The City of Hanford

CALIFORNIA

City Council Meeting
Agenda

October 3, 2017
6:00 PM – Study Session & Closed Session
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

6:00 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

ROLL CALL:

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

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

STUDY SESSION:

A. Community Development: Study the potential for a Downtown Theater

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency Designated Representatives: Darrel Pyle, Marissa Gonzales, Paula Lofgren, and Mario Zamora
Employee Organization:
Hanford Firefighters Local 3898, IAFF
General Employees Management Association (G.E.M.A.)

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Government Code Section 54956.8

Property: APNs 018-242-067, 018-242-077
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Steve Alexander and Pat McGaraghan for Helena Chemical
Under Negotiation: Terms and Price

C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Government Code Section 54956.9(d)(1)

CASE NAME: Helena Chemical v. City of Hanford
CASE NUMBER: Kings County No. 17C0102

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITIONS/PROCLAMATIONS:

A. Proclamation: National Fire Prevention Week

STAFF COMMUNICATIONS:

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 Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed.

*A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence*

CONSENT CALENDAR:

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

A. City Clerk: Approve Minutes from the September 19, 2017 Meeting

B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jennifer Fernandes

C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jeanice Cardens

D. City Clerk: Adopt Resolution 17-46-R Calling for the Holding of A Special Municipal Election to be Held on January 23, 2018 and Adopt Resolution 17-47-R Requesting the Board of Supervisors to Render Services Relating to the Conduct of the Special Municipal Election

E. Administration: Purchase Seven Computers for Placement at the Dais in the amount of $4,096.05

F. Public Works: Approve the purchase and installation of a new motor for Well No. 48 located at Encore Park from Valley Pump and Dairy Systems for a price not to exceed $24,135.99.

G. Public Works: Purchase of seven 2018 Ford F250 pickup trucks from Keller Motors, of Hanford, in the amount of $248,268.88.

H. Community Development: Resolution 17-49-R, a resolution of the City Council of Hanford approving a application for authorization to access State and Federal Level summary criminal history information for employment, volunteers, and contractors, licensing or certification purposes.

I. Finance: Warrant Register

PUBLIC HEARINGS:

A. Community Development - REVISED TENTATIVE TRACT NO. 918: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, (an increase of 12 lots from the previous approval of 130 lots) a two-acre park, and a 5.02-acre basin. MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion 009-030-148).

GENERAL BUSINESS:

A. City Clerk: Appointment for Three (3) seats to Parks & Recreation Commission

B. Police: Introduce and waive the first reading of Ordinance 17-17 Adding Chapter 12.18 of Title 12 Regulating Bicycle Parking, Civic Park

C. Police: Introduce and waive the first reading of Ordinance 17-18 Amending Chapter 8.32 for language and general consistency with the new Hanford Municipal Code Chapter 5.56 Commercial Cannabis Activity

D. Utilities & Engineering: Award a contract to Carvalho Construction, Inc., of Lemoore, CA in the amount of $999,500.00 for the Police Department Building Remodel Project, establish a construction contingency of $99,500.00 for this project, and approve an additional appropriation of $262,000 from Accumulated Capital Outlay Reserves as a loan to be paid back by Police Impact Fees as they are collected.

E. City Clerk: Review 2018 Calendar of City Council Meetings

COUNCIL REPORTS/COMMENTS:

COUNCIL FUTURE AGENDA ITEMS:

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post the agenda before the meeting.

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's office, 559-585-2515, 319 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** A

SUBJECT:
Community Development: Study the potential for a Downtown Theater

---

RECOMMENDATION:
Staff recommends the Council receive a report, have discussion and provide direction to staff.

BACKGROUND:
On May 19, 2015, a presentation was made to the City Council regarding downtown theater and downtown parking structure. The staff report is attached. Since May 2015, the zoning ordinance has been changed to allow theaters in the RC - Regional Commercial zone. All other information remains unchanged with the exception that costs may have increased.

As part of the City Council Goals and Objectives, the Council directed staff to bring the item back for additional discussion.

FISCAL IMPACT:

ATTACHMENTS:
May 19, 2015 Staff Report

AGENDA
STAFF REPORT

MEETING DATE: 5/19/2015	AGENDA SECTION: I. B.

SUBJECT:
Community Development: Study the potential for a Downtown theater and a Downtown parking structure to accommodate the parking for a theater. Provide staff direction on future property acquisition, budgeting or zoning amendments pertaining to a theater in the Downtown.

RECOMMENDATION:
In February, the City Council directed staff to make several amendments to the Municipal Code to address policies pertaining to medical offices in the downtown, hotels/motels and to further define the uses allowed at the Hanford Mall. At the time, the Council also wished to explore the potential of a theater in the Downtown rather than allow theaters in other zoning designations. Theaters are currently only allowed in the DC - Downtown Commercial and CC - Community Commercial zones. Parking for theaters is required at one space for each four seats. A 10 screen theater with 1,000 seats would require 250 parking spaces.

Attached is an aerial view of Downtown with the area designated as DC highlighted in red.

BACKGROUND:
The existing 10 screen theater in Downtown Visalia is on approximately 35,000 square feet or 0.80 acres. A four-story parking structure, which is owned by the City, is on approximately 50,000 square feet or 1.15 acres and contains 471 parking spaces. The structure was built to facilitate the development of the theater.

The newest Visalia parking structure located on West Acequia was completed in 2007, consists of 691 spaces and cost approximately $13,700,000 or almost $20,000 a space. The structure is five stories and is on approximately 1.2 acres. The cost for the structure did not include land costs because the City already owned the parcel as a city owned parking lot.

The 10 screen theater in Downtown Lemoore is located on approximately 0.85 acres and is adjacent to a city owned public parking lot consisting of 135 parking spaces, which is the primary source of parking for the theater.

FISCAL IMPACT:

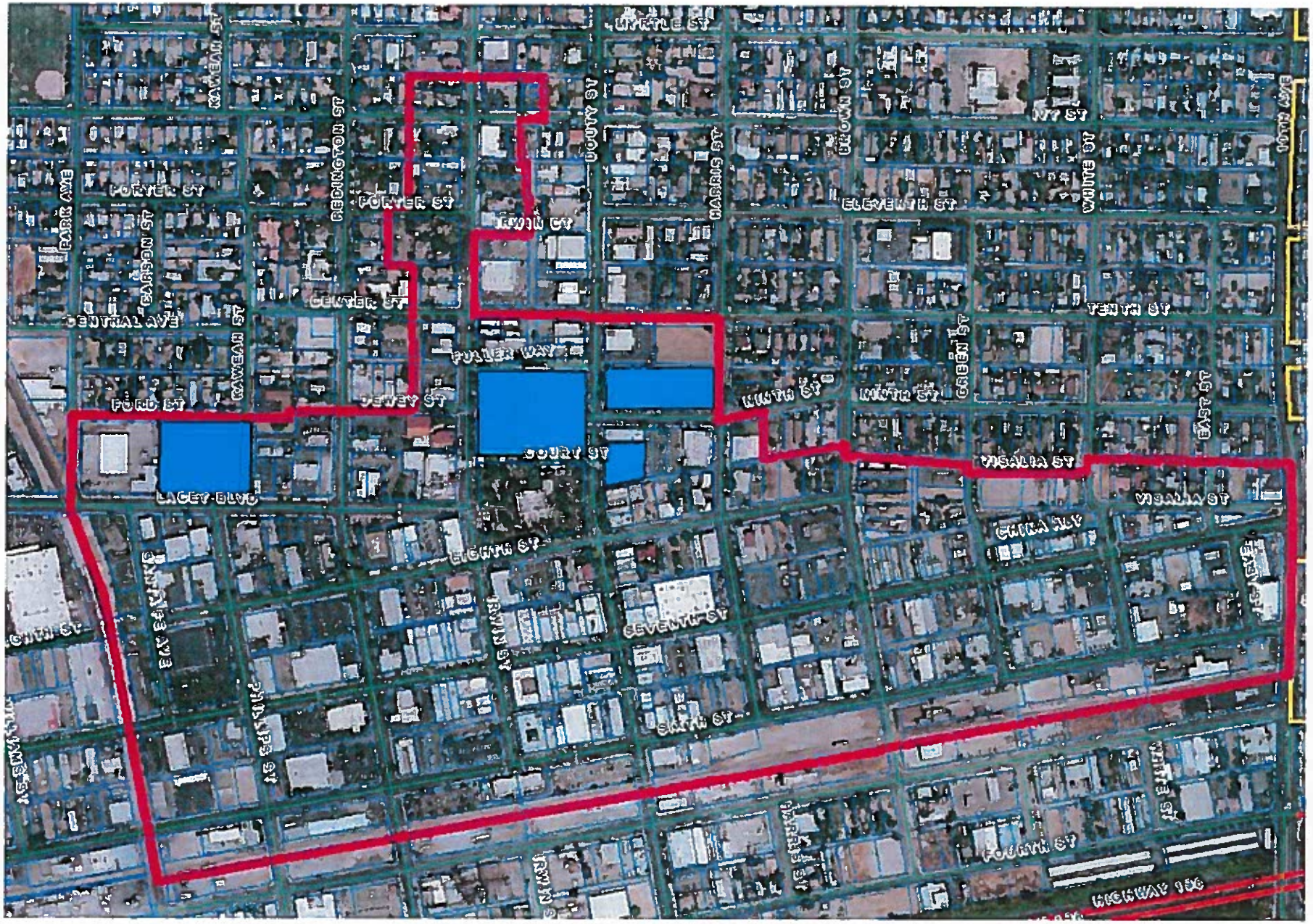
ATTACHMENTS:

Description

- Downtown Aerial

Attachment: May 19, 2015 Staff Report (Downtown Theater)

Downtown Commercial Zone District Boundary



AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** A

SUBJECT:
City Clerk: Approve Minutes from the September 19, 2017 Meeting

---

RECOMMENDATION:
Approve the minutes from the September 19, 2017 City Council meeting.

FISCAL IMPACT:

ATTACHMENTS:
091917 Minutes

The City of Hanford
CALIFORNIA

CITY COUNCIL MEETING
MINUTES
September 19, 2017 7:00 PM
Council Chambers
400 N. Douty St.

5:30 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

Mayor David Ayers called the Study Session and Closed Session to order at 5:35 p.m.

ROLL CALL:

Present: Justin Mendes (5:52 p.m.), Francisco Ramirez, Martin Devine, Sue Sorensen, David Ayers

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

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

There were no comments given.

STUDY SESSION:

A. Community Choice Aggregation/JPA Discussion for Commercial Scale Energy Projects

City Manager Darrel Pyle provided a presentation regarding a mechanism by which local governments could gain greater control of electricity costs for residential, commercial, and industrial customers within their jurisdiction. PFA Energy has a proposal outlining renewable energy projects to be developed on property in southern Hanford. California Community Choice Association (CalCCA) is an association of agencies that have developed two models to deliver power, a JPA Model and a Single-Jurisdiction Model. A consultant that has established Community Choice Aggregation in other cities can provide their knowledge and expertise to Hanford with this process.

Mr. Pyle responded to questions and comments by the City Council. The Council provided a consensus for staff to gather more information.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:15 p.m.

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency Designated Representatives: Darrel Pyle, Marissa Gonzales, Paula Lofgren, and Mario Zamora
Employee Organization:
Hanford Firefighters Local 3898, IAFF
Hanford Police Officers Association (HPOA)
General Employees Management Association (G.E.M.A.)

Attachment: 091917 Minutes (Minutes 091917)

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Government Code Section 54956.8

Property: APNs 018-242-067, 018-242-077
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Steve Alexander and Pat McGaraghan for Helena Chemical
Under Negotiation: Terms and Price

C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Government Code Section 54956.9(d)(1)

CASE NAME: San Joaquin Valley Environmental Defense Center v. City of Hanford
CASE NUMBER: Kings County No. 17C0142

CASE NAME: Helena Chemical v. City of Hanford
CASE NUMBER: Kings County No. 17C0102

CASE NAME: Transparent California v. City of Hanford, et al.
CASE NUMBER: Kings County No. 17C0245

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

Number of Potential Cases - 2

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular meeting to order at 7:01 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	7:00 PM
Sue Sorensen	Vice Mayor	Present	7:00 PM
David Ayers	Mayor	Present	7:00 PM
Francisco Ramirez	Council Member	Present	7:00 PM
Justin Mendes	Council Member	Present	7:00 PM

INVOCATION:

Pastor Justin Carruthers provided the invocation.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

The Council will reconvene Closed Session after the regular meeting.

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

Police Chief Parker Sever announced the selling of special Breast Cancer Awareness police patches. He also stated that they are in the process of re-roofing the police department.

Attachment: 091917 Minutes (Minutes 091917)

Community Development Director Darlene Mata gave an update on the cannabis application process.

Public Works Director Lou Camara provided an update on current capital improvement projects.

Parks & Recreation Director Craig Miller commented on upcoming events and activities.

Fire Chief Chris Ekk stated that all of their crews have returned safely from state fires. The department is getting ready for Fire Prevention Week and Open House in October.

Finance Director Paula Lofgren gave an update on the improvements to various finance programs.

Darrel Pyle stated that additional staff may need to be hired in regards to supporting the cannabis industry. Costs would be paid from the industry permit users.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda within the jurisdiction of the Hanford City Council or to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to General Business items or Public Hearing items will be heard at the time the item is discussed.

*A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Bob Ramos requested that the Consent item for the Out of State travel to Colorado to attend the Marijuana Management Symposium be pulled for discussion. He claimed that the change of public comments from five minutes to three minutes had not been placed on the agenda for approval or for public comment. Mr. Ramos addressed statements made by Council Member Ramirez on social media regarding allegations of corruption.

Jerry Irons would like to pull the Consent item to amend the Capital Improvement Program.

Skip Athey had questions about the Finance Warrants. He would like an opinion if Council Member Ramirez should recuse himself for General Business Item E due to an alleged bias against downtown.

A gentleman requested that a street be named after Mark Lee due to his football accomplishments.

Mark Pratter objected to the change in public comments from five minutes to three minutes.

Kenneth Olsen of the Libertarian Party stated their views on zoning restrictions and encouraged the Council to reduce the regulations.

Michael Quinn also objected to the change in the amount of time for public comments. He also discussed General Business Item E and that it was addressed under the General Plan update.

Anna Anderson spoke in support of Council Member Ramirez and shared her opinion that posts attacking him are not appropriate.

CONSENT CALENDAR:

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

Motion to approve the Consent Calendar except for the items pulled for separate consideration.

Attachment: 091917 Minutes (Minutes 091917)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

A. City Clerk: Approve Minutes from the August 15, 2017 Meeting

B. City Clerk: Approve Minutes from the August 29, 2017 Meeting

C. City Clerk: Approve Minutes from the September 12, 2017 Meeting

D. City Clerk: Deny leave to present a late claim for damages and direct the City Clerk to send out notification of such to Christopher Tafoya

E. Administration: Approve Out-of-State Travel for City Manager Darrel Pyle to attend Excess Insurance Organization Board of Directors meeting in Park City, Utah scheduled for October 14-16, 2017

F. Police: Approve Out of State Travel to Nevada for Dispatch/Records Supervisor Maribel Stinson and a second employee to be designated by the Chief of Police to attend the Sun Ridge Annual Users Conference.

G. Fire: Approve Out-of-State travel for Fire Engineer Dennis Springer to attend the SunRidge Annual Users Conference in South Lake Tahoe, NV

H. Public Works: Purchase of three tilt trailers from Tru-Trailers, of Fresno, Ca., in the amount of $21,717.91.

I. Public Works: Purchase of five Dodge Charger replacement patrol cars from Bravo Chrysler Dodge Jeep Ram, of Alhambra, Ca., in the amount of $206,707.71.

J. Public Works: Approval of Resolution for California Department of Transportation Airport Improvement Program (AIP) Matching Grant

K. Utilities and Engineering: Approve a Notice of Completion for the FY 16/17 Slurry Seal Treatment Project, and authorize the Mayor to execute and the City Clerk to attest and file said notice with the Kings County Recorder's Office.

L. Utilities & Engineering: Authorize staff to reimburse $9,087.30 to Merced JJR Sidonia LLC for the construction of oversized sanitary sewer pipeline improvements within Hume Avenue adjacent to Tract No. 814, Sidonia Estates II (Hume Avenue east of 12th Avenue)

M. Utilities and Engineering: Authorize the City Manager to execute the attached agreement with Blair Church and Flynn Consulting Engineers of Clovis, CA for a not to exceed value of $466,890.00 for the Design, Construction Management, and Inspection of the 9th Avenue Sewer Trunk Main Improvement Project.

N. Finance: Approve OpenGov-Superion Budget System Agreement in the amount of $45,387 annually plus a one-time cost of $10,205 for initial set up.

O. Finance: Warrant Register

Attachment: 091917 Minutes (Minutes 091917)

City Manager Darrel Pyle responded to Mr. Athey's questions about specific entries on the warrant register.

ITEMS PULLED FROM CONSENT CALENDAR:

1. Police: Accept a Military Armored Vehicle through the Defense Reutilization and Marketing Office Program

Council Member Ramirez pulled the item for additional discussion.

Police Chief Parker Sever discussed the need and benefit of adding this vehicle to their fleet. He responded to questions and comments by the City Council.

Motion to approve the item as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Francisco Ramirez, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

2. Police: Approve Out of State Travel to Colorado for Police Chief Parker Sever and Community Development Director Darlene Mata to attend the Marijuana Management Symposium.

Police Chief Sever discussed the opportunity to attend classes that are not offered in California.

Motion to approve.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

3. Public Works: Amendment to Capital Improvement Program for FY 2017/18.

Public Works Director Lou Camara discussed the projects that need amendments to the Capital Improvement Program.

Motion to approve.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Francisco Ramirez, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

4. Public Works: Purchase of five 2018 Chevrolet 1500 pickup trucks from Keller Motors, of Hanford, in the amount of $118,270.80.

Vice Mayor Sorensen pulled the item to note that the City is purchasing local for this item.

Motion to approve.

Attachment: 091917 Minutes (Minutes 091917)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	David Ayers, Mayor
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

PUBLIC HEARINGS:

A. Police: Public hearing to approve the use of the Edward Byrne Memorial Justice Assistance Grant (JAG) for FY 2017 and approve the Interlocal agreement between the City of Hanford and County of Kings.

Police Chief Sever provided background information on the grant and the proposed use of the funds.

Mayor Ayers opened the public comments for the public hearing at 7:52 p.m., and with no comments given, closed the public comments at 7:52 p.m.

Motion to approve the item as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Sue Sorensen, Vice Mayor
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

B. Community Development: Public Hearing to approve the FY 2016-2017 submittal of Community Development Block Grant Consolidated Annual Performance and Evaluation Report (CAPER)

Housing Administrative Analyst Sandra Lerma provided an overview of the expenditures for the year 2016-2017. Ms. Lerma responded to questions and comments by the City Council.

Mayor Ayers opened the public comments for the public hearing at 8:11 p.m.

Lou Martinez stressed the importance of receiving public input for these funds. Mayor Ayer closed public comments at 8:13 p.m.

Motion to approve the CDBG Consolidated Annual Performance and Evaluation Report.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Sue Sorensen, Vice Mayor
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

GENERAL BUSINESS:

A. City Clerk: Accept the Certificate of Sufficiency of Recall Petition for Council Member Francisco Ramirez

Council Member Ramirez stated that he is recusing himself from this item.

City Clerk Jennifer Gomez presented her Certificate of Sufficiency and requested a recommendation from the City Council for a date for the special election.

A consensus of the Council recommended January 23, 2018 for the special election.

Attachment: 091917 Minutes (Minutes 091917)

Motion to accept the Certificate of Sufficiency.

RESULT:	**APPROVED [4 TO 0]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Mendes
RECUSED:	Ramirez

B. City Clerk: Appointment for One (1) seat to Planning Commission

City Clerk Jennifer Gomez briefly discussed the vacancy and need for an appointment to complete the term. Mayor Ayers requested that Council Member Devine make the recommendation since he is the Council Representative.

Council Member Devine stated that he recommended Cheyne Strawn. The appointment was not approved by Council Member Mendes, Council Member Ramirez, and Vice Mayor Sorensen.

Council Member Devine made a recommendation of Jacob Sanchez. The appointment was approved by a majority of the Council with Council Member Mendes not in favor.

RESULT:	**CONSENSUS**

C. Public Works: Long-field Center / Police Department Re-Roofing Project - Approval of Contract Change Orders No. 3 & 4, in the amount of $14,498.00 and establish a new Project Construction Contingency, in the amount of $15,000.00.

Public Works Director Lou Camara provided background information for the Council's review and consideration.

Motion to approve as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Justin Mendes, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

D. Fire: Accept Grant Funding in the amount of $95,526.00 for the Recruitment and Retention of Volunteer Firefighters

Fire Chief Chris Ekk discussed the opportunity to recruit and retain volunteer firefighters. He responded to questions and comments by the Council.

Motion to accept the grant.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	David Ayers, Mayor
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

Attachment: 091917 Minutes (Minutes 091917)

E. Community Development: Initiation of an Amendment to Title 17, Zoning Ordinance, of the Municipal Code pertaining to allowing medical and/or professional offices in additional zones as permitted or conditional uses.

Vice Mayor Sorensen stated that due to her ownership of a building involving tenants in the dental industry, she will be recusing herself from this item.

Community Development Director Darlene Mata stated that this item was before the Council at the request of Council Member Mendes and a consensus of a majority of the Council.

Council Member Mendes stated that he would like a definition of "health clinic" to be added in order to allow the development of health clinics in Regional Commercial zones. He also supported additional medical access to the community.

Council Member Ramirez agreed that certain areas are under utilized and that there has been interest by medical facilities to develop in other zones.

Mayor Ayers stated that he was approached recently by a medical company that is seeking to develop in Hanford in order to provide services to lower income residents. They are not requiring a change in zoning. As they move forward and if they are unable to develop what they want due to the zoning, then he would be willing to revisit and consider this zoning change.

No further action was taken as there was no consensus to make any changes at this time.

COUNCIL REPORTS/COMMENTS:

Mayor Ayers traveled to Washington DC with KCAG and found it to be very enjoyable. He attended a Chamber of Commerce meeting this morning, and tomorrow he will be going on a retreat with the Air Board. He also attended the Daughters' of the American Revolution to celebrate Constitution Week.

Vice Mayor Sorensen commented on her attendance at a Main Street Hanford meeting and briefly discussed their finances. She also attended the City-County Coordinating meeting where the issue of homelessness was discussed.

Council Member Devine attended the Mark Lee event and also attended the rededication event of the flag pole in Civic Park.

Council Member Ramirez attended the League of California Cities conference in Sacramento and discussed the utilization of free bikes through the LimeBike Program.

Council Member Mendes did not attend any recent meetings.

COUNCIL FUTURE AGENDA ITEMS:

Vice Mayor Sorensen requested that computers be installed at the dais. While it will be budgeted for next year, she would like to move it forward to this year. A consensus of the Council agreed to put this on a future agenda.

Council Member Ramirez commented on the recent natural disasters and inquired about the ability for the City to respond to an emergency. Mr. Pyle and Fire Chief Ekk discussed the training by staff and resources that are available to the City.

ADJOURNMENT:

Mayor Ayers reconvened closed session at 9:14 p.m.

Attachment: 091917 Minutes (Minutes 091917)

Following closed session, City Attorney Bob Dowd stated that there was nothing to report out.

Mayor Ayers adjourned the meeting at 9:37 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

Attachment: 091917 Minutes (Minutes 091917)

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** B

SUBJECT:
City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jennifer Fernandes

---

RECOMMENDATION:
That the City Council denies the following claim for damages and direct the City Clerk to send out notification of such to the claimant.

BACKGROUND:
A claim for damages against the City was received by the following claimant: Jennifer Fernandes.

After review by the Third Party Administrator, it is Staff's recommendation to deny the claim.

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** C

SUBJECT:
City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Jeanice Cardens

---

RECOMMENDATION:
That the City Council denies the following claim for damages and direct the City Clerk to send out notification of such to the claimant.

BACKGROUND:
A claim for damages against the City was received by the following claimant: Jeanice Cardens.

After review by the Third Party Administrator, it is Staff's recommendation to deny the claim.

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** D

SUBJECT:
City Clerk: Adopt Resolution 17-46-R Calling for the Holding of A Special Municipal Election to be Held on January 23, 2018 and Adopt Resolution 17-47-R Requesting the Board of Supervisors to Render Services Relating to the Conduct of the Special Municipal Election

---

RECOMMENDATION:
That the City Council, by motion, adopt Resolution 17-46-R and Resolution 17-47-R.

BACKGROUND:
The City Council is required to issue an order stating that an election shall be held to determine whether or not Council Member Ramirez shall be recalled. A resolution has been prepared to order the election to take place on Tuesday January 23, 2018 for District D.

Staff is requesting that the Kings County Elections Office provide all services relating to the election, including but not limited to preparing and mailing the ballots, canvassing the returns and certifying the results. Resolution 17-47-R has been prepared to request these services from the Board of Supervisors.

FISCAL IMPACT:
The County incurrs the cost of the election, but will be reimbursed by the City for the services performed. The cost for the special election is estimated to be $25,000-$30,000. Election costs are not included in the FY2017-18 budget and will need to be paid from the ACO account.

ATTACHMENTS:
Resolution 17-46-R
Resolution 17-47-R

RESOLUTION NO. 17-46-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, CALLING FOR THE HOLDING OF A SPECIAL MUNICIPAL ELECTION ON TUESDAY, JANUARY 23, 2018 FOR THE SUBMISSION OF THE QUESTION OF THE RECALL OF A CERTAIN OFFICER AND THE ELECTION OF A CANDIDATE TO FILL THE VACANCY IF THE RECALL PREVAILS

WHEREAS, under the provisions of the law relating to cities in the State of California, a recall petition was filed demanding the recall of Francisco Ramirez, City Council Member; and

WHEREAS, the petition was signed by more than 25 per cent of the voters of District D of the City of Hanford; and

WHEREAS, a candidate shall be elected to fill the vacancy if the recall prevails; and

WHEREAS, the City Council is authorized and directed by statute to submit the proposed recall to the voters;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to general law cities, there is called and ordered to be held in District D of the City of Hanford, California, on Tuesday, January 23, 2018, a Special Municipal Election for the purpose of submitting the question of the recall of Francisco Ramirez, City Council Member; and the election of a candidate to fill the vacancy, if the recall prevails.

SECTION 2. That on the ballots to be used at the election, in addition to any other matters required by law, there shall be printed substantially the following:

Shall Francisco Ramirez be recalled (removed) from the office of City Council Member, District D?	YES	
	NO	

For City Council Member, District D
To succeed Francisco Ramirez if he is recalled.
Term Ending November, 2018 Vote for ONE

(Followed by the list of candidates qualifying for this office)

SECTION 3. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 4. That the City Clerk is authorized, instructed and directed to coordinate with the County of Kings Registrar-Recorder/County Clerk to procure and furnish any all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 5. That the polls shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Elections Code § 10242, except as provided in § 14401 of the Elections Code of the State of California.

SECTION 6. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 7. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 8. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original Resolutions.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

_____
JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2017.

Date: _____ _____
City Clerk

RESOLUTION NO. 17-47-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF KINGS TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, JANUARY 23, 2018

WHEREAS, a Special Municipal Election is to be held in District D in the City of Hanford, California, on January 23, 2018; and

WHEREAS, in the course of conduct of the election it is necessary for the City to request services of the County; and

WHEREAS, all necessary expenses in performing these services shall be paid by the City of Hanford;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to General Law Cities, the Board of Supervisors of the County of Kings is hereby requested to permit the County Election Department to conduct services related to a Special Municipal Election in District D of the City of Hanford, California on Tuesday, January 23, 2018, for the purpose of submitting the question of the recall of Francisco Ramirez, City Council Member and the election of a candidate to fill the vacancy if the recall prevails.

SECTION 2. That the Board of Supervisors is requested to issue instruction to the County Election Department to take any and all steps necessary for the holding of the election.

SECTION 3. That the County Election Department is hereby authorized and requested to canvass the returns of said Special Municipal Election and to certify such canvass of the votes so cast, to the City Clerk.

SECTION 4. That the City of Hanford recognizes that additional costs will be incurred by the County and shall reimburse the County for services performed when the work is completed and upon presentation to the City of a properly approved bill.

SECTION 5. The City Clerk is hereby authorized and directed to certify the adoption of this Resolution, transmit to and file with the Board of Supervisors and the County Election Department of the County of Kings.

SECTION 6. The City Clerk is hereby authorized and directed to give all Notices and perform all advertising as required by law and perform or cause to be performed all the duties and functions in the conduct of the election as required by State law.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

_____
JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the _____ day of _____, 2017.

Date: _____ _____
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** E

SUBJECT:
Administration: Purchase Seven Computers for Placement at the Dais in the amount of $4,096.05

RECOMMENDATION:
That the City Council approve the purchase of seven ASUS All-in-One Computers for placement at the dais in the amount of $4,096.05 from CDW-G.

BACKGROUND:
The Council has experienced intermittent problems with the Digital Boardroom software connecting and staying updated on their assigned Microsoft Surface Laptops. Due to this staff is recommending that we place computers that will reside in the Council Chambers on a permanent basis to be used during meetings. This will allow staff the ability to keep the software updated, and ensure that the meetings will run smoothly without having to worry of computers not able to connect to the software, or in the instance if a Council member does not bring their Surface to the meeting, thus requiring voice votes for all matters. The purchase of seven computers will not only be utilized by the Council, but all Commissions as well. Currently all of the Commissions do not fully utilize the Agenda management software by performing electronic voting, or being fully paper less for their Agendas and any notes on the Agendas they may have.

FISCAL IMPACT:
Purchase of seven ASUS All-in-One Computers in the amount of $4,096.05 will be through the Computer Replacement Reserve Account

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** F

SUBJECT:
Public Works: Approve the purchase and installation of a new motor for Well No. 48 located at Encore Park from Valley Pump and Dairy Systems for a price not to exceed $24,135.99.

RECOMMENDATION:
That the City Council, by motion, approve the purchase and installation of a new motor for Well No. 48 from Valley Pump & Dairy Systems for a price not to exceed $24,135.99.

BACKGROUND:

Well No. 48 located at Encore Park was installed in 2000 and utilized the pump and motor from a existing well site that was no longer compliant with State and Federal Drinking Water Standards. The existing well motor has recently failed and is unable to be repaired. The purchase of a new 250hp motor at for Well No. 48 is necessary to supply water primarily to the north east side of the distribution system. A replacement motor is available and this repair was urgent due to the summer demand for water. The Utilities and Engineering Director and the City Manager authorized the expenditure due to the need to ensure water supply during the summer months, the City's highest time of use. Work has been completed and the well is in use.

This approval is necessary to ensure compliance with the Council's current purchasing policy.

FISCAL IMPACT:
Two quotes were received from local vendors with Valley Pump & Dairy Systems providing the low bid of $24,135.99. There are sufficient funds available in the Water Operations account to fund this replacement.

ATTACHMENTS:
Well No. 48 - Valley Pump Invoice

Valley Pump & Dairy Systems, Inc.

P.O. BOX 668
Armona, CA 93202

Invoice

Date	Invoice #
8/24/2017	12973

Bill To	Ship To
CITY OF HANFORD PUBLIC WORKS 900 S. 10TH AVE. HANFORD, CA 93230	CITY OF HANFORD 315 N. DOUTY STREET HANFORD, CA 93230

P.O. Number	Terms	Rep	Ship	Other
	Net 30		8/24/2017	

Item Code	Quantity	Description	Price Each	Amount
		WELL: #48 SWAP 250HP MOTOR		
SPCL	1	MOTOR, VHS 250HP 480V 3PH G.E.	20,640.00	20,640.00
E04TCAM	1	TAPE, CAMBRIC ELECTRIC	45.00	45.00
E04TPR175	1	TAPE, ELECT. 3/4"	3.85	3.85
E04TPR522	1	TAPE, RUBBER SPLICING 3/4"	25.00	25.00
E0440451	2	WIRE CONN., YELLOW SIZE 451	0.65	1.30
SPCL	1	OIL, MOTOR ISO 150	55.00	55.00
R3M12T	6	12T PUMP LABOR	310.00	1,860.00

1A service charge of 1.5% per month will be made on all past due accounts.

Sales Tax (7.25%)	$1,505.84
Total	$24,135.99
Payments/Credits	$0.00
Balance Due	$24,135.99

Phone #
559-587-1000

Attachment: Well No. 48 - Valley Pump Invoice (UE: Well 48 Motor Replacement)

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** G

SUBJECT:
Public Works: Purchase of seven 2018 Ford F250 pickup trucks from Keller Motors, of Hanford, in the amount of $248,268.88.

RECOMMENDATION:
That the City Council, by motion:

1. Approve the purchase of seven 2018 Ford F250 pickup trucks from Keller Motors of Hanford, in the amount of $248,268.88; and
2. Declare seven existing pickup trucks as surplus and authorize the sale of the vehicles.

BACKGROUND:
The Fleet Replacement Reserve budget provides funds to replace seven existing three quarter ton pickup trucks that have outlived their useful life. The units being replaced have met the City's established replacement lifecycle service life of 10 years and 75,000 miles. The vehicles being replaced are showing signs of advanced wear as documented by equipment maintenance records. Maintenance costs have steadily increased over the years, and the equipment has become unreliable for everyday use.

Bids to purchase seven (7) three quarter ton pickup trucks were requested from three (3) vendors with bid results summarized as follows:

4)Roller Top Box:
Keller Ford of Hanford $141,682.24
Keller Motors (Chevrolet) of Hanford $148,597.72
Keller Motors (GMC) of Hanford $149,949.04

3)Ladder Rack Box:
Keller Ford of Hanford $106,586.64
Keller Motors (Chevrolet) of Hanford $111,773.25
Keller Motors (GMC) of Hanford $112,786.77

Total Cost **$248,268.88**

FISCAL IMPACT:
The FY 16/17 Fleet Replacement Reserve Budget provided an estimate of $210,000.00 for the purchase of seven 3/4 ton pickup trucks. To date approximately $250,676.00 has been collected as part of the City's Fleet Replacement Reserve Program budget. The total purchase price for the new pickups is $248,268.88, including tax and delivery. There are sufficient funds in the reserve account to fund the purchase without an additional appropriation request.

ATTACHMENTS:
FY17 3/4 ton Roll Top Quote
FY17 3/4 ton Ladder Rack Quote
Budget Page 151

KELLER

Ford LINCOLN Quick Lane

1073 W. Cadillac Lane · Hanford, CA 93230

(559) 584-5531 · www.kellerdeal.com

9-15-17

SELLING PRICE..... $33,018.00
SALES TAX..... 2,393.81
TIRE FEE..... 8.75
DMV FEES ..... EXEMPT

TOTAL..... $35,420.56 * X 4 VEHICLES = $141,682.24

QUOTE INCLUDES SCELZI BODY, HITCH, PLUG, ROLLER TOP AND LINER

*** BUYER ***

CITY OF HANFORD
315 N. DOUTY ST
HANFORD, CA.93230
(559) 585-2554

*** PURCHASE ***

STOCK# TBD
VIN# TBD
YEAR: 2018
MAKE: FORD
MODEL: F250 REG. CAB
COLOR: WHITE
TRIM: CLOTH
ODOMETER: TBD

CHRIS HILL

FLEET MANAGER

Attachment: FY17 3/4 ton Roll Top Quote (PW: Purchase of Seven 2018 Ford F250 Replacement 3/4 ton Pickup Trucks)

KELLER

Ford LINCOLN Quick Lane

1073 W. Cadillac Lane · Hanford, CA 93230

(559) 584-5531 · www.kellerdeal.com

9-15-17

SELLING PRICE..... $33,119.00
SALES TAX..... 2,401.13
TIRE FEE..... 8.75
DMV FEES ..... EXEMPT

TOTAL..... $35,528.88 * X 3 VEHICLES = $ 106,586.64

QUOTE INCLUDES SCELZI BODY, HITCH, PLUG, LADDER RACK AND LINER

*** BUYER ***

CITY OF HANFORD
315 N. DOUTY ST
HANFORD, CA.93230
(559) 585-2554

*** PURCHASE ***

STOCK# TBD
VIN# TBD
YEAR: 2018
MAKE: FORD
MODEL: F250 REG. CAB
COLOR: WHITE
TRIM: CLOTH
ODOMETER: TBD

CHRIS HILL

FLEET MANAGER

Attachment: FY17 3/4 ton Ladder Rack Quote (PW: Purchase of Seven 2018 Ford F250 Replacement 3/4 ton Pickup Trucks)

LINE ITEM SUMMARY

PUBLIC WORKS - FLEET REPLACEMENT RESERVE — Fund: 448 Division: 2050

		2014-15 ACTUAL	2015-16 ADOPTED	2015-16 PROJECTED	2016-17 PROPOSED	2017-18 PROPOSED
	FIXED ASSETS					
2050 888599	Prior Year Fixed Assets	1,384,075	976,060	1,500,330	-	-
2050 817049	MISC SMALL EQUIP (PARKS)	-	-	-	5,000	-
2050 817301	1-CONTAINER DELIVERY TRUCK				42,000	
2050 817302	1-MOTORCYCLE (PD)	-	-	-	31,000	-
2050 817303	3-CARS, PATROL	-	-	-	135,000	-
2050 817304	4-PICKUP, 1/2 TON	-	-	-	78,400	-
2050 817305	7-PICKUP, 3/4 TON	-	-	-	210,000	-
2050 817306	1-PICKUP, FLATBED (STREETS)	-	-	-	37,000	-
2050 817307	1-PICKUP, 4 DOOR 4X4 (FIRE)	-	-	-	29,100	-
2050 817308	1-SERVICE TRUCK (SEWER)	-	-	-	65,400	-
2050 817309	1-CHIPPER BOX TRUCK (PARKS)	-	-	-	40,700	-
2050 817310	1-PICKUP, FLATBED DUMP TRUCK (STREETS)	-	-	-	64,500	-
2050 817311	1-TRACTOR (STREETS)	-	-	-	99,000	-
2050 817312	1-TRUCK, BOOM/LIFT (PARKS)	-	-	-	114,000	-
2050 817313	1-TRUCK, 30YD AUTOMATED	-	-	-	301,300	-
2050 817315	3-TILT TRAILERS (PARKS)	-	-	-	19,500	-
2050 817316	1-TRAILER MOUNTED PUMP (WWTP)	-	-	-	21,930	-
2050 817317	2-PORTABLE TRAILER MNTD GENSETS	-	-	-	211,000	-
2050 817318	1-RIDING DUMP MOWER	-	-	-	29,000	-
2050 818027	MISC SMALL EQUIP (PARKS)	-	-	-	-	5,000
2050 818300	3-CARS, PATROL	-	-	-	-	135,000
2050 818301	1-TRUCK, 30YD AUTOMATED	-	-	-	-	301,300
2050 818302	1-STREET SWEEPER	-	-	-	-	275,000
2050 818303	1-INTEGRATED TOOL LOADER (STREETS)	-	-	-	-	175,000
2050 818304	1-WOOD CHIPPER (PARKS)	-	-	-	-	38,300
2050 818305	1-HYDRO VAC (SEWER)	-	-	-	-	346,000
	TOTAL FIXED ASSETS	1,384,075	976,060	1,500,330	1,533,830	1,275,600
	TRANSFERS/REIMBURSEMENTS					
2050 9100	Interfund Charges	(1,435,190)	(1,426,880)	(1,426,880)	(1,637,450)	(1,635,100)
	TOTAL TRANSFERS/REIMB.	(1,435,190)	(1,426,880)	(1,426,880)	(1,637,450)	(1,635,100)
	NET EXPENDITURE	(51,115)	(450,820)	73,450	(103,620)	(359,500)

Attachment: Budget Page 151 (PW: Purchase of Seven 2018 Ford F250 Replacement 3/4 ton Pickup Trucks)

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** H

SUBJECT:
Community Development: Resolution 17-49-R, a resolution of the City Council of Hanford approving a application for authorization to access State and Federal Level summary criminal history information for employment, volunteers, and contractors, licensing or certification purposes.

RECOMMENDATION:
Staff recommends that the City Council approve Resolution 17-49-R.

BACKGROUND:
The City of Hanford will process background checks and Livescan on all cannabis applicants and employees. Although the process will be done initially with the assistance of our consultant, HdL Companies, staff anticipates that the background and Livescan will transition to a staff activity. This is the step to apply to the Department of Justice so that the City may access State and Federal databases.

FISCAL IMPACT:

ATTACHMENTS:
Resolution 17-49-R Hanford Background Check Resolution

RESOLUTION NO. 17-49-R

A RESOLUTION OF THE CITY COUNCIL OF HANFORD APPROVING AN APPLICATION FOR AUTHORIZATION TO ACCESS STATE AND FEDERAL LEVEL SUMMARY CRIMINAL HISTORY INFORMATION FOR EMPLOYMENT, VOLUNTEERS, AND CONTRACTORS, LICENSING OR CERTIFICATION PURPOSES

WHEREAS, Penal Code Sections 11105(b)(11) and 13300(b)(11) authorize cities, counties, districts, and joint powers authorities to access state and local summary criminal history information for employment, licensing, or certification purposes; and

WHEREAS, Penal Code Section 11105(b)(11) authorizes cities, counties, districts, and joint powers authorities to access federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation; and

WHEREAS, Penal Code Sections 1105(b)(11) and 13300(b)(11) require that there be a requirement or exclusion from employment, licensing, or certification based on specific criminal conduct on the part of the subject or record; and

WHEREAS, Penal Code Sections 1105(b)(11) and 13300(b)(11) require the City Council, Board of Supervisors, governing body of a city, county, or district or joint powers authority to specifically authorize access to summary criminal history information for employment, licensing, or certification purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF HANFORD that the City of Hanford is hereby authorized to access state and federal level summary criminal history information for employment, including volunteers and contract employees, licensing, or certification purposes, and may not disseminate the information to a private entity.

PASSED AND APPROVED this 3 day of October 2017, by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED:

_____

David Ayers, Mayor

ATTEST:

_____

Jennifer Gomez, City Clerk

Attachment: Resolution 17-49-R Hanford Background Check Resolution (Hanford Background Check Resolution)

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** I

SUBJECT:
Finance: Warrant Register

RECOMMENDATION:
Approve warrant register for $1,458,261.21

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
WARRANT REGISTER-09-27-17

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
001 GENERAL FUND	1480 REVOLVING POSTAGE	9/27/17	123970	U S POSTAL SERVICE (HASLER) **UNITED STATES POSTAL SERVICE**	3,000.00	68775-07241	2017-09 CMRS-METER	
				Division Total 001 GENERAL FUND	3,000.00			
1100 CITY COUNCIL	7902 CONTRIB-KINGS ECON DEVEL	9/27/17	123909	KINGS CO ECON DEVELOPMENT CORP **KINGS CO ECON DEVELOPMENT CORP**	6,559.83	1920	2017-09 CONTRIBUTION	
				Division Total 1100 CITY COUNCIL	6,559.83			
1110 CITY MANAGER-CITY CLERK	7495 PROF AND SPEC SERVICES	9/27/17	123958	SHRED-IT US JV LLC DBA **SHRED-IT USA LLC**	333.72	8123025342	2017-08 SHREDDING	
				Division Total 1110 CITY MANAGER-CITY CLERK	333.72			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	9/21/17	123816	TIMOTHY LEE EDWARD CAETANO **CAETANO, TIMOTHY LEE EDWARD**	32.05		LUNCH BOX REPLACEMNT	
	7495 PROF AND SPEC SERVICES	9/21/17	123826	JUAN J ROMERO **ROMERO, JUAN J**	179.00		DMV PHYSICAL	
	7320 COMMUNICATIONS	9/27/17	123833	A T & T **A T & T (13982)**	39.76	10209611	2017-08	
	7496 GRP INSUR ADM EXPENSE	9/27/17	123834	ADMINISTRATIVE SOLUTIONS INC **ADMINISTRATIVE SOLUTIONS INC**	4,625.00	114594	2017-09 MED ADMIN FEE	
	7495 PROF AND SPEC SERVICES	9/27/17	123861	CALIF DEPT OF JUSTICE **CALIF DEPT OF JUSTICE**	32.00	257360	LIVESCAN- M GRAYBEAL	
	7495 PROF AND SPEC SERVICES	9/27/17	123861	CALIF DEPT OF JUSTICE **CALIF DEPT OF JUSTICE**	32.00	257360	LIVESCAN-E NOBLE	
	7495 PROF AND SPEC SERVICES	9/27/17	123864	CENTRAL VALLEY COMPREHENSIVE CARE **CENTRAL VALLEY COMPREHENSIVE CARE**	446.00		S LOPEZ	
	7495 PROF AND SPEC SERVICES	9/27/17	123881	EMPLOYEE RELATIONS INC **EMPLOYEE RELATIONS INC**	8.00	79625	PRE EMP-G MARTINEZ	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111	7495	9/27/17	123900	CHANDLER HARRIS	217.00		TUIT PRE 11/15-17	
PERSONNEL	PROF AND SPEC SERVICES			HARRIS, CHANDLER				
	7560	9/27/17	123906	JOBS AVAILABLE	312.00	1719013	REFUSE SUPERINTENDENT	
	ADVERTISING & PUBLIC REL			JOBS AVAILABLE				
	7495	9/27/17	123907	RUDY LOPEZ DBA	1,467.00		2017-09 MBRSHP	
	PROF AND SPEC SERVICES			JUST LIFT/V Q FITNESS				
	7495	9/27/17	123907	RUDY LOPEZ DBA	1,467.00		2017-10 MEMBERSHIP	
	PROF AND SPEC SERVICES			JUST LIFT/V Q FITNESS				
	7495	9/27/17	123908	KENT M KAWAGOE, PH D	300.00		PRE-EMP PSYCH-CHANDLE	
	PROF AND SPEC SERVICES			KAWAGOE, KENT M				
	7495	9/27/17	123908	KENT M KAWAGOE, PH D	300.00		PRE-EMP PSYCH-LOPEZ	
	PROF AND SPEC SERVICES			KAWAGOE, KENT M				
	7450	9/27/17	123914	LIEBERT CASSIDY WHITMORE	315.00	1446706	2017-08 LEGAL SVCS	
	PUBLICATIONS AND DUES			LIEBERT CASSIDY WHITMORE				
				Division Total 1111 PERSONNEL	9,771.81			
1201	7320	9/27/17	123833	A T & T	9.77	10209598	2017-08 582-1152 FAX	
FINANCE-ACCOUNTING	COMMUNICATIONS			A T & T (13982)				
	7450	9/27/17	123857	C M R T A	100.00	72	CY17 ANNUAL DUES	
	PUBLICATIONS AND DUES			C M R T A				
	7600	9/27/17	123937	DELUXE SMALL BUSINESS SALES INC DBA	17.96	0063439	1099 ENVELOPE	
	SPECIAL DEPARTMENTAL EX			P T M DOCUMENT SYSTEMS				
	7600	9/27/17	123937	DELUXE SMALL BUSINESS SALES INC DBA	11.73	0063439	1099-M 4UP UNIVERSAL BLAN	
	SPECIAL DEPARTMENTAL EX			P T M DOCUMENT SYSTEMS				
	7600	9/27/17	123937	DELUXE SMALL BUSINESS SALES INC DBA	29.92	0063439	ESTIMATED SHIPPING/HANDLI	
	SPECIAL DEPARTMENTAL EX			P T M DOCUMENT SYSTEMS				
	7600	9/27/17	123937	DELUXE SMALL BUSINESS SALES INC DBA	52.70	0063439	W2 4UP BLANK/INSTRUCTIONS	
	SPECIAL DEPARTMENTAL EX			P T M DOCUMENT SYSTEMS				
	7600	9/27/17	123937	DELUXE SMALL BUSINESS SALES INC DBA	42.59	0063439	W2 ENVELOPE	
	SPECIAL DEPARTMENTAL EX			P T M DOCUMENT SYSTEMS				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	9/27/17	123989	XEROX CORP **XEROX CORP**	56.01	090552075	COPIES 8/17-09/02/17	
				Division Total 1201 FINANCE-ACCOUNTING	320.68			
1210 FINANCE-UTILITY BILLING	7300 UNIFORM EXPENSE	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC **ARAMARK UNIFORM SERVICES, INC**	28.16	5183848 8/1	2017-08 UNIFORMS	
	7600 SPECIAL DEPARTMENTAL EXI	9/27/17	123850	RUTH COREY DBA **BLANK-DOORHANGERS. COM**	155.00	17-14102	DOOR HANGERS-PINK (2000)	
	7600 SPECIAL DEPARTMENTAL EXI	9/27/17	123850	RUTH COREY DBA **BLANK-DOORHANGERS. COM**	64.55	17-14102	ESTIMATED SHIPPING/HANDLI	
	7455 POSTAGE AND FREIGHT	9/27/17	123971	UNITED STATES POSTAL SERVICE **UNITED STATES POSTAL SERVICE**	200.00	2736378 9/2	REVOLVNG ACCT RET SVC	
	7320 COMMUNICATIONS	9/27/17	123979	VERIZON WIRELESS **VERIZON WIRELESS**	9.15	9792685731	2017-09	
				Division Total 1210 FINANCE-UTILITY BILLING	456.86			
1309 LIABILITY INSURANCE	7333 INSUR-LIABILITY DEDUCT	9/27/17	123941	PATRICK PEREZ **PEREZ, PATRICK**	5,500.00		DAMAGES TO VEHICLE	
	7333 INSUR-LIABILITY DEDUCT	9/27/17	123974	ROXANNA URBINA **URBINA, ROXANNA**	859.74		DAMAGES TO VEHICLE	
	7330 LIABILITY INSURANCE	9/27/17	123990	YORK RISK SERVICES GROUP, INC **YORK RISK SERVICES GROUP, INC-LIAB**	3,801.60	6207 08/17	2017-08 SVC FEE	
				Division Total 1309 LIABILITY INSURANCE	10,161.34			
1310 WORKERS' COMPENSATION	7710 SAFETY AWARENESS	9/19/17	123809	JAIME, ROLANDO A. **JAIME, ROLANDO A.**	341.99		PRESCRPTN GLASSES	
				Division Total 1310 WORKERS' COMPENSATION	341.99			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1315	7320	9/19/17	123812	VERIZON WIRELESS	38.01	971966952	2017-08 AIRCARD	
COMPUTER MAINTENANCE	COMMUNICATIONS			VERIZON WIRELESS				
	7495	9/27/17	123870	COMCAST CABLE COMMUNICATIONS, INC	240.93	0287568 9/1	8155500390287568 INTERNET	
	PROF AND SPEC SERVICES			COMCAST CABLE COMMUNICATIONS, INC				
	7495	9/27/17	123948	QUEST SOFTWARE INC	939.60	1000811758	ANN MAINT-KACE SYSTEM DEP	
	PROF AND SPEC SERVICES			QUEST SOFTWARE INC				
	7495	9/27/17	123948	QUEST SOFTWARE INC	970.92	1000811758	ANN MAINT-KACE SYSTEMS MG	
	PROF AND SPEC SERVICES			QUEST SOFTWARE INC				
	7495	9/27/17	123948	QUEST SOFTWARE INC	271.44	1000811758	ANN SUPPORT-KACE SYS DEPL	
	PROF AND SPEC SERVICES			QUEST SOFTWARE INC				
	7495	9/27/17	123948	QUEST SOFTWARE INC	1,858.32	1000811758	ANN SUPPORT-KACE SYS MGMT	
	PROF AND SPEC SERVICES			QUEST SOFTWARE INC				
				Division Total 1315 COMPUTER MAINTENANCE	4,319.22			
1411	7320	9/27/17	123833	A T & T	8.17	10209601	2017-08 583-1633	
PLANNING	COMMUNICATIONS			A T & T (13982)				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	40.96	219860	TASKALFA 08/10-9/9/17	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	36.11	219861	TASKALFA 08/10-9/9/17	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7560	9/27/17	123905	JACK B MARTIN DBA	279.95	24731	WINDOW GRAPHICS	
	ADVERTISING & PUBLIC REL			JACK MARTIN'S SIGNWORKS				
	7550-003	9/27/17	123919	DARLENE R MATA	258.75	TR MATA1	ADV/DENVR CO/10/18-21	
	POT/CALIVA			MATA, DARLENE R				
	7550-004	9/27/17	123957	PARKER SEVER	258.75	TR SEVER2	ADV/DENVR CO/10/18-21	
	POT/GENEZEN			SEVER, PARKER				
				Division Total 1411 PLANNING	882.69			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1412	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	69.96	5183808 8/1	2017-08 UNIFORMS	
BUILDING INSPECTION	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7320	9/27/17	123833	A T & T	8.17	10209601	2017-08 583-1633	
	COMMUNICATIONS			A T & T (13982)				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	40.95	219860	TASKALFA 08/10-9/9/17	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	36.11	219861	TASKALFA 08/10-9/9/17	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	7.50	220055	TASKALFA3500I FREIGHT	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	4210	9/27/17	123886	1ST LIGHT ENERGY	100.00	FY18-0426	REFUND DEP FY180426	
	CONSTRUCTION PERMITS			FIRST LIGHT ENERGY				
	7455	9/27/17	123893	GOLDEN STATE OVERNIGHT	9.57	3432836	INTERWEST 08/25	
	POSTAGE AND FREIGHT			GOLDEN STATE OVERNIGHT				
	7495	9/27/17	123903	JASON ADISON SMITH CONSULTING DBA	11,070.00	BI12665	2017-08 WILLIAM NIX	
	PROF AND SPEC SERVICES			J A S PACIFIC				
	7560	9/27/17	123905	JACK B MARTIN DBA	279.95	24731	WINDOW GRAPHICS	
	ADVERTISING & PUBLIC REL			JACK MARTIN'S SIGNWORKS				
	4210	9/27/17	123959	SOLAR CITY / TESLA	119.11	FY17-1854	REFUND-JOB CANCELLED	
	CONSTRUCTION PERMITS			SOLAR CITY / TESLA				
	4210	9/27/17	123963	SUNRUN INSTALLATION SERVICES INC	119.11	FY17-1514	REFUND JOB CANCELLED	
	CONSTRUCTION PERMITS			SUNRUN INSTALLATION SERVICES INC				
	4210	9/27/17	123963	SUNRUN INSTALLATION SERVICES INC	119.11	FY17-1645	REFUND JOB CANCELLED	
	CONSTRUCTION PERMITS			SUNRUN INSTALLATION SERVICES INC				
	7320	9/27/17	123981	VERIZON WIRELESS	214.02	9792361458	2017-09 542008968	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 1412 BUILDING INSPECTION	12,193.56			
1413	7320	9/27/17	123833	A T & T	8.17	10209601	2017-08 583-1633	
CITY HFD PUBLIC HSG AUTH	COMMUNICATIONS			A T & T (13982)				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1413	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	40.96	219860	TASKALFA 08/10-9/9/17	
CITY HFD PUBLIC HSG AUTH	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	36.10	219861	TASKALFA 08/10-9/9/17	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7560	9/27/17	123905	JACK B MARTIN DBA	279.95	24731	WINDOW GRAPHICS	
	ADVERTISING & PUBLIC REL			JACK MARTIN'S SIGNWORKS				
	7770	9/27/17	123913	SANDRA LERMA-MARTINEZ	39.61	EXP 09/06	EXP/VISALIA/09/06	
	TRAINING/TRAVEL/MEETING			LERMA-MARTINEZ, SANDRA				
				Division Total 1413 CITY HFD PUBLIC HSG AUTH	404.79			
1431	7904-001	9/27/17	123917	MAIN STREET HANFORD	20,272.50		FY18 QTR2	
CENTRL PRKNG & BUS ID-OP	CONTRIB-MAIN ST HANFORD			MAIN STREET HANFORD				
				Division Total 1431 CENTRL PRKNG & BUS ID-OP	20,272.50			
1450	7531	9/27/17	123913	SANDRA LERMA-MARTINEZ	12.00	EXP 09/29	EXP/TURLOCK.08/29	
HSNG REVOLVING REUSE FD	ADMINISTRATIVE EXPENSES			LERMA-MARTINEZ, SANDRA				
				Division Total 1450 HSNG REVOLVING REUSE FD	12.00			
1450-016	817662	9/27/17	123904	JESUS S SUSTAITA DBA	550.00	5209	LEAD DUST 1210 RODGER	
CDBG ENTITLEMENT 2016/17	HOUSING REHAB 17-ENT			J S A INSPECTIONS				
	817662	9/27/17	123904	JESUS S SUSTAITA DBA	450.00	5212	LEAD DUST 200 LORITA	
	HOUSING REHAB 17-ENT			J S A INSPECTIONS				
	817662	9/27/17	123904	JESUS S SUSTAITA DBA	450.00	5214	LEAD DUST 307 E 2ND	
	HOUSING REHAB 17-ENT			J S A INSPECTIONS				
	817662	9/27/17	123904	JESUS S SUSTAITA DBA	450.00	5213	LEAD DUST 311 E 9TH	
	HOUSING REHAB 17-ENT			J S A INSPECTIONS				
				Division Total 1450-016 CDBG ENTITLEMENT 2016/17	1,900.00			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1451	7945-008	9/27/17	123911	KINGS CO TAX COLLECTOR	792.87	DEFLT 0002	1095 JORDAN2015 PRPTY	
CITY HOUSING LOAN PROGRAM	FORECLOSED PROPERTY EX			KINGS CO TAX COLLECTOR				
				Division Total 1451 CITY HOUSING LOAN PROGRAM	792.87			
1511	7580	9/18/17	123771	AMERIPRIDE UNIFORM SERVICE	59.29	1501962136	RUGS 08/22/17	
POLICE-SUPPORT SERVICE	RENTS AND LEASES-EQUIP			AMERIPRIDE UNIFORM SERVICE				
	7580	9/18/17	123771	AMERIPRIDE UNIFORM SERVICE	59.29	1501971463	RUGS 09/05/17	
	RENTS AND LEASES-EQUIP			AMERIPRIDE UNIFORM SERVICE				
	7495	9/18/17	123775	COMCAST CABLE COMMUNICATIONS, INC	12.73	0146699 9/1	8155500390146699	
	PROF AND SPEC SERVICES			COMCAST CABLE COMMUNICATIONS, INC				
	7320	9/18/17	123805	VERIZON WIRELESS	857.05	9791879343	381-0944 INVESTIGATIONS C	
	COMMUNICATIONS			VERIZON WIRELESS				
	7320	9/18/17	123806	VERIZON WIRELESS	130.75	9791969651	771937214 AIR CARD	
	COMMUNICATIONS			VERIZON WIRELESS				
	7320	9/18/17	123807	VERIZON WIRELESS	20.04	9791987977	872315009 TRACKER	
	COMMUNICATIONS			VERIZON WIRELESS				
	7320	9/27/17	123832	A T & T	374.44	0602210557	80008961114 CA DEPT OF JU	
	COMMUNICATIONS			A T & T (11349)				
	7320	9/27/17	123833	A T & T	497.04	10209611	2017-08	
	COMMUNICATIONS			A T & T (13982)				
	7320	9/27/17	123833	A T & T	875.84	10209533	2343419274620 CELL TOWER	
	COMMUNICATIONS			A T & T (13982)				
	7320	9/27/17	123833	A T & T	21.34	10209609	585-0665 INV FAX	
	COMMUNICATIONS			A T & T (13982)				
	7320	9/27/17	123833	A T & T	21.28	10209742	585-1010 DOJ BREATHALYZER	
	COMMUNICATIONS			A T & T (13982)				
	7320	9/27/17	123833	A T & T	152.59	10209612	585-4700 CAL/LONG DISTANC	
	COMMUNICATIONS			A T & T (13982)				
	7320	9/27/17	123833	A T & T	29.90	10209613	585-4977	
	COMMUNICATIONS			A T & T (13982)				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511	7320	9/27/17	123833	A T & T	40.65	10209614	585-8176 MOTOROLA MTCE LI	
POLICE-SUPPORT SERVICE	COMMUNICATIONS			A T & T (13982)				
	7320	9/27/17	123833	A T & T	82.85	10209793	924-5333 LEMOORE LINE	
	COMMUNICATIONS			A T & T (13982)				
	7495	9/27/17	123840	AXON ENTERPRISES INC	10,216.80	SI1498629	LIC/PROF EVIDENCE.COM	
	PROF AND SPEC SERVICES			AXON ENTERPRISES INC				
	7495	9/27/17	123861	CALIF DEPT OF JUSTICE	835.00	254068	LIVE SCAN/FINGERPRINTS	
	PROF AND SPEC SERVICES			CALIF DEPT OF JUSTICE				
	7770	9/27/17	123865	CHAVEZ, JOSHUA ROBERT	368.00	TR CHAVEZ	ADV/BEAUMNT 10/8-13	
	TRAINING/TRAVEL/MEETING			CHAVEZ, JOSHUA ROBERT				
	7770	9/27/17	123865	CHAVEZ, JOSHUA ROBERT	368.00	TR CHAVEZ	ADV/BEAUMNT/10/1-6	
	TRAINING/TRAVEL/MEETING			CHAVEZ, JOSHUA ROBERT				
	7770	9/27/17	123865	CHAVEZ, JOSHUA ROBERT	522.50	TR CHAVEZ	LAG/BEAUMNT/10/8-13	
	TRAINING/TRAVEL/MEETING			CHAVEZ, JOSHUA ROBERT				
	7770	9/27/17	123865	CHAVEZ, JOSHUA ROBERT	522.50	TR CHAVEZ	LDG/BEAUMNT/10/1-6	
	TRAINING/TRAVEL/MEETING			CHAVEZ, JOSHUA ROBERT				
	7922-503	9/27/17	123874	COTTA, JARRED	224.00	TR COTTA5	ADV/SAN MIGUEL/10/6-9	
	LLEGB EXPLORER POST MTL			COTTA, JARRED				
	7600	9/27/17	123880	EMBLEMS INC DBA	420.00	24772	PATCH/PINK BREAST CANCER	
	SPECIAL DEPARTMENTAL EX			EMBLEM AUTHORITY, THE				
	7600	9/27/17	123883	EVIDENT, INC	22.88	122151A	BAGS/HEAT REALABLE/100 -	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	36.96	122151A	BAGS/HEAT SEALABLE/100 -	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	26.10	122151A	BAGS/HEAT SEALABLE/100 -	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	14.08	122151A	BAGS/HEAT SEALABLE/100 -	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	25.12	122151A	BAGS/RESEALABLE/100 - 6"	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511	7600	9/27/17	123883	EVIDENT, INC	179.45	122151B	BARRIER POUCH/HEAT SEALER	
POLICE-SUPPORT SERVICE	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	33.25	122151A	BARRIER POUCHES/50 - 8" X	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	33.25	122151B	BARRIER POUCHES/50 - 8" X	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	32.90	122151A	BARRIERPOUCHES/100 - 4" X	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	81.84	122151B	BLUECLUE GUNPOWER PARTICL	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	59.52	122151A	CAP-SHURE SWABS/6" PLASTI	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	209.72	122151A	ESTIMATED SHIPPING/HANDLI	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	87.42	122151A	EVIDENCE BAGS/JUMBO /PAPE	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	66.96	122151A	EVIDENCE BAGS/LRG	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	35.10	122151A	EVIDENCE BAGS/PAPER/SMALL	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	31.62	122151A	EVIDENCE BAGS/X-SMALL/PAP	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	262.99	122151B	EVIDENCE RED TAPE/PRO SEC	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	171.00	122151A	FIBERGLASS BRUSH/SINGLE U	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	46.80	122151A	FINGERPRINT POWDER/WHITE/	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	93.60	122151A	FINGERPRINT POWER/BLACK/2	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511	7600	9/27/17	123883	EVIDENT, INC	31.96	122151A	FLAGS/POLICE ORANGE PLAST	
POLICE-SUPPORT SERVICE	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	40.42	122151B	FLAGS/POLICE ORANGE PLAST	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	106.25	122151A	LIFTERS/BLACK QUICK LIFT	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	26.36	122151A	LIFTERS/BLACK QUICKLIFT H	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	25.50	122151A	LIFTERS/BLACK QUICKLIFT H	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	106.25	122151A	LIFTERS/WHITE QUICKLIFT H	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	76.50	122151A	LIFTERS/WHITE QUICKLIFT H	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	65.90	122151A	LIFTERS/WHITE QUICKLIFT H	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	21.60	122151A	PHOTO SCALES/14 - MULTI-	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	70.38	122151A	SCALE/FOLDING FOOTWER & T	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	37.44	122151A	SCALE/MAGNETIC PHOTOMACRO	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	80.10	122151A	SUPERSTICKS W/CASE 4-48"	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	76.26	122151A	TAGS/PLASTIC YELLOW 9"	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	31.15	122151A	TAGS/WHITE BLANK TYVER/10	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				
	7600	9/27/17	123883	EVIDENT, INC	27.00	122151A	TIES/NYLON RELEASABLE/100	
	SPECIAL DEPARTMENTAL EX			EVIDENT, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511	7770	9/27/17	123896	JASON GUSTIN	163.94	EXP 9/5-7	EXP/FRESNO/09/5-7	
POLICE-SUPPORT SERVICE	TRAINING/TRAVEL/MEETING			GUSTIN, JASON				
	7922-503	9/27/17	123935	ORTEGA, ALSIE	224.00	TR ORTEGA	ADV/SAN MIGUEL/10-6-9	
	LLEGB EXPLORER POST MTL			ORTEGA, ALSIE				
	7600	9/27/17	123951	SAN DIEGO POLICE EQUIP CO	3,650.45	629065	AMMO/SPEER GOLD DOT .223	
	SPECIAL DEPARTMENTAL EX			SAN DIEGO POLICE EQUIP CO				
	7603	9/27/17	123951	SAN DIEGO POLICE EQUIP CO	2,433.63	629066	AMMO/SPEER GOLD DOT .223	
	SWAT			SAN DIEGO POLICE EQUIP CO				
	7785	9/27/17	123961	SOUTHERN CALIF GAS CO	38.88		2017-09 1505173000	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7320	9/27/17	123978	MCI NETWORK SERV, INC DBA	609.81	70554523	CLETS SYSTEM SV100362	
	COMMUNICATIONS			VERIZON BUSINESS SERVICES				
	7320	9/27/17	123982	VERIZON WIRELESS	1,674.92	9792413903	BLANKET PURCHASE ORDER	
	COMMUNICATIONS			VERIZON WIRELESS				
	7770	9/27/17	123987	DALE WILLIAMS	59.24	EXP 7/24-28	EXP/GRDN GRVE/7/24-28	
	TRAINING/TRAVEL/MEETING			WILLIAMS, DALE				
				Division Total 1511 POLICE-SUPPORT SERVICE	27,940.38			
1512-1	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	34.04	220183	M2535 IDN COPIER SERVICE	
POLICE-RECORDS	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	110.13	220185	TASKALFA 2551CI COPIER SE	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	107.73	220184	TASKALFA 5551CI COPIER SE	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	9/27/17	123875	DATAFLOW BUSINESS SYSTEMS, INC	50.96	220186	TASKALFA 6501I COPIER SER	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7455	9/27/17	123944	PITNEY BOWES INC	125.48	1005152552	JUL-SEPT 2017 RENT	
	POSTAGE AND FREIGHT			PITNEY BOWES INC (61701)				
	7495	9/27/17	123958	SHRED-IT US JV LLC DBA	123.12	8123109866	DOC SHREDDING	
	PROF AND SPEC SERVICES			SHRED-IT USA LLC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
				Division Total 1512-1 POLICE-RECORDS	551.46			
1513	7533	9/18/17	123779	SHERWIN WILLIAMS COMPANY DBA	21.45	0683-6 08/17	PAINT & SUPPLIES	
POLICE-OPERATIONS	GRAFFITI CONTROL			FRAZEE INDUSTRIES				
	818033	9/27/17	123840	AXON ENTERPRISES INC	73,616.40	SI1501770	TASER 60/ YEAR 2,3,4,5, P	
	TASERS (POLICE)			AXON ENTERPRISES INC				
	818033	9/27/17	123840	AXON ENTERPRISES INC	17,215.17	SI1492182	TASERS/BATTERY	
	TASERS (POLICE)			AXON ENTERPRISES INC				
	7600	9/27/17	123846	BEST UNIFORMS	546.90	40855	MOLLE CARRIER-WILLIAM	
	SPECIAL DEPARTMENTAL EX			BEST UNIFORMS				
	7600	9/27/17	123846	BEST UNIFORMS	1,256.97	40836	VEST CARIERS-LEED/COT	
	SPECIAL DEPARTMENTAL EX			BEST UNIFORMS				
	7600	9/27/17	123846	BEST UNIFORMS	852.64	40835	VEST-A RIVERA	
	SPECIAL DEPARTMENTAL EX			BEST UNIFORMS				
	7600-022	9/27/17	123862	CALIF MILITARY DEPT ACCOUNTING	800.00		2017-10 RENT 902 11TH	
	PAL PROGRAM EXPENSE			CALIF MILITARY DEPT ACCOUNTING				
	7600	9/27/17	123930	MOTOROLA SOLUTIONS, INC	3,262.85	13178342	RADIO/K9 CAR	
	SPECIAL DEPARTMENTAL EX			MOTOROLA SOLUTIONS, INC				
	7413	9/27/17	123977	GEIL ENTERPRISES, INC DBA	159.00	331337	10-12/17 SUPP/ACCESS SFTW	
	SOFTWARE MAINTENANCE			VALLEY SECURITY & ALARM				
				Division Total 1513 POLICE-OPERATIONS	97,731.38			
1514	7600	9/27/17	123938	P V P COMMUNICATIONS	25.00	122786	ESTIMATED SHIPPING/HANDLI	
POLICE-TRAFFIC ENFORCEMNT	SPECIAL DEPARTMENTAL EX			P V P COMMUNICATIONS				
	7600	9/27/17	123938	P V P COMMUNICATIONS	470.82	122786	HELMET (REPLACE DAMAGED H	
	SPECIAL DEPARTMENTAL EX			P V P COMMUNICATIONS				
	7600	9/27/17	123938	P V P COMMUNICATIONS	8.58	122786	HELMET RANK BUTTON SET (Q	
	SPECIAL DEPARTMENTAL EX			P V P COMMUNICATIONS				
	7600	9/27/17	123938	P V P COMMUNICATIONS	12.87	122786	RANK BAND, SILVER, FOR RJ	
	SPECIAL DEPARTMENTAL EX			P V P COMMUNICATIONS				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
				Division Total 1514 POLICE-TRAFFIC ENFORCEMNT	517.27			
1518	7495	9/27/17	123899	HANFORD VETERINARY HOSPITAL, INC	199.50	1068000	EMERGENCY EXAM 09/1-5	
POLICE-ANIMAL CONTROL	PROF AND SPEC SERVICES			HANFORD VETERINARY HOSPITAL, INC				
	7495	9/27/17	123899	HANFORD VETERINARY HOSPITAL, INC	407.52	1066835	EMERGENCY EXAM 8/22	
	PROF AND SPEC SERVICES			HANFORD VETERINARY HOSPITAL, INC				
	7495	9/27/17	123899	HANFORD VETERINARY HOSPITAL, INC	235.17	1067517	EMERGENCY EXAM 8/31-9	
	PROF AND SPEC SERVICES			HANFORD VETERINARY HOSPITAL, INC				
	7495	9/27/17	123899	HANFORD VETERINARY HOSPITAL, INC	457.28	1068115	EMERGENCY EXAM 9/6-7	
	PROF AND SPEC SERVICES			HANFORD VETERINARY HOSPITAL, INC				
				Division Total 1518 POLICE-ANIMAL CONTROL	1,299.47			
1610	7320	9/27/17	123833	A T & T	45.94	10209611	2017-08	
FIRE-ADMIN/SUPPRESSION	COMMUNICATIONS			A T & T (13982)				
	7305	9/27/17	123851	COREY BLANKENSHIP	60.00		2017-06	
	CALL FIREFIGHTERS			BLANKENSHIP, COREY				
	7305	9/27/17	123851	COREY BLANKENSHIP	60.00		2017-07	
	CALL FIREFIGHTERS			BLANKENSHIP, COREY				
	7305	9/27/17	123851	COREY BLANKENSHIP	60.00		2017-08	
	CALL FIREFIGHTERS			BLANKENSHIP, COREY				
	7305	9/27/17	123873	JESUS CORONADO JR	60.00		2017-07	
	CALL FIREFIGHTERS			CORONADO, JESUS JR				
	7495	9/27/17	123893	GOLDEN STATE OVERNIGHT	6.20	3432836	FW 054 CITATION	
	PROF AND SPEC SERVICES			GOLDEN STATE OVERNIGHT				
	7305	9/27/17	123924	ADAM VICTOR MEDRANO	60.00		2017-04	
	CALL FIREFIGHTERS			MEDRANO, ADAM VICTOR				
	7305	9/27/17	123924	ADAM VICTOR MEDRANO	60.00		2017-05	
	CALL FIREFIGHTERS			MEDRANO, ADAM VICTOR				
	7305	9/27/17	123939	CONNOR PADEN	60.00		2017-05	
	CALL FIREFIGHTERS			PADEN, CONNOR				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610	7495	9/27/17	123949	TAYLOR BROTHERS, INC DBA	52.00	1566152	MONTHLY PEST CONTROL	
FIRE-ADMIN/SUPPRESS ION	PROF AND SPEC SERVICES			R E S COM				
	7780	9/27/17	123960	SOUTHERN CALIF EDISON CO	(543.04)		2017-09 #1	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	9/27/17	123960	SOUTHERN CALIF EDISON CO	1,141.14		2017-09 #2	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7785	9/27/17	123961	SOUTHERN CALIF GAS CO	87.39		2017-09 0260155100 #2	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7320	9/27/17	123980	VERIZON WIRELESS	483.09	9792344004	272128171 WIRELESS	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 1610 FIRE-ADMIN/SUPPRESSION	1,692.72			
1710	7320	9/27/17	123833	A T & T	9.76	10209598	2017-08 582-1152 FAX	
PARKS & REC-ADMIN	COMMUNICATIONS			A T & T (13982)				
				Division Total 1710 PARKS & REC-ADMIN	9.76			
1711	7320	9/27/17	123833	A T & T	23.37	10209599	2017-08 582-4092	
PARKS & REC-SPORTS	COMMUNICATIONS			A T & T (13982)				
	7495	9/27/17	123838	GEORGE AUSTIN	44.00		SFTBAL OFFICL 9/12-18	
	PROF AND SPEC SERVICES			AUSTIN, GEORGE				
	7600	9/27/17	123842	B S N SPORTS, INC	895.16	900436913	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			B S N SPORTS, INC				
	7495	9/27/17	123897	ISRAEL GUZMAN	176.00		SFTBAL OFFCL8/28-9/18	
	PROF AND SPEC SERVICES			GUZMAN, ISRAEL				
	7495	9/27/17	123918	TONI MARIN	66.00		SFTBAL OFFCLS 9/12-18	
	PROF AND SPEC SERVICES			MARIN, TONI				
	7495	9/27/17	123925	RYAN MERCER	44.00		SFTBAL OFFCL 09/18	
	PROF AND SPEC SERVICES			MERCER, RYAN				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1711	7495	9/27/17	123942	KELLY PERREIRA	180.00		SFTBAL OFFCL 9/4-21	
PARKS & REC-SPORTS	PROF AND SPEC SERVICES			PERREIRA, KELLY				
	7600	9/27/17	123964	PATRICK ENTERPRISES, INC DBA	233.27	17-74898	TURFACE-15 BAGS	
	SPECIAL DEPARTMENTAL EX			SUPERIOR SOIL SUPPLEMENTS				
				Division Total 1711 PARKS & REC-SPORTS	1,661.80			
1713	7320	9/27/17	123833	A T & T	24.92	10209611	2017-08	
PARKS & REC-LONGFIELD	COMMUNICATIONS			A T & T (13982)				
	7495	9/27/17	123878	DIRECTV LLC	79.49	3238315624	007014205 BLANKET PO	
	PROF AND SPEC SERVICES			DIRECTV LLC				
				Division Total 1713 PARKS & REC-LONGFIELD	104.41			
1714	7650	9/18/17	123788	LINCOLN EQUIPMENT INC	813.94	S1322876	POOL CHEMICALS	
PARKS & REC-POOL/SKATE	CHEMICALS			LINCOLN AQUATICS				
	7650	9/18/17	123788	LINCOLN EQUIPMENT INC	915.91	S1323112	POOL CHEMICALS	
	CHEMICALS			LINCOLN AQUATICS				
	7650	9/18/17	123788	LINCOLN EQUIPMENT INC	735.73	S1323253	POOL CHEMICALS	
	CHEMICALS			LINCOLN AQUATICS				
	7650	9/18/17	123788	LINCOLN EQUIPMENT INC	881.68	S1324439	POOL CHEMICALS	
	CHEMICALS			LINCOLN AQUATICS				
	7650	9/18/17	123788	LINCOLN EQUIPMENT INC	375.37	S1324675	POOL CHEMICALS	
	CHEMICALS			LINCOLN AQUATICS				
	7650	9/18/17	123788	LINCOLN EQUIPMENT INC	915.91	SI325067	POOL CHEMICALS	
	CHEMICALS			LINCOLN AQUATICS				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	1,490.35		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7320	9/27/17	123833	A T & T	24.09	10209611	2017-08	
	COMMUNICATIONS			A T & T (13982)				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1714 PARKS & REC-POOL/SKATE	7785 UTILITIES-GAS	9/27/17	123961	SOUTHERN CALIF GAS CO / **SOUTHERN CALIF GAS CO**	16.70		2017-09 1234156900	
				Division Total 1714 PARKS & REC-POOL/SKATE	6,169.68			
1716 PARKS & REC-FACILITIES	7495 PROF AND SPEC SERVICES	9/27/17	123871	COMCAST CABLE COMMUNICATIONS, INC / **COMCAST CABLE COMMUNICATIONS, INC**	109.95	0454929 9/1	8155500390454929 ETHERNET	
	4510 FM-FACILITIES-OTHER RENTS	9/27/17	123916	MADRIGAL, VIRGINIA / **MADRIGAL, VIRGINIA**	35.00	2003062	REFUND BNCE HSE 9482	
				Division Total 1716 PARKS & REC-FACILITIES	144.95			
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	9/27/17	123833	A T & T / **A T & T (13982)**	22.58	10209611	2017-08	
	7320 COMMUNICATIONS	9/27/17	123833	A T & T / **A T & T (13982)**	20.34	10213806	2017-08 587-1658	
	7495 PROF AND SPEC SERVICES	9/27/17	123848	WOODY JIMENEZ DBA / **BEYOND UPHOLSTERY**	489.18		REPAIR BSKBALL HOOP	
	7495 PROF AND SPEC SERVICES	9/27/17	123854	COREY BOREN / **BOREN, COREY**	476.00		2017-09 KARATE	
	7470 PRINTING	9/27/17	123910	KINGS CO INFO TECHNOLOGY DEPT / **KINGS CO INFO TECHNOLOGY DEPT**	1,368.00		TEEN CNTR FLYERS	
	5017-701 TR-CONTRACTED CLASSES	9/27/17	123992	GINA LEWIS YOUNG / **YOUNG, GINA LEWIS**	329.00		2017-09 CHEERLEADING	
				Division Total 1719 PARKS & REC-YOUTH SERV	2,705.10			
1720 PARKS & REC-ADULT/SPCL	7470 PRINTING	9/18/17	123797	STAPLES / **STAPLES**	111.51	15165	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	9/27/17	123833	A T & T / **A T & T (13982)**	22.73	10209611	2017-08	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1720	7495	9/27/17	123879	DIRECTV LLC	79.49	3239537312	022650924 BLNKT PO	
PARKS & REC-ADULT/SPCL	PROF AND SPEC SERVICES			DIRECTV LLC				
	7495	9/27/17	123894	THEODORE GOMEZ	600.00		MELCO BAND 10/14/17	
	PROF AND SPEC SERVICES			GOMEZ, THEODORE				
	7470	9/27/17	123910	KINGS CO INFO TECHNOLOGY DEPT	420.47		2017-08 COMMUNICATOR	
	PRINTING			KINGS CO INFO TECHNOLOGY DEPT				
	7495	9/27/17	123950	CINDY LYNN RODRIGUEZ	180.00		2017-09 AEROBICS	
	PROF AND SPEC SERVICES			RODRIGUEZ, CINDY LYNN				
	7600-020	9/27/17	123950	CINDY LYNN RODRIGUEZ	120.00		2017-09 WTR AEROBICS	
	SDE-AGING SERVICES			RODRIGUEZ, CINDY LYNN				
				Division Total 1720 PARKS & REC-ADULT/SPCL	1,534.20			
1721	7611	9/27/17	123845	BARLECORN COUNTRY DANCERS	350.00		ENTERTAINER 10/7-8	
PARKS & REC-COMM PROM/EVT	RENAISSANCE FAIRE			BARLECORN COUNTRY DANCERS				
	7611	9/27/17	123852	JOHN MICHAEL BLOOM-RAMIREZ	200.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			BLOOM-RAMIREZ, JOHN MICHAEL				
	7611	9/27/17	123855	MELISSA N BOYLES	50.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			BOYLES, MELISSA N				
	7611	9/27/17	123859	CAL VALLEY SECURITY	1,620.00	10070817	SECURITY 10/6-10/08	
	RENAISSANCE FAIRE			CAL VALLEY SECURITY				
	7611	9/27/17	123885	DANIEL FERNANDEZ	575.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			FERNANDEZ, DANIEL				
	7611	9/27/17	123888	LYDIA JANE FORTNER	400.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			FORTNER, LYDIA JANE				
	7611	9/27/17	123901	ROBERT HERMAN	50.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			HERMAN, ROBERT				
	7611	9/27/17	123921	GEORGE MC ARTHUR	775.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			MC ARTHUR, GEORGE				
	7611	9/27/17	123928	CHRIS MORGAN	250.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			MORGAN, CHRIS				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1721	7600	9/27/17	123929	STEVE MORRISON DBA	53.63	092117	BLANKET PURCHASE ORDER	
PARKS & REC-COMM PROM/EVT	SPECIAL DEPARTMENTAL EX			MORRISON'S SILKSCREEN				
	7600	9/27/17	123929	STEVE MORRISON DBA	892.32	K82817	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORRISON'S SILKSCREEN				
	7611	9/27/17	123940	ROBERT JAY PARSONS	1,100.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			PARSONS, ROBERT JAY				
	7611	9/27/17	123943	MICHAEL PERRERIA	200.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			PERRERIA, MICHAEL				
	7611	9/27/17	123955	TIM SCOTT	50.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			SCOTT, TIM				
	7611	9/27/17	123962	ST MICHAEL'S SALLE D'ARMES INC	500.00		ENTERTAINER 10/7-8	
	RENAISSANCE FAIRE			ST MICHAEL'S SALLE D'ARMES INC				
	7611	9/27/17	123968	ULINE, INC	103.35	90195974	REN FAIRE SUPPLIES	
	RENAISSANCE FAIRE			ULINE, INC				
	7600	9/27/17	123984	WAL MART	29.64	06265	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			WAL MART				
				Division Total 1721 PARKS & REC-COMM PROM/EVT	7,198.94			
1722	7600	9/18/17	123787	THE LAWNMOWER MAN	288.96	4722512	BLANKET PURCHASE ORDER	
PARKS & REC-PARKS	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	9/18/17	123790	MORGAN & SLATES	190.53	1467331	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	8.07	1468805	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	1.15	1468859	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	14.44	1470134	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	14.48	1470890	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1722	7780	9/18/17	123793	P G & E	10.18		2017-086276476966-7	
PARKS & REC-PARKS	UTILITIES-ELECTRICITY			P G & E				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	1,583.13		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7600	9/18/17	123798	INTERLINE BRANDS INC DBA	697.34	409220670	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SUPPLYWORKS				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	187.44	5183798 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7550	9/27/17	123892	ERIC DODD DBA	2,066.12	2703	MOTOR CNTRL CIVIC PMP	
	OTHER CONTRACTUAL SERV			GILBERT ELECTRIC CO				
				Division Total 1722 PARKS & REC-PARKS	5,061.84			
2010	7450	9/19/17	123808	CALIF DEPT OF CONSUMER AFFAIRS	115.00		DOYEL 10/1/17-9/30/18	
PW-ADMINISTRATION & ENGR	PUBLICATIONS AND DUES			CALIF DEPT OF CONSUMER AFFAIRS				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	52.83	5183651 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7320	9/27/17	123833	A T & T	21.87	10209600	2017-08 583-1529	
	COMMUNICATIONS			A T & T (13982)				
	7495	9/27/17	123926	MICHAEL SUTHERLAND & ASSN	325.00	172600-3	PARCL MAP/MADRUGA	
	PROF AND SPEC SERVICES			MICHAEL SUTHERLAND & ASSN				
	7600	9/27/17	123958	SHRED-IT US JV LLC DBA	61.81	8123108363	DOC SHREDDING	
	SPECIAL DEPARTMENTAL EX			SHRED-IT USA LLC				
	7455	9/27/17	123969	UNITED PARCEL SERVICE	27.00	F7476V347	FED AVIATION ADMIN	
	POSTAGE AND FREIGHT			UNITED PARCEL SERVICE				
	7320	9/27/17	123979	VERIZON WIRELESS	45.65	9792685731	2017-09	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 2010 PW-ADMINISTRATION & ENGR	649.16			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011	7600	9/18/17	123770	ALERT-O-LITE	194.74	0014606-IN	BLANKET PURCHASE ORDER	
PW-STREET MAINTENANCE	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	9/18/17	123770	ALERT-O-LITE	406.05	0015251-IN	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	9/18/17	123770	ALERT-O-LITE	227.33	0015252-IN	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	9/18/17	123770	ALERT-O-LITE	409.20	0015253-IN	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	9/18/17	123770	ALERT-O-LITE	856.44	0015484-IN	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	9/18/17	123778	FASTENAL INDUSTRIAL & CONST SUPP	245.23	CAHAN6408	CUTTING BLADE	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	9/18/17	123779	SHERWIN WILLIAMS COMPANY DBA	142.05	0554-9	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FRAZEE INDUSTRIES				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	5,445.70		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	31,689.19		2017-09 VINTAGE EST	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7720	9/18/17	123801	TRIPLE J CONCRETE	144.14	11495	CONCRETE 1 YARD	
	STREET CONST & MAINT MTR			TRIPLE J CONCRETE				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	159.28	5183671 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7495	9/27/17	123835	ALERE TOXICOLOGY SERVICES, INC	41.25	L127198	K BLACKBURN-DOT	
	PROF AND SPEC SERVICES			ALERE TOXICOLOGY SERVICES, INC				
	7495	9/27/17	123835	ALERE TOXICOLOGY SERVICES, INC	41.25	L127198	T BRASSART-DOT	
	PROF AND SPEC SERVICES			ALERE TOXICOLOGY SERVICES, INC				
	7720	9/27/17	123860	CALAVERAS MATERIALS INC	111.74	1830347	ASPHALT 2.01 TONE	
	STREET CONST & MAINT MTR			CALAVERAS MATERIALS INC				
	7495	9/27/17	123864	CENTRAL VALLEY COMPREHENSIVE CARE	39.00		A ARIAS	
	PROF AND SPEC SERVICES			CENTRAL VALLEY COMPREHENSIVE CARE				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011	7720	9/27/17	123882	ENNIS PAINT INC DBA	1,920.00	337217	WHITE TRAFFIC PAINT	
PW-STREET MAINTENANCE	STREET CONST & MAINT MTR			ENNIS TRAFFIC SAFETY SOLUTIONS				
	7720	9/27/17	123890	GARY BROWN ELECTRIC INC	10,481.00	419	SIGNAL POLE INSTALL	
	STREET CONST & MAINT MTR			GARY BROWN ELECTRIC INC				
	7600	9/27/17	123902	J A MOMANEY SERVICES INC DBA	120.12	97838	ARROW, LED RED 12"	
	SPECIAL DEPARTMENTAL EX			J A M SERVICES INC				
	7600	9/27/17	123902	J A MOMANEY SERVICES INC DBA	120.12	97838	BALL, RED, LED, 12"	
	SPECIAL DEPARTMENTAL EX			J A M SERVICES INC				
	7600	9/27/17	123902	J A MOMANEY SERVICES INC DBA	120.12	97838	BALL, YELLOW LED 12"	
	SPECIAL DEPARTMENTAL EX			J A M SERVICES INC				
	7600	9/27/17	123902	J A MOMANEY SERVICES INC DBA	825.83	97838	POLES, A 10'	
	SPECIAL DEPARTMENTAL EX			J A M SERVICES INC				
	7780	9/27/17	123936	P G & E	273.34		2017-08 6899346425-1	
	UTILITIES-ELECTRICITY			P G & E				
	7320	9/27/17	123979	VERIZON WIRELESS	10.60	9792685731	2017-09	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 2011 PW-STREET MAINTENANCE	54,023.72			
2014	817655	9/21/17	123817	CEN CAL PAVING INC	400,378.83		PMT 2 07/08-08/15/17	
SPECIAL AVIATION	HANGER TAXILANE REHAB 2-			CEN CAL PAVING INC				
	817655	9/21/17	123824	MEAD & HUNT INC	22,156.15	272373	2017-08 PROF SVCS	
	HANGER TAXILANE REHAB 2-			MEAD & HUNT INC				
	817655	9/21/17	123830	ZUMWALT HANSEN, INC	4,374.68	11957	08/07/17-09/03/17	
	HANGER TAXILANE REHAB 2-			ZUMWALT HANSEN, INC				
				Division Total 2014 SPECIAL AVIATION	426,909.66			
2020	7495	9/18/17	123774	W BANKS MOORE, INC DBA	100.00	78607	2017-08 UST INSPECT	
AIRPORT - OPERATING	PROF AND SPEC SERVICES			BANKS & CO				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2020	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	1,199.53		2017-08	
AIRPORT - OPERATING	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7320	9/27/17	123833	A T & T	38.21	10209611	2017-08	
	COMMUNICATIONS			A T & T (13982)				
	7320	9/27/17	123833	A T & T	108.28	10209607	DSL 584-8994	
	COMMUNICATIONS			A T & T (13982)				
	7495	9/27/17	123844	W BANKS MOORE, INC DBA	100.00	79165	2017-09 UST INSPECT	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	9/27/17	123912	KINGS REHABILITATION CENTER, INC	125.00	6719	2017-08	
	PROF AND SPEC SERVICES			KINGS REHABILITATION CENTER, INC				
				Division Total 2020 AIRPORT - OPERATING	1,671.02			
2031	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	304.28	5183682 8/1	2017-08 UNIFORMS	
REFUSE	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	42.24	5183688 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7495	9/27/17	123835	ALERE TOXICOLOGY SERVICES, INC	41.25	L127198	H BRESHEARS-DOT	
	PROF AND SPEC SERVICES			ALERE TOXICOLOGY SERVICES, INC				
	7470	9/27/17	123836	ALL VALLEY PRINTING	284.21	170365	RECYCLE BROCHURE	
	PRINTING			ALL VALLEY PRINTING				
	7470	9/27/17	123836	ALL VALLEY PRINTING	477.26	170370	RECYCLE BROCHURE	
	PRINTING			ALL VALLEY PRINTING				
	7495	9/27/17	123864	CENTRAL VALLEY COMPREHENSIVE CARE	129.00		J RIVERO	
	PROF AND SPEC SERVICES			CENTRAL VALLEY COMPREHENSIVE CARE				
	818008	9/27/17	123966	WASTEQUIP MFG DBA	14,720.06	65489366	AUTOMATED CANS - BLUE	
	1335-AUTO CONTRS 100GAL			TOTER LLC				
	818008	9/27/17	123966	WASTEQUIP MFG DBA	6,804.37	65489367	CANS, BLACK, AUTO	
	1335-AUTO CONTRS 100GAL			TOTER LLC				
	818008	9/27/17	123966	WASTEQUIP MFG DBA	10,006.42	65489367	CANS, GREEN, AUTO	
	1335-AUTO CONTRS 100GAL			TOTER LLC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2031	818008	9/27/17	123966	WASTEQUIP MFG DBA	2,504.48	65489366	ESTIMATED SHIPPING/HANDLI	
REFUSE	1335-AUTO CONTRS 100GAL			TOTER LLC				
	7320	9/27/17	123979	VERIZON WIRELESS	53.76	9792685731	2017-09	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 2031 REFUSE	35,367.33			
2040	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	605.44	750019395	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	430.30	750019537	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	456.95	750019606	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	664.75	750019642	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	1,329.50	750019812	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	1,169.62	750019818	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	4,256.74	750019820	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	176.07	750020062	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	9/18/17	123776	DELRAY TIRE & RETREADING, INC	337.66	750020091	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7433	9/18/17	123777	ELBERT DISTRIBUTING, INC	1,074.73	PI0001342	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				
	7433	9/18/17	123777	ELBERT DISTRIBUTING, INC	791.66	PI0002121	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				
	7600	9/18/17	123777	ELBERT DISTRIBUTING, INC	88.86	PI0001273	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ELBERT DISTRIBUTING, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040	7600	9/18/17	123777	ELBERT DISTRIBUTING, INC	167.98	PI0001702	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			ELBERT DISTRIBUTING, INC				
	7600	9/18/17	123778	FASTENAL INDUSTRIAL & CONST SUPP	15.77	CAHAN6437	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	9/18/17	123778	FASTENAL INDUSTRIAL & CONST SUPP	8.58	CAHAN6447	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	9/18/17	123782	HAAKER EQUIP CO	206.80	C33561	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HAAKER EQUIP CO				
	7600	9/18/17	123782	HAAKER EQUIP CO	316.17	C34109	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HAAKER EQUIP CO				
	7600	9/18/17	123782	HAAKER EQUIP CO	1,543.31	C34369	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HAAKER EQUIP CO				
	7495	9/18/17	123783	HANFORD ALIGNMENT SERVICE	99.00	52269	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			HANFORD ALIGNMENT SERVICE				
	7495	9/18/17	123784	HANFORD MOTORS, LLC DBA	60.00	101967	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	9/18/17	123784	HANFORD MOTORS, LLC DBA	47.14	101967	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	9/18/17	123784	HANFORD MOTORS, LLC DBA	313.11	77808	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	9/18/17	123784	HANFORD MOTORS, LLC DBA	368.67	77814	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	9/18/17	123784	HANFORD MOTORS, LLC DBA	(40.00)	77814	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	9/18/17	123784	HANFORD MOTORS, LLC DBA	198.65	77827	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	9/18/17	123784	HANFORD MOTORS, LLC DBA	108.09	77828	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7495	9/18/17	123785	HERWALDT AUTOMOTIVE GROUP INC DBA	1,007.12	4126309	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			HERWALDT MOTORSPORTS				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040	7495	9/18/17	123785	HERWALDT AUTOMOTIVE GROUP INC DBA	497.49	4126982	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	PROF AND SPEC SERVICES			HERWALDT MOTORSPORTS				
	7600	9/18/17	123785	HERWALDT AUTOMOTIVE GROUP INC DBA	1,528.23	4126309	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HERWALDT MOTORSPORTS				
	7600	9/18/17	123785	HERWALDT AUTOMOTIVE GROUP INC DBA	979.83	4126982	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HERWALDT MOTORSPORTS				
	7600	9/18/17	123786	INTERSTATE BATTERY SYSTEMS	198.31	80030184	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			INTERSTATE BATTERY SYSTEMS				
	7600	9/18/17	123786	INTERSTATE BATTERY SYSTEMS	345.18	80030318	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			INTERSTATE BATTERY SYSTEMS				
	7600	9/18/17	123790	MORGAN & SLATES	142.86	1466905	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	35.40	1468152	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	13.02	1468259	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	15.10	1468487	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	72.68	1468669	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	18.37	1468677	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	45.62	1469278	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	135.89	1471128	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123795	SMITH AUTO PARTS, INC	(42.90)	01CR029352	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SMITH AUTO PARTS, INC				
	7600	9/18/17	123795	SMITH AUTO PARTS, INC	393.45	01IN196428	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SMITH AUTO PARTS, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040	7600	9/18/17	123795	SMITH AUTO PARTS, INC	900.02	01IN200741	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			SMITH AUTO PARTS, INC				
	7600	9/18/17	123802	TURF STAR INC	(2,865.79)	6983943-00	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TURF STAR INC				
	7600	9/18/17	123802	TURF STAR INC	3,381.12	6986612-00	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TURF STAR INC				
	7600	9/18/17	123802	TURF STAR INC	290.41	6986612-02	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TURF STAR INC				
	7780	9/19/17	123810	SOUTHERN CALIF EDISON CO	4,676.80		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	116.84	5183696 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7600	9/21/17	123821	ELBERT DISTRIBUTING, INC	148.60	PI0002075	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ELBERT DISTRIBUTING, INC				
	7433	9/21/17	123828	SILVAS OIL CO INC	21,176.86	840406	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANC			SILVAS OIL CO INC				
	7495	9/27/17	123831	A & E WELDING & MACHINE, INC	6,390.00	3352	GRABBER ARM RPR #344	
	PROF AND SPEC SERVICES			A & E WELDING & MACHINE, INC				
	7495	9/27/17	123844	W BANKS MOORE, INC DBA	100.00	78606	2017-08 UST INSPECT	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	9/27/17	123844	W BANKS MOORE, INC DBA	100.00	79164	2017-09 UST INSPECT	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	9/27/17	123844	W BANKS MOORE, INC DBA	550.00	79435	APCD TEST HEALY SYSTM	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	9/27/17	123844	W BANKS MOORE, INC DBA	198.25	79128	LABOR/RPLC DIESL HOSE	
	PROF AND SPEC SERVICES			BANKS & CO				
	7600	9/27/17	123844	W BANKS MOORE, INC DBA	111.56	79128	PARTS/RPLC DIESL HOSE	
	SPECIAL DEPARTMENTAL EX			BANKS & CO				
	7495	9/27/17	123847	BETTS COMPANY DBA	600.00	8-43210	LABOR WLKG BEAM #143	
	PROF AND SPEC SERVICES			BETTS TRUCK PARTS				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040	7600	9/27/17	123847	BETTS COMPANY DBA	1,738.54	8-43210	PARTS-WLKG BEAM |#143	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			BETTS TRUCK PARTS				
	7433	9/27/17	123856	BUFORD OIL COMPANY INC	18,934.15	59424	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANC			BUFORD OIL COMPANY INC				
	818017	9/27/17	123920	ABSOLUTE PROFESSIONAL TOOLS LLC DBA	343.20	53909	TOP SIDE CREEPER (FLEET M	
	1-TOPSIDE CREEPER			MATCO TOOLS				
	7600	9/27/17	123922	MC NEILUS TRUCK & MFG CO	691.35	3750211	ARM, CYLNDR LEVER#156	
	SPECIAL DEPARTMENTAL EX			MC NEILUS TRUCK & MFG CO				
	7600	9/27/17	123922	MC NEILUS TRUCK & MFG CO	882.94	3753643	PACKER CYLINDER/REFUS	
	SPECIAL DEPARTMENTAL EX			MC NEILUS TRUCK & MFG CO				
	7411	9/27/17	123930	MOTOROLA SOLUTIONS, INC	3,262.84	13178342	REPL/RADIO UNIT#33	
	RADIO MAINTENANCE			MOTOROLA SOLUTIONS, INC				
	7304	9/27/17	123934	ERIK NOBLE	600.00		FY18 TOOL ALLOWANCE	
	TOOLS EXPENSE			NOBLE, ERIK				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-10-0 UNIT 243	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-11-0- UNIT 242	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-12-0 UNIT 184	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-14-0 UNIT 205	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-15-0 UNIT 183	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-16-0 UNIT 294	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-17-0 UNIT 293	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-18-0 UNIT 292	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	78.21	C266786	C-2843-19-0 UNIT 171	
FLEET MAINTENANCE	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	117.00	C266786	C-2843-9-0 UNIT 160	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7600	9/27/17	123954	SCELZI ENTERPRISES INC	513.44	F1172	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SCELZI ENTERPRISES INC				
	7600	9/27/17	123954	SCELZI ENTERPRISES INC	17.75	F1234	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SCELZI ENTERPRISES INC				
	7495	9/27/17	123956	SEQUOIA EQUIP CO INC	168.75	111877	LABOR/BACKHOE #177	
	PROF AND SPEC SERVICES			SEQUOIA EQUIP CO INC				
	7600	9/27/17	123956	SEQUOIA EQUIP CO INC	57.57	111877	PARTS/BACKHOE #177	
	SPECIAL DEPARTMENTAL EX			SEQUOIA EQUIP CO INC				
	7495	9/27/17	123985	WATERDROPS EXPRESS CAR WASH LLC	48.00	129405	LACEY WASHES BLANKET PO	
	PROF AND SPEC SERVICES			WATERDROPS EXPRESS CAR WASH LLC				
				Division Total 2040 FLEET MAINTENANCE	84,445.61			
2050	817319	9/27/17	123872	COOK'S COMMUNICATIONS CORP	15,032.24	134300	UP-FIT K9 DODGE	
FLEET REPLACEMENT RESERVE	1-POLICE VEHICLE (K-9)			COOK'S COMMUNICATIONS CORP				
	817319	9/27/17	123876	DATALUX CORP	37.47	47513	1" BASE MOUNT FOR SWIVEL/	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	1,049.12	47513	COMPUTER FOR NEW K-9 VEHI	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	58.88	47513	ESTIMATED SHIPPING/HANDLI	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	40.00	47546	ESTIMATED SHIPPING/HANDLI	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	214.11	47513	HARDWARE/ACCESSORIES/ADD	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	1,598.03	47546	K9 VEHICLE MONITOR - 12.1	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2050	817319	9/27/17	123876	DATALUX CORP	493.35	47546	MOUNT FOR K9 VEHICLE - DA	
FLEET REPLACEMENT RESERVE	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	153.37	47546	MOUNT FOR K9 VEHICLE - FL	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	374.69	47513	TRU-KEYBD BACKLIT USB KEY	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	160.58	47513	TRU-KEYBD TILTING, AR6TIC	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
	817319	9/27/17	123876	DATALUX CORP	275.13	47513	UPGRADE TO I7/PER QUOTE	
	1-POLICE VEHICLE (K-9)			DATALUX CORP				
				Division Total 2050 FLEET REPLACEMENT RESERVE	19,486.97			
2061	7600	9/18/17	123787	THE LAWNMOWER MAN	45.20	4722479	BLANKET PURCHASE ORDER	
STORM DRAINAGE-OPERATING	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	9/18/17	123790	MORGAN & SLATES	187.67	1467807	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	2,082.94		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	69.08	5183710 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7320	9/27/17	123833	A T & T	21.28	10209608	2017-08 584-9430	
	COMMUNICATIONS			A T & T (13982)				
	7600	9/27/17	123849	BIRD-B-GONE, INC	701.83	194007	BIRD NETTNG/HARDWARE	
	SPECIAL DEPARTMENTAL EX			BIRD-B-GONE, INC				
				Division Total 2061 STORM DRAINAGE-OPERATING	3,108.00			
2071	7600	9/18/17	123780	G E MOBILE WATER, INC	94.00	98938942	BLANKET PURCHASE ORDER	
WASTEWATER TREATMENT PLNT	SPECIAL DEPARTMENTAL EX			G E MOBILE WATER, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2071	7412	9/18/17	123781	H D SUPPLY CONSTRUCTION SUPPLY LTD	52.02	5000634557	LADDER-LOCL/WERNER	
WASTEWATER TREATMENT PLNT	EQUIPMENT MAINTENANCE			H D SUPPLY CONST & INDUST-WHITE CAP				
	7600	9/18/17	123787	THE LAWNMOWER MAN	10.73	4722659	50 GAL GAS/OIL MIX	
	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	9/18/17	123787	THE LAWNMOWER MAN	21.40	4722659	CHAIN SAW OIL	
	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	9/18/17	123787	THE LAWNMOWER MAN	182.31	4722658	ECHO BLOWER (#PB250)	
	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	9/18/17	123787	THE LAWNMOWER MAN	643.50	4722658	ECHO POLE SAW (#PPT266)	
	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	9/18/17	123790	MORGAN & SLATES	120.00	1465973	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	24.57	1467027	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	24.15	1467295	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	70.61	1471044	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	78.84	1471201	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	9/18/17	123790	MORGAN & SLATES	25.56	1471474	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7650	9/18/17	123792	NORTH CENTRAL LABORATORIES	1,578.04	393489	BLANKET PURCHASE ORDER	
	CHEMICALS			NORTH CENTRAL LABORATORIES				
	7650	9/18/17	123792	NORTH CENTRAL LABORATORIES	454.90	394036	BLANKET PURCHASE ORDER	
	CHEMICALS			NORTH CENTRAL LABORATORIES				
	7650	9/18/17	123792	NORTH CENTRAL LABORATORIES	122.94	394102	BLANKET PURCHASE ORDER	
	CHEMICALS			NORTH CENTRAL LABORATORIES				
	7551	9/18/17	123794	SANCHEZ BROS FARMING	630.00	1091	2017-06 WATER USAGE	
	WWTP EFFLUENT DISPOSAL			SANCHEZ BROS FARMING				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2071	7551	9/18/17	123794	SANCHEZ BROS FARMING	1,320.00	1097	2017-07 WATER USAGE	
WASTEWATER TREATMENT PLNT	WWTP EFFLUENT DISPOSAL			SANCHEZ BROS FARMING				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	52,038.14		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7600	9/18/17	123797	STAPLES	29.16	45679	LTR ORG, MULTI-TIER	
	SPECIAL DEPARTMENTAL EX			STAPLES				
	7550	9/18/17	123800	TOTAL FILTRATION SERVICES, INC	52.14	PSV1668866	BLANKET PURCHASE ORDER	
	OTHER CONTRACTUAL SERV			TOTAL FILTRATION SERVICES, INC				
	7550	9/18/17	123800	TOTAL FILTRATION SERVICES, INC	52.14	PSV1678982	BLANKET PURCHASE ORDER	
	OTHER CONTRACTUAL SERV			TOTAL FILTRATION SERVICES, INC				
	7412	9/18/17	123803	TURNUPSEED ELECTRIC	1,147.35	74702	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE			TURNUPSEED ELECTRIC				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	201.96	5183840 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7320	9/27/17	123833	A T & T	103.17	10209606	2017-08 584-8633	
	COMMUNICATIONS			A T & T (13982)				
	7550	9/27/17	123877	DENALI WATER SOLUTIONS LLC	28,310.07	0014830-IN	BIOSOLIDS REMOVAL/DISPOSA	
	OTHER CONTRACTUAL SERV			DENALI WATER SOLUTIONS LLC				
	7412	9/27/17	123887	AEROMIX SYSTEMS INC DBA	7,286.24	ASI-003741	LOWER END/GREASE LN	
	EQUIPMENT MAINTENANCE			FLUENCE USA				
	7412	9/27/17	123891	GETINGE USA INC	1,100.00	2168015	LAB WSHR PREVENT MNTC/-AU	
	EQUIPMENT MAINTENANCE			GETINGE USA INC				
	7955	9/27/17	123931	NEW DEAL DITCH CO	324.83	FY18 126-2	ASSMT 126-2 2@$162.41	
	TAXES			NEW DEAL DITCH CO				
	7495	9/27/17	123952	SAN JOAQUIN VALLEY AIR POLLUTION	1,855.00	C266638	C1871 PERMIT FEE	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7551	9/27/17	123953	SANCHEZ BROS FARMING	300.00	1100	2017-08 WTR USAGE	
	WWTP EFFLUENT DISPOSAL			SANCHEZ BROS FARMING				
	7320	9/27/17	123979	VERIZON WIRELESS	87.26	9792685731	2017-09	
	COMMUNICATIONS			VERIZON WIRELESS				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2071	7770	9/27/17	123983	JAMES P BURNS DBA	700.00	TR WOODS	REG/VACAVILL/10/01-04	
WASTEWATER TREATMENT PLNT	TRAINING/TRAVEL/MEETING			W Q I				
	7770	9/27/17	123988	COLE WOODS	178.50	TR WOODS	ADV/VACAVILL/10/01-04	
	TRAINING/TRAVEL/MEETING			WOODS, COLE				
Division Total 2071 WASTEWATER TREATMENT PLNT 99,219.53								
2072	7600	9/18/17	123790	MORGAN & SLATES	273.08	1466985	BLANKET PURCHASE ORDER	
SANITARY SEWER COLLECTION	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7780	9/18/17	123793	P G & E	286.13		2017-08 5401477022-3	
	UTILITIES-ELECTRICITY			P G & E				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	2,443.87		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	123.85		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7600	9/18/17	123797	STAPLES	56.83	45678	DRY ERASE BOARD, 4'X3'	
	SPECIAL DEPARTMENTAL EX			STAPLES				
	7412	9/18/17	123799	TELSTAR INSTRUMENTS, INC	460.00	91159	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	9/18/17	123799	TELSTAR INSTRUMENTS, INC	428.00	91160	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7600	9/18/17	123801	TRIPLE J CONCRETE	85.59	11496	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TRIPLE J CONCRETE				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	138.81	5183830 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7600	9/27/17	123853	BOGIE'S PUMP SYSTEMS, INC	1,056.07	11568	PUMP & KIT, HOMA, INC LAB	
	SPECIAL DEPARTMENTAL EX			BOGIE'S PUMP SYSTEMS, INC				
	7320	9/27/17	123869	COMCAST CABLE COMMUNICATIONS, INC	52.96	0439763 09/	8155500390439763 SCADA	
	COMMUNICATIONS			COMCAST CABLE COMMUNICATIONS, INC				
	7780	9/27/17	123936	P G & E	257.20		2017-08 6359810294-3	
	UTILITIES-ELECTRICITY			P G & E				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	9/27/17	123979	VERIZON WIRELESS **VERIZON WIRELESS**	43.28	9792685731	2017-09	
				Division Total 2072 SANITARY SEWER COLLECTION	5,705.67			
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	800.00	A718896	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	1,360.00	A719961	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	60.00	A720027	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	60.00	A720281	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	60.00	A720282	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	60.00	A720283	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	60.00	A720434	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	30.00	A720537	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	9/18/17	123773	B S K & ASSOCIATES INC **B S K & ASSOCIATES INC**	60.00	A720538	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	9/18/17	123790	MORGAN & SLATES **MORGAN & SLATES**	241.61	1469897	BLANKET PURCHASE ORDER	
	7780 UTILITIES-ELECTRICITY	9/18/17	123796	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	80,753.14		2017-08	
	7412 EQUIPMENT MAINTENANCE	9/18/17	123799	TELSTAR INSTRUMENTS, INC **TELSTAR INSTRUMENTS, INC**	321.22	91219	ESTIMATED SHIPPING/HANDLI	
	7412 EQUIPMENT MAINTENANCE	9/18/17	123799	TELSTAR INSTRUMENTS, INC **TELSTAR INSTRUMENTS, INC**	643.23	91250	HEATSNK FAN/CNTRL BRD	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081	7412	9/18/17	123799	TELSTAR INSTRUMENTS, INC	3,666.33	91219	PRES TRANSMIT, TNK 6, PRE	
WATER-OPERATIONS	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	9/18/17	123799	TELSTAR INSTRUMENTS, INC	270.00	91249	PROGRAMMING HOURS	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	9/18/17	123799	TELSTAR INSTRUMENTS, INC	181.52	91329	VFD FAN CONTROL BOARD	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	9/18/17	123799	TELSTAR INSTRUMENTS, INC	1,217.12	91329	VFD HEATSINK FANS	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7600	9/18/17	123801	TRIPLE J CONCRETE	76.58	10980	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TRIPLE J CONCRETE				
	7600	9/18/17	123801	TRIPLE J CONCRETE	92.34	11008	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TRIPLE J CONCRETE				
	7600	9/18/17	123801	TRIPLE J CONCRETE	85.59	11038	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TRIPLE J CONCRETE				
	7600	9/18/17	123801	TRIPLE J CONCRETE	85.59	11063	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TRIPLE J CONCRETE				
	7650	9/18/17	123804	UNIVAR	241.74	F0875680	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	443.81	F0875681	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	355.05	F0875683	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	1,131.72	F0875684	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	488.19	F0875689	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	576.95	F0875852	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	547.36	F0875853	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081	7650	9/18/17	123804	UNIVAR	421.62	F0875858	BLANKET PURCHASE ORDER	
WATER-OPERATIONS	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	569.56	F0875859	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	288.48	F0875860	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/18/17	123804	UNIVAR	295.87	F0875873	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	224.84	5183717 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7320	9/27/17	123833	A T & T	20.17	10209604	2017-08 584.0137	
	COMMUNICATIONS			A T & T (13982)				
	7495	9/27/17	123835	ALERE TOXICOLOGY SERVICES, INC	41.25	L127198	B GLOVER-DOT	
	PROF AND SPEC SERVICES			ALERE TOXICOLOGY SERVICES, INC				
	7495	9/27/17	123835	ALERE TOXICOLOGY SERVICES, INC	41.25	L127198	R BECERRA-DOT	
	PROF AND SPEC SERVICES			ALERE TOXICOLOGY SERVICES, INC				
	7495	9/27/17	123835	ALERE TOXICOLOGY SERVICES, INC	41.25	L127198	R KELLY-DOT	
	PROF AND SPEC SERVICES			ALERE TOXICOLOGY SERVICES, INC				
	7412	9/27/17	123837	AMERICAN INCORPORATED	155.75	7070528	RPR A/C W43	
	EQUIPMENT MAINTENANCE			AMERICAN INCORPORATED				
	7495	9/27/17	123841	B S K & ASSOCIATES INC	800.00	A717677	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			B S K & ASSOCIATES INC				
	7495	9/27/17	123841	B S K & ASSOCIATES INC	30.00	A718514	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			B S K & ASSOCIATES INC				
	7495	9/27/17	123841	B S K & ASSOCIATES INC	37.50	A720620	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			B S K & ASSOCIATES INC				
	7600	9/27/17	123849	BIRD-B-GONE, INC	701.83	194007	BIRD NETTNG/HARDWARE	
	SPECIAL DEPARTMENTAL EX			BIRD-B-GONE, INC				
	7320	9/27/17	123869	COMCAST CABLE COMMUNICATIONS, INC	52.97	0439763 09/	8155500390439763 SCADA	
	COMMUNICATIONS			COMCAST CABLE COMMUNICATIONS, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081	818010	9/27/17	123895	FERGUSON ENTERPRISES INC 1423 DBA	4,102.31	1307550	COMM FIRE HYDRANTS (4-1/2	
WATER-OPERATIONS	FIRE HYDRANTS, PARTS ONL			GROENIGER & CO				
	818010	9/27/17	123895	FERGUSON ENTERPRISES INC 1423 DBA	3,719.00	1307550	RES FIRE HYDRANTS (4-1/2	
	FIRE HYDRANTS, PARTS ONL			GROENIGER & CO				
	7600	9/27/17	123945	JOSEPH G POLLARD CO INC DBA	57.78	0087795	ESTIMATED SHIPPING/HANDLI	
	SPECIAL DEPARTMENTAL EX			POLLARDWATER.COM				
	7600	9/27/17	123945	JOSEPH G POLLARD CO INC DBA	637.76	0087795	FLUSHING HOSE-FIRE HYDRAN	
	SPECIAL DEPARTMENTAL EX			POLLARDWATER.COM				
	7450	9/27/17	123946	REBECCA KOZLOWSKI DBA	3,777.49	410037259	2016 CONSUMER CNFDNT	
	PUBLICATIONS AND DUES			PRESORT CENTER OF FRESNO, LLC				
	7650	9/27/17	123972	UNIVAR	466.02	F0876052	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	358.01	F0876053	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	429.02	F0876054	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	414.22	F0876055	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	1,196.81	F0876069	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	443.81	F0876204	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	355.05	F0876205	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	576.95	F0876206	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	236.70	F0876207	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	9/27/17	123972	UNIVAR	414.22	F0876208	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7650 CHEMICALS	9/27/17	123972	UNIVAR UNIVAR	288.48	F0876487	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	9/27/17	123972	UNIVAR UNIVAR	473.40	F0876488	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	9/27/17	123972	UNIVAR UNIVAR	281.08	F0876527	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	9/27/17	123972	UNIVAR UNIVAR	392.04	F0876528	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	9/27/17	123972	UNIVAR UNIVAR	1,109.53	F0876529	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	9/27/17	123979	VERIZON WIRELESS VERIZON WIRELESS	170.76	9792685731	2017-09	
				Division Total 2081 WATER-OPERATIONS	117,591.87			
2091 INTERMODAL-OPERATING	7550 OTHER CONTRACTUAL SERV	9/27/17	123866	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	45.00	0106699809	2017-09 AMTRAK	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123898	BERNADETTE A OLIVEIRA DBA HANFORD JANITORIAL SERVICE	355.00		2017-09 AMTRAK	
				Division Total 2091 INTERMODAL-OPERATING	400.00			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERV	9/18/17	123772	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	76.71	601457840	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	9/18/17	123772	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	89.30	601472547	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	9/18/17	123778	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	17.63	CAHAN6417	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	9/18/17	123779	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	30.85	0660-4	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2100	7600	9/18/17	123779	SHERWIN WILLIAMS COMPANY DBA	55.87	0769-3	BLANKET PURCHASE ORDER	
BUILDING MAINTENANCE	SPECIAL DEPARTMENTAL EX			FRAZEE INDUSTRIES				
	7600	9/18/17	123779	SHERWIN WILLIAMS COMPANY DBA	149.40	8658-0	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FRAZEE INDUSTRIES				
	7600	9/18/17	123797	STAPLES	3.14	12668	LMINATE CERT CARDS	
	SPECIAL DEPARTMENTAL EX			STAPLES				
	7550	9/18/17	123800	TOTAL FILTRATION SERVICES, INC	102.54	PSV1678983	BLANKET PURCHASE ORDER	
	OTHER CONTRACTUAL SERV			TOTAL FILTRATION SERVICES, INC				
	7300	9/21/17	123814	ARAMARK UNIFORM SERVICES, INC	123.80	5183817 8/1	2017-08 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7550	9/27/17	123837	AMERICAN INCORPORATED	311.50	7060665	A/C PD SRVER/ICING UP	
	OTHER CONTRACTUAL SERV			AMERICAN INCORPORATED				
	7550	9/27/17	123837	AMERICAN INCORPORATED	650.10	7070163	CONDENSOR MTR #G3	
	OTHER CONTRACTUAL SERV			AMERICAN INCORPORATED				
	7550	9/27/17	123837	AMERICAN INCORPORATED	(311.50)	7069697	CR INV 7060665	
	OTHER CONTRACTUAL SERV			AMERICAN INCORPORATED				
	7550	9/27/17	123837	AMERICAN INCORPORATED	200.25	7070527	RPR A/C COUNCIL CHMBR	
	OTHER CONTRACTUAL SERV			AMERICAN INCORPORATED				
	7550	9/27/17	123866	CLARK PEST CONTROL, INC	56.00	0079019009	2017-09 CITY OFC	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	9/27/17	123866	CLARK PEST CONTROL, INC	40.00	0002405709	2017-09 CIVIC AUD	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	9/27/17	123866	CLARK PEST CONTROL, INC	50.00	0097036609	2017-09 COE PARK	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	9/27/17	123866	CLARK PEST CONTROL, INC	45.00	0106699709	2017-09 CORP YARD	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	9/27/17	123866	CLARK PEST CONTROL, INC	49.00	0095060909	2017-09 LONGFIELD	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	9/27/17	123866	CLARK PEST CONTROL, INC	40.00	0087821609	2017-09 POLICE	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2100	7550	9/27/17	123866	CLARK PEST CONTROL, INC	40.00	0090125509	2017-09 VETS	
BUILDING MAINTENANCE	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	818014	9/27/17	123927	MITY-LITE, INC	2,564.54	00052941	CARTS MULTI FUNCTION - CI	
	300-FOLDING CHAIRS/5CARTS			MITY-LITE, INC				
	818014	9/27/17	123927	MITY-LITE, INC	1,106.69	00052941	ESTIMATED SHIPPING/HANDLI	
	300-FOLDING CHAIRS/5CARTS			MITY-LITE, INC				
	818014	9/27/17	123927	MITY-LITE, INC	8,424.81	00052941	FOLDING CHAIRS (WHITE) -	
	300-FOLDING CHAIRS/5CARTS			MITY-LITE, INC				
	7785	9/27/17	123961	SOUTHERN CALIF GAS CO	37.98		2017-09 0961156800	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	818015	9/27/17	123965	INTERLINE BRANDS INC DBA	2,217.30	412398604	GUMWAND MACHINE (EST AMT)	
	1-GUMWAND MACHINE			SUPPLYWORKS				
	7550	9/27/17	123976	VALENZUELA PLASTERING INC	925.00	1931	STUCCO REPAIR/PW	
	OTHER CONTRACTUAL SERV			VALENZUELA PLASTERING INC				
	7320	9/27/17	123979	VERIZON WIRELESS	62.53	9792685731	2017-09	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 2100 BUILDING MAINTENANCE	17,158.44			
2102	817607	9/27/17	123889	GARLAND/DBS, INC	61,375.89	GD1000658	ROOFING MATERIALS	
BLDG OPER-EQUIP REPL RSRV	POLICE STATION RE-ROOF			GARLAND/DBA INC				
	817607	9/27/17	123889	GARLAND/DBS, INC	5,563.17	GD1000667	ROOFING MATERIALS	
	POLICE STATION RE-ROOF			GARLAND/DBA INC				
	817607	9/27/17	123889	GARLAND/DBS, INC	663.61	GDI0006605	ROOFING MATERIALS	
	POLICE STATION RE-ROOF			GARLAND/DBA INC				
	817607	9/27/17	123889	GARLAND/DBS, INC	9,137.20	GUS013589	ROOFING MATERIALS	
	POLICE STATION RE-ROOF			GARLAND/DBA INC				
				Division Total 2102 BLDG OPER-EQUIP REPL RSRV	76,739.87			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2104	818648	9/18/17	123789	MILLER'S RENTALAND	94.00	751440	STUMP GRINDER RENT	
ACCUM CAPITAL OUTLAY	DOWNTOWN 2010 PLAN			MILLER'S RENTALAND				
	7956	9/19/17	123811	UNITED STATES TREASURY	38,700.00		PENALTY/W2 2015 LATE	
	MISC PENALTY			UNITED STATES TREASURY				
	818648	9/21/17	123829	I T VERDIN COMPANY DBA	850.00	169364	CIVIC PARK CLOCK	
	DOWNTOWN 2010 PLAN			VERDIN COMPANY, THE				
	817606	9/27/17	123889	GARLAND/DBS, INC	24,338.42	GD1000659	ROOFING MATERIALS	
	LONGFIELD RE-ROOF/COOLE			GARLAND/DBA INC				
	817606	9/27/17	123889	GARLAND/DBS, INC	109,483.36	GD1000659	ROOFING MATERIALS	
	LONGFIELD RE-ROOF/COOLE			GARLAND/DBA INC				
	818648	9/27/17	123964	PATRICK ENTERPRISES, INC DBA	1,930.50	17-74864	MULCH 100 YRDS	
	DOWNTOWN 2010 PLAN			SUPERIOR SOIL SUPPLEMENTS				
	818648	9/27/17	123964	PATRICK ENTERPRISES, INC DBA	225.23	17-74762	WALK ON BARK	
	DOWNTOWN 2010 PLAN			SUPERIOR SOIL SUPPLEMENTS				
				Division Total 2104 ACCUM CAPITAL OUTLAY	175,621.51			
2131	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	5,230.01		2017-08	
COURTHOUSE SQUARE-OPERTNG	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7495	9/27/17	123837	AMERICAN INCORPORATED	188.00	7070575	RPR A/C #210	
	PROF AND SPEC SERVICES			AMERICAN INCORPORATED				
	7495	9/27/17	123866	CLARK PEST CONTROL, INC	60.00	0100629809	2017-09 COURTHOUSE	
	PROF AND SPEC SERVICES			CLARK PEST CONTROL, INC				
	7495	9/27/17	123898	BERNADETTE A OLIVEIRA DBA	500.00		2017-09 CRTHOUSE	
	PROF AND SPEC SERVICES			HANFORD JANITORIAL SERVICE				
	7780	9/27/17	123960	SOUTHERN CALIF EDISON CO	2,560.41		2017-09	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7785	9/27/17	123961	SOUTHERN CALIF GAS CO	31.51		2017-09 0919156843	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
				Division Total 2131 COURTHOUSE SQUARE-OPERTNG	8,569.93			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2180 PARKS FACILITY IMPACT FEE	817616 ROTARY FIELD LIGHTING	9/27/17	123969	UNITED PARCEL SERVICE **UNITED PARCEL SERVICE**	11.94	F7476V347	TLR BLD EX/ROTARY	
				Division Total 2180 PARKS FACILITY IMPACT FEE	11.94			
2181 TRANSPORTN FACLTY IMP FEE	815665 LCY REALIGN-SH43/SIERRA	9/27/17	123986	WILLIAMS SCOTSMAN, INC **WILLIAMS SCOTSMAN, INC**	2,842.57	99744553	PORTABLE BLDG/HELENA- INS	
				Division Total 2181 TRANSPORTN FACLTY IMP FEE	2,842.57			
2183 POLICE PROTECTION IMP FEE	815606 POL STA DESIGN/PROP ACQ	9/27/17	123863	CARVALHO CONSTRUCTION INC **CARVALHO CONSTRUCTION INC**	25.00		REFUND PLANS/SPECS	
				Division Total 2183 POLICE PROTECTION IMP FEE	25.00			
240 LAD 90-1 T606 PINECASTLE	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	1,027.42	953	2017-08	
				Division Total 240 LAD 90-1 T606 PINECASTLE	1,027.42			
241 LAD 90-2 T610 PARK MONTRY	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	89.20	954	2017-08	
				Division Total 241 LAD 90-2 T610 PARK MONTRY	89.20			
242 LAD 90-3 T595 MANS #7 & 8	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	93.26	954	2017-08	
				Division Total 242 LAD 90-3 T595 MANS #7 & 8	93.26			
243 LAD 90-4 T619 HYDE PARK	7780 UTILITIES-ELECTRICITY	9/18/17	123796	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	25.53		2017-08	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
243 LAD 90-4 T619 HYDE PARK	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	19.80	956	2017-08	
				Division Total 243 LAD 90-4 T619 HYDE PARK	45.33			
244 LAD 91-1 T641 SIERA VISTA	7780 UTILITIES-ELECTRICITY	9/19/17	123810	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	117.14		2017-07	
	7780 UTILITIES-ELECTRICITY	9/19/17	123810	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	119.48		2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	105.84	956	2017-08	
				Division Total 244 LAD 91-1 T641 SIERA VISTA	342.46			
245 LAD 92-1 PORTOFINO 1 & 2	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	152.21	953	2017-08	
				Division Total 245 LAD 92-1 PORTOFINO 1 & 2	152.21			
246 LAD 92-2 CIELO EN TIERRA	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	78.36	955	2017-08	
				Division Total 246 LAD 92-2 CIELO EN TIERRA	78.36			
247 LAD 93-1 T634 VINTAGE EST	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	128.73	955	2017-08	
				Division Total 247 LAD 93-1 T634 VINTAGE EST	128.73			
248 LAD 93-2 T673 WALNUT FRST	7780 UTILITIES-ELECTRICITY	9/18/17	123796	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	47.96		2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	191.36	956	2017-08	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
248 LAD 93-2 T673 WALNUT FRST	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	44.13	956	2017-08 ST FRNTAGE	
				Division Total 248 LAD 93-2 T673 WALNUT FRST	283.45			
249 LAD 94-1 T712 GATEWAY EST	7780 UTILITIES-ELECTRICITY	9/18/17	123796	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	47.39		2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	91.80	953	2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	45.56	953	2017-08 BASIN	
				Division Total 249 LAD 94-1 T712 GATEWAY EST	184.75			
250 LAD 94-2 T708 STONECREST	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	925.44	954	2017-08 FRONTAGE	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	472.73	954	2017-08 PARK FRNTAGE	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	466.46	954	2017-08 RR FRNTAGE	
				Division Total 250 LAD 94-2 T708 STONECREST	1,864.63			
251 LAD 94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	209.55	954	2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	826.98	954	2017-08 INTERIOR PARK	
				Division Total 251 LAD 94-3 T696 QUAIL RUN	1,036.53			
252 LAD 97-1 T711 ROSEWOOD	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	49.91	956	2017-08	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
				Division Total 252 LAD 97-1 T711 ROSEWOOD	49.91			
253 LAD 97-2 T742 SUMMERFLD	7780 UTILITIES-ELECTRICITY	9/18/17	123796	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	48.73		2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	39.49	953	2017-08	
				Division Total 253 LAD 97-2 T742 SUMMERFLD	88.22			
254 LAD 97-3 T743 COUNTRY CR	7780 UTILITIES-ELECTRICITY	9/19/17	123810	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	73.31		2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	602.65	956	2017-08	
				Division Total 254 LAD 97-3 T743 COUNTRY CR	675.96			
255 LAD 98-1 T747 CRYSTL SPR	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	215.58	953	2017-08	
				Division Total 255 LAD 98-1 T747 CRYSTL SPR	215.58			
256 LAD 98-2 T759 MT VW #1	7780 UTILITIES-ELECTRICITY	9/18/17	123796	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	47.82		2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	428.77	956	2017-08	
				Division Total 256 LAD 98-2 T759 MT VW #1	476.59			
257 LAD 01-1 T680 PAC GR #1	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	102.09	955	2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	44.23	955	2017-08 BASIN	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
				Division Total 257 LAD 01-1 T680 PAC GR #1	146.32			
258	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	110.57	954	2017-08	
LAD 01-2 T770 CAMBRIA #1	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	205.61	954	2017-08 RR FRNTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 258 LAD 01-2 T770 CAMBRIA #1	316.18			
259	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	97.87	954	2017-08	
LAD 01-3 T771 POPPY HILL	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 259 LAD 01-3 T771 POPPY HILL	97.87			
260	7780	9/19/17	123810	SOUTHERN CALIF EDISON CO	148.72		2017-07	
LAD 01-4 T769 SILVER OAK	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	9/19/17	123810	SOUTHERN CALIF EDISON CO	144.04		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	1,220.75	955	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 260 LAD 01-4 T769 SILVER OAK	1,513.51			
261	7780	9/19/17	123810	SOUTHERN CALIF EDISON CO	49.68		2017-07	
LAD 02-1 T776 ASHTON PARK	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	9/19/17	123810	SOUTHERN CALIF EDISON CO	47.96		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	832.31	956	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 261 LAD 02-1 T776 ASHTON PARK	929.95			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
262	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	23.20		2017-08	
LAD 03-1 T789 LA PARC	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	98.18	955	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	269.51	955	2017-08 RR	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 262 LAD 03-1 T789 LA PARC	390.89			
263	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	23.98		2017-08	
LAD 04-1 T810 SIDONIA	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	172.75	956	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 263 LAD 04-1 T810 SIDONIA	196.73			
264	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	93.12		2017-08	
LAD 04-2 T799 CAMBRIDGE	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	505.37	954	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	82.11	954	2017-08 INTERIOR BASN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 264 LAD 04-2 T799 CAMBRIDGE	680.60			
265	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	198.52		2017-08	
LAD 04-3 T795 CAMBRIDGE	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	994.14	955	2017-08 PARK	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	256.18	955	2017-08 RR	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
265 LAD 04-3 T795 CAMBRIDGE	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	885.70	955	2017-08 STREET	
				Division Total 265 LAD 04-3 T795 CAMBRIDGE	2,334.54			
266 LAD 04-4 T802-3 SIERRA	7780 UTILITIES-ELECTRICITY	9/18/17	123796	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	69.60		2017-08	
	7550 OTHER CONTRACTUAL SERV	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	235.67	953	2017-08	
	7780 UTILITIES-ELECTRICITY	9/27/17	123960	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	72.66		2017-09	
				Division Total 266 LAD 04-4 T802-3 SIERRA	377.93			
2665 GAS TAX - 2103	816621 12TH RESURF/SJVRR-HOME D	9/21/17	123830	ZUMWALT HANSEN, INC **ZUMWALT HANSEN, INC**	1,614.35	11959	09/05/16-09/03/17	
	816621 12TH RESURF/SJVRR-HOME D	9/27/17	123839	AVISON CONSTRUCTION INC **AVISON CONSTRUCTION INC**	14,487.50		PMT 6 06/05-08/23/17	
	816620 TRAF SIG/HFD-ARM & IRWIN	9/27/17	123843	DARYL L BALCH DBA **BALCH LAND SERVICES**	317.00	6	2017-08 LAND ACQ	
				Division Total 2665 GAS TAX - 2103	16,418.85			
2667 T.D.A. - TRANSPORTATION	816671 11TH AVE RESRF-IVY-GRNGV	9/27/17	123839	AVISON CONSTRUCTION INC **AVISON CONSTRUCTION INC**	21,033.00		PMT 5 06/05-08/23/17	
				Division Total 2667 T.D.A. - TRANSPORTATION	21,033.00			
2669 REGIONAL STP EXCHANGE FDS	815625 LACEY RESURF/GRNFD-MALL	9/27/17	123839	AVISON CONSTRUCTION INC **AVISON CONSTRUCTION INC**	11,875.00		PMT 7 06/05-08/23/17	
				Division Total 2669 REGIONAL STP EXCHANGE FDS	11,875.00			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
267	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	23.81		2017-08	
LAD 05-1 MISSION PARK	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	35.95	953	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	38.88	953	2017-08 BASIN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	9/27/17	123960	SOUTHERN CALIF EDISON CO	24.78		2017-09	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
				Division Total 267 LAD 05-1 MISSION PARK	123.42			
2672	816617	9/18/17	123791	NICK CHAMPI ENTERPRISES INC	4,200.00	18937	TREE REMOVAL-11TH & HOUST	
CMAQ FUNDS	TRAF SIG/11TH AV & HOUSTN			NICK CHAMPI ENTERPRISES INC				
	816617	9/27/17	123933	NICK CHAMPI ENTERPRISES INC	8,950.00	19560	FENCE 11TH&HOUSTON- RELOC	
	TRAF SIG/11TH AV & HOUSTN			NICK CHAMPI ENTERPRISES INC				
				Division Total 2672 CMAQ FUNDS	13,150.00			
268	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	46.40		2017-08	
LAD 05-2 T835 COPPER VLLY	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	527.51	955	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 268 LAD 05-2 T835 COPPER VLLY	573.91			
269	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	95.64		2017-08	
LAD 06-1 T794 QUAIL PARK	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	1,034.29	954	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 269 LAD 06-1 T794 QUAIL PARK	1,129.93			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
270	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	23.20		2017-08	
LAD 09-1 T877 VICTORY	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	84.30	955	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 270 LAD 09-1 T877 VICTORY	107.50			
271	7780	9/18/17	123796	SOUTHERN CALIF EDISON CO	91.08		2017-08	
LAD 09-2 T843 LENNAR	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	305.33	956	2017-08	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	459.72	956	2017-08 #II	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	665.12	956	2017-08 #III	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	9/27/17	123960	SOUTHERN CALIF EDISON CO	94.38		2017-09	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
				Division Total 271 LAD 09-2 T843 LENNAR	1,615.63			
273	7780	9/19/17	123810	SOUTHERN CALIF EDISON CO	69.76		2017-07	
LAD 14-01 T843 INDEP SUB3	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	9/19/17	123810	SOUTHERN CALIF EDISON CO	76.91		2017-08	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	9/27/17	123868	CLEAN CUT LANDSCAPE MANAGEMENT INC	790.00	956	2017-08 #IV	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 273 LAD 14-01 T843 INDEP SUB3	936.67			
375-001	7495	9/27/17	123973	URBAN FUTURES INC	1,500.00	CD2017-28	FY16 ANNUL DISCLOSURE	
2012 RFD SWR REV BD	PROF AND SPEC SERVICES			URBAN FUTURES INC				

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
				Division Total 375-001 2012 RFD SWR REV BD	1,500.00			
375-002 2015 RFD SWR REV BD	7495 PROF AND SPEC SERVICES	9/27/17	123973	URBAN FUTURES INC **URBAN FUTURES INC**	1,500.00	CD2017-28	FY16 ANNUL DISCLOSURE	
				Division Total 375-002 2015 RFD SWR REV BD	1,500.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123813	AJ EXCAVATION INC **AJ EXCAVATION INC**	100.00	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123815	AVISON CONSTRUCTION **AVISON CONSTRUCTION**	100.00	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123818	CENTRAL VALLEY ENVIRONMENTAL **CENTRAL VALLEY ENVIRONMENTAL**	100.00	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123819	CHILDREN'S GARDEN **CHILDREN'S GARDEN**	60.00	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123820	DE LA TORRE ROVELO, EVANGELINA **DE LA TORRE ROVELO, EVANGELINA**	18.01	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123822	HARPER, CAITLAN **HARPER, CAITLAN**	32.59	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123823	HILTZ, JOHN P **HILTZ, JOHN P**	16.68	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123825	ROBINSON, LUKE & TAWNY M **ROBINSON, LUKE & TAWNY M**	126.64	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	9/21/17	123827	SEAL RITE PAVING **SEAL RITE PAVING**	80.00	REFUND	UB REFUND	
	3600 FUND BALANCE AVAILABLE	9/27/17	123915	LOVE, EMILEEN D **LOVE, EMILEEN D**	19.01	REISSUE	REISSUE CK 121004	
	2020-002 UNAPPLIED CREDITS FOR UB	9/27/17	123923	MEDRANO, ACRACELI **MEDRANO, ACRACELI**	105.96	REFUND	UB REFUND	
				Division Total 390 WATER-OPERATIONS	758.89			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
394-005 2013 WATER REF REV BD	7495 PROF AND SPEC SERVICES	9/27/17	123973	URBAN FUTURES INC **URBAN FUTURES INC**	1,500.00	CD2017-28	FY16 ANNUL DISCLOSURE	
				Division Total 394-005 2013 WATER REF REV BD	1,500.00			
400 CITY PAYROLL REVOLVING	2073 AMERICAN FID FLEX DEF	9/15/17	123760	AMERICAN FIDELITY ASSURANCE-FLEX **AMERICAN FIDELITY ASSURANCE-FLEX**	2,785.91		DED:396 AMFLEX DEF	
	2063 EMPLOYEES ATTACHMENT P	9/15/17	123761	CALIF STATE DISBURSEMENT UNIT **CALIF STATE DISBURSEMENT UNIT**	541.85		DED:206 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	9/15/17	123762	FRANCHISE TAX BOARD **FRANCHISE TAX BOARD**	190.00		DED:210 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	9/15/17	123763	G E M A 1121211070 **G E M A**	720.00		DED:621 GEMA	
	2059 EMPLOYEES ASSOCNS PAYA	9/15/17	123764	H M E A 0000129193 **H M E A**	36.00		DED:600 HMEA	
	2059 EMPLOYEES ASSOCNS PAYA	9/15/17	123765	H P O A 3242162141 **H P O A**	2,600.00		DED:607 HPOA	
	2059 EMPLOYEES ASSOCNS PAYA	9/15/17	123765	H P O A 3242162141 **H P O A**	50.00		DED:607 HPOA	
	2059 EMPLOYEES ASSOCNS PAYA	9/15/17	123766	I A F F, LOCAL 3898 A/C#9129026 **I A F F, LOCAL 3898**	1,171.50		DED:615 I A F F	
	2063 EMPLOYEES ATTACHMENT P	9/15/17	123767	KINGS COUNTY SHERIFF'S OFFICE **KINGS COUNTY SHERIFF'S OFFICE**	309.00		DED:209 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	9/15/17	123768	S E I U LOCAL 521 **S E I U LOCAL 521**	2,779.50		DED:601 SEIU MEMBR	
	2059 EMPLOYEES ASSOCNS PAYA	9/15/17	123768	S E I U LOCAL 521 **S E I U LOCAL 521**	413.97		DED:602 SEIU FEEPR	
	2063 EMPLOYEES ATTACHMENT P	9/15/17	123769	U S DEPT OF EDUCATION **U S DEPT OF EDUCATION**	179.61		DED:212 ATTACHMENT	
	2068 EMPLOYEE ASSISTNT PAYAB	9/27/17	123858	C S A C EXCESS INSURANCE AUTHORITY **C S A C EXCESS INSURANCE AUTHORITY**	2,100.90	18401037	FY18 EAP OCT-DEC	

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

Date: 9/27/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400	2074	9/27/17	123967	TRANSAMERICA LIFE INSURANCE CO	2,199.10		2017-09 TRANSAM	
CITY PAYROLL REVOLVING	TRANSAMERICA			TRANSAMERICA LIFE INSURANCE CO				
				Division Total 400 CITY PAYROLL REVOLVING	16,077.34			
511	3600	9/27/17	123884	FAMILY EYE CARE	12.75	REISSUE	REISSUE CK 121921	
MISC CASH DEPOSITS TRUST	FUND BALANCE AVAILABLE			FAMILY EYE CARE				
	3001-1	9/27/17	123932	NEW TESTAMENT BAPTIST CHURCH	250.00	2003064	REFUND CIVIC DEP 9539	
	REC-AUDITORIUM DEP TRUST			NEW TESTAMENT BAPTIST CHURCH				
	3005-070	9/27/17	123947	PUERTO VALLARTA	29.12		LICENSE REFUND	
	DISAB ACCES-BL-SB1186			PUERTO VALLARTA				
	3005-003	9/27/17	123959	SOLAR CITY / TESLA	1.47	FY17-1854	REFUND JOB CANCELLED	
	STRONG MOTION INSTRU PR			SOLAR CITY / TESLA				
	3005-044	9/27/17	123959	SOLAR CITY / TESLA	1.00	FY17-1854	REFUND JOB CANCELLED	
	BLDG STD ADMIN REVLV FUN			SOLAR CITY / TESLA				
	3005-003	9/27/17	123963	SUNRUN INSTALLATION SERVICES INC	1.17	FY17-1514	REFUND JOB CANCELLED	
	STRONG MOTION INSTRU PR			SUNRUN INSTALLATION SERVICES INC				
	3005-003	9/27/17	123963	SUNRUN INSTALLATION SERVICES INC	1.43	FY17-1645	REFUND JOB CANCELLED	
	STRONG MOTION INSTRU PR			SUNRUN INSTALLATION SERVICES INC				
	3005-044	9/27/17	123963	SUNRUN INSTALLATION SERVICES INC	1.00	FY17-1514	REFUND JOB CANCELLED	
	BLDG STD ADMIN REVLV FUN			SUNRUN INSTALLATION SERVICES INC				
	3005-044	9/27/17	123963	SUNRUN INSTALLATION SERVICES INC	1.00	FY17-1645	REFUND JOB CANCELLED	
	BLDG STD ADMIN REVLV FUN			SUNRUN INSTALLATION SERVICES INC				
	3001-1	9/27/17	123975	V R P A TECHNOLOGIES	250.00	2003057	REFUND CIVIC DEP 9596	
	REC-AUDITORIUM DEP TRUST			V R P A TECHNOLOGIES				
				Division Total 511 MISC CASH DEPOSITS TRUST	548.94			
					1,458,261.21			

Attachment: WARRANT REGISTER-09-27-17 (FIN: WARRANT REGISTER)

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** A

SUBJECT:
Community Development - REVISED TENTATIVE TRACT NO. 918: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, (an increase of 12 lots from the previous approval of 130 lots) a two-acre park, and a 5.02-acre basin. MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion 009-030-148).

See the attached staff report.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report to City Council
Resolution 17-50-R
Exhibit A Revised Tentative Tract 918
Exhibit B - Planning Commission Staff Report and Exhibits
Exhibit C Signed PC Resolution 2017-14
Exhibit D Previously Approved Tentative Tract 918
Exhibit E Addendum No. 1 (TT 918 Revised)

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, October 3, 2017

PROJECT: **REVISED TENTATIVE TRACT NO. 918**: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots (an increase of 12 lots from the previous approval of 130 lots), a two-acre park, and a 5.02-acre basin.

MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion 009-030-148).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Certify Mitigated Negative Declaration No. 2016-06 for the project.

2. Adopt Resolution 17-50-R, approving Revised Tentative Tract Map 918.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2016-06 for the project.

2. I move to adopt Resolution 17-50-R, approving Revised Tentative Tract Map 918.

PROJECT DESCRIPTION

Revised Tentative Tract 918:

A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots (an increase of 12 lots from the previous approval of 130 lots), a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit A.**

Project Location

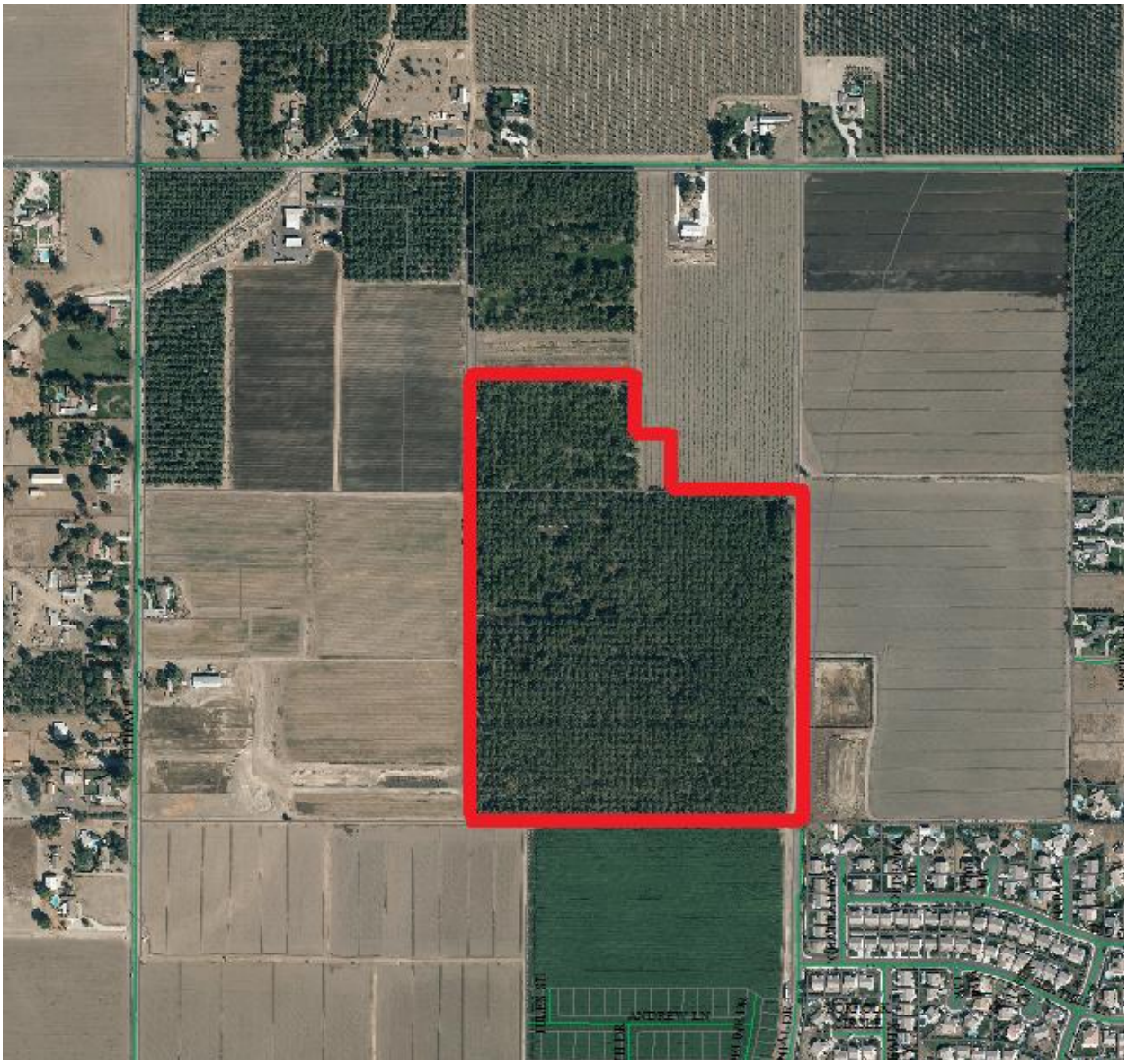
Attachment: Staff Report to City Council [Revision 1] (CD: Revised Tentative Tract 918)

The project is applicable to the property located west of the future Centennial Drive, south of Fargo Avenue, between 12th Avenue and 13th Avenue (APN 009-030-041 and a portion of 009-030-148).

Existing Land Use

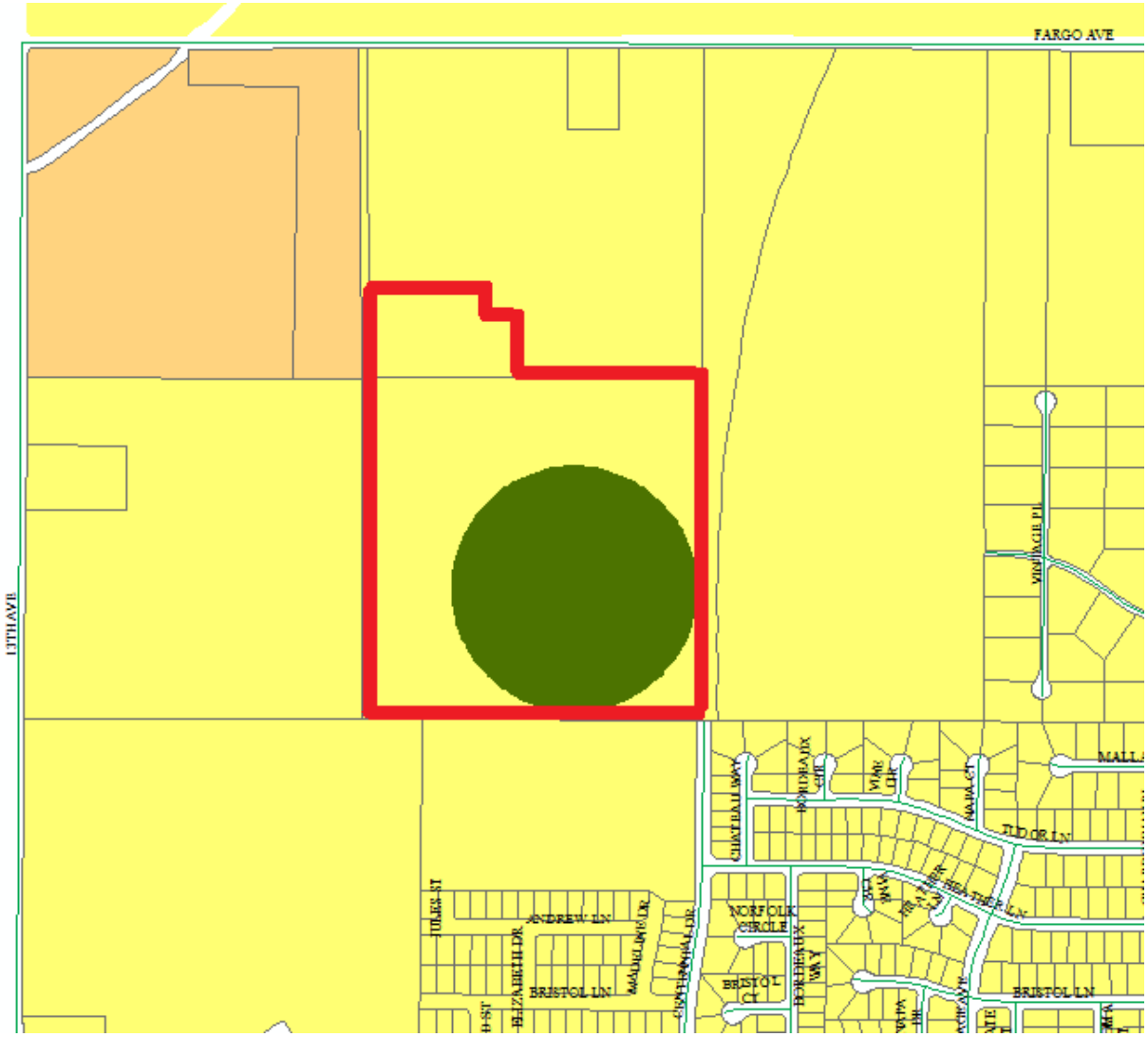
The majority of the project area is comprised of vacant land and land used for agricultural purposes.

Figure 1: Land Use
(Property outlined in red)



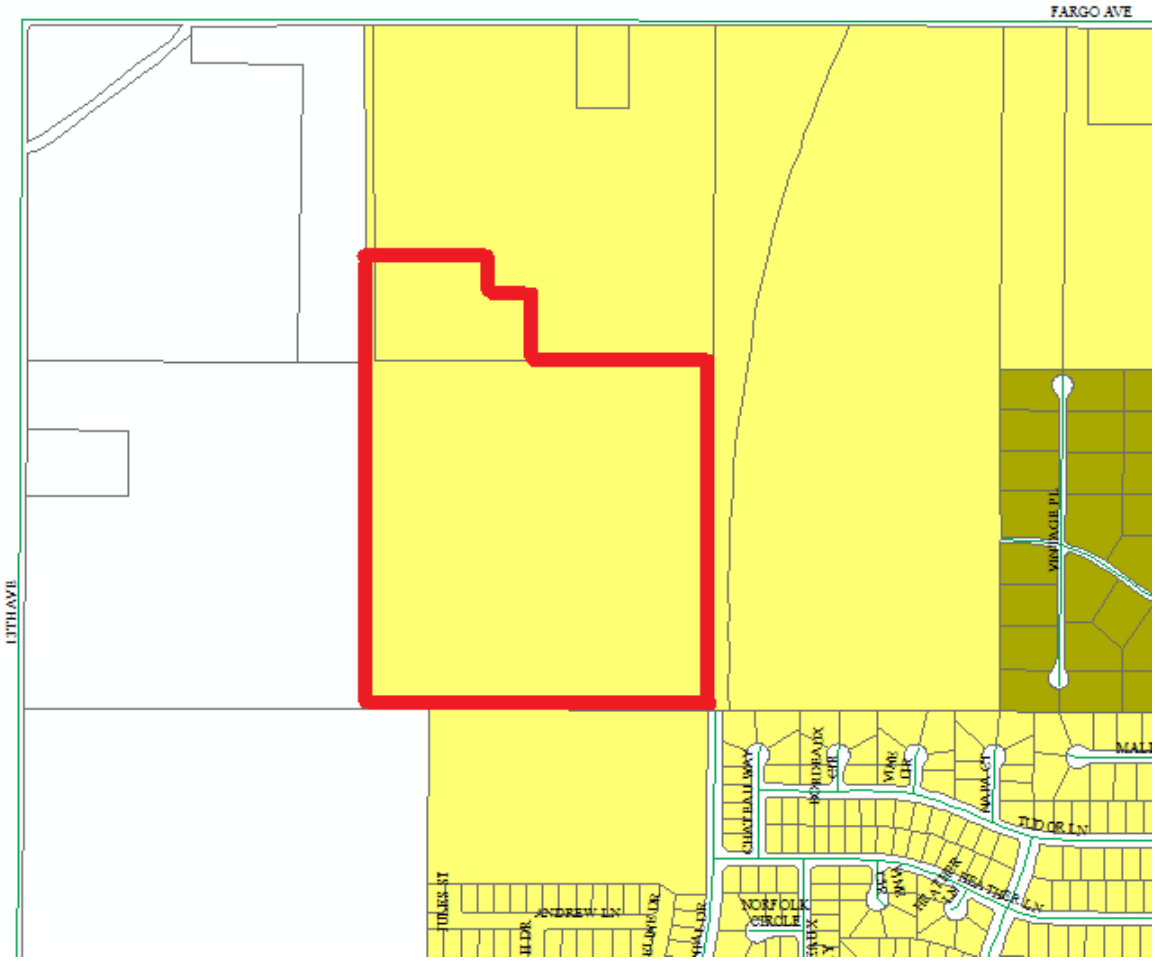
Attachment: Staff Report to City Council [Revision 1] (CD: Revised Tentative Tract 918)

Figure 2: General Plan Designation
Low-Density Residential and Public Facility
(Property outlined in red)



Attachment: Staff Report to City Council [Revision 1] (CD: Revised Tentative Tract 918)

Figure 3: Zoning Designation
R-L-5 Low-Density Residential
(Property outlined in red)



BACKGROUND INFORMATION

The project, including associated projects Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 919, and Tentative Parcel Map No. 2016-01, went before the Planning Commission, as a public hearing item, on March 28, 2017. All projects were recommended to the City Council for approval by a 6-0 vote (Nahal absent).

On May 16, 2017, the City Council Certified Mitigated Negative Declaration No. 2016-06, waived the first reading of Ordinance No. 2017-06, prezoning the project area, initiated proceedings for Annexation/Reorganization No. 152, approved Tentative Parcel Map No. 2016-02, and Tentative Tract 918 and 919. The City Council approved Prezone No. 2016-01 on June 6, 2017.

On June 28, 2017, the Local Agency Formation Commission (LAFCO) approved Annexation/Reorganization No. 152, thus annexing 80.86 acres into the City of Hanford.

Attachment: Staff Report to City Council [Revision 1] (CD: Revised Tentative Tract 918)

Due to the revision of previously approved Tentative Tract 918, which yielded an increase in lots, on September 12, 2017, the Planning Commission held a public hearing and voted 6-0 to recommend approval of the projects to the City Council. A copy of the September 12, 2017 staff report is attached for the Commission's review, as **Exhibit B.**

A copy of Planning Commission Resolution No. 2017-14, recommending approval of the Revised Tentative Tract Map 918 to the City Council, is attached as **Exhibit C** for the Council's review.

General Plan Designation and Zoning:

The General Plan designates the property as Low-Density, with future Open Space. Under Prezone No. 2016-01, the property was zoned R-L-5, Low-Density Residential.

Adjacent Land Use and Zoning:

	Land Use	Zoning	General Plan Designation
North:	Vacant	County AL-10	Agriculture
South:	Vacant (Future Residential)	R-L-5	Low-Density Residential
East:	Vacant (Future Residential)	R-L-5	Low-Density Residential
West:	Agriculture and Vacant	County AL-10	Low-Density Residential

Project Description

Tentative Tract Map 918

Tentative Tract 918 approved the subdivision of 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See previously approved Tentative Tract 918, attached as **Exhibit D.**

Revised Tentative Tract 918

The revised tentative tract includes the following changes:

- Addition of 12 lots; from 130 to 142
- Changed lot sizes and configurations

A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots (an increase of 12 lots from the previous approval of 130 lots), a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See revised Tentative Tract 918, attached as **Exhibit A.**

Project Design:

Total Area: 47.51 acres

Number of Lots: 142 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin

Number of Dwelling Units: 142 single-family residences

Units per acre: 2.99 dwelling units/acre

Potential population increase: 3.11 persons per household x 142 households = 442 persons

Lot Sizes

Smallest	Largest	Average	Required
6,604 sq. ft.	18,917 sq. ft.	9,071 sq. ft.	5,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-L-5" Low-Density Residential Zone District.

FINDINGS FOR APPROVAL

Revised Tentative Tract Map 918:

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 City Council:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Revised Tentative Tract 918. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have

adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

   ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and ten units per acre. The project has a density of 2.99 dwelling units per acre.

5. Environmental Finding:

   ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted on June 6, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919. Due to revisions proposed to Tentative Tract 918, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of 12 lots in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2016-06.The addendum is attached as **Exhibit E.**

6. Public Health Finding:

   ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision and 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.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on September 22, 2017 and mailed to property owners within 500 ft. of the project site on September 21, 2017. No public comments have been received, as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted on May 16,

2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919. Due to revisions proposed to Tentative Tract 918, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of 12 lots in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2016-06. The addendum is attached as **Exhibit E.**

RECOMMENDATION

Staff recommends that the City Council:

1. Certify Mitigated Negative Declaration No. 2016-06 for the project.

2. Adopt Resolution 17-50-R, approving Revised Tentative Tract Map 918.

RESOLUTION 17-50-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING REVISED TENTATIVE TRACT 918. THE PROJECT IS A REQUEST TO SUBDIVIDE 47.51 ACRES INTO 142 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN. THE PROJECT IS LOCATED SOUTH OF FARGO AVENUE, BETWEEN 12TH AND 13TH AVENUES, WEST OF THE FUTURE CENTENNIAL DRIVE (APN 009-030-041 AND A PORTION OF 009-030-148).

At a regular meeting of the City Council of the City of Hanford duly called and held on October 3, 2017, by motion of Councilmember _____ , and seconded by Councilmember _____ _____, and duly carried, the following resolution was adopted:

WHEREAS, Revised Tentative Subdivision Map No. 918, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, located at APN 009-030-041and a portion of 009-030-148, as shown in **Exhibit A,** has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of October 3, 2017, and

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

WHEREAS, Mitigated Negative Declaration No. 2016-06 was certified by the City of Hanford City Council on May 16, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919, and due to the revisions to the approved Tentative Tract 918, an addendum was prepared and attached to the Mitigated Negative Declaration, in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the City Council has made the following findings, pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

size is 9,071 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Revised Tentative Tract 918. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and ten units per acre. The project has a density of 2.99 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted on June 6, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919. Due to revisions proposed to Tentative Tract 918, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of 12 lots in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2016-06.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as Exhibit B, and certifies that no significant environmental impacts would result from the proposed revision to the project not previously addressed under the original initial study, Mitigated Negative Declaration No. 2016-06, and Addendum No. 1 and that Mitigated Negative Declaration No. 2016-06 was prepared consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Environmental Guidelines.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Declaration No. 2016-06, and Addendum No. 1 and that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines

THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Revised Tentative Tract 918 subject to the following conditions:

ADMINISTRATION DEPARTMENT
Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
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 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 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 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 fees, arising out of, resulting from, or in any way in connection with any

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

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's 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 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 Associate 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 compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

5. 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).

6. 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.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B,** are also conditions of approval of the project.

10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.

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

Special Requirements

1. 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning Hanford Municipal Code, Chapter 17.10

1. That all requirements of the R-L-5 Low-Density Residential Zone District shall apply.

Dwelling Units per Lot HMC, Section 17.10.050

1. That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage HMC, Section 17.10.060

1. That the maximum coverage of a lot in the R-L-5 zone shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Areas HMC, Section 17.10.070

1. That no structure shall be placed within a building setback area.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

2. That the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space.

3. That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.

4. That the rear building setback area shall be increased by 10 feet for buildings over one story high.

5. That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.

6. That where there is a landscape easement with a wall or fence on the street side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures HMC Section 17.10.080

1. That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures HMC Section 17.10.090

1. That the maximum structure height shall be 35 feet.

Driveways HMC Section 17.10.110

1. That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

2. That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

3. That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space HMC Section 17.10.150

1. That each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide.

Landscaping HMC Section 17.10.160

1. That landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

2. That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

3. That in order to provide a tree lined streets in the residential zone districts, the following requirements shall be provided in the required parkway:

   a. That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two front yard trees must be planted 12 feet (no greater or no less) from the face of the front lot line street curb.

   b. That there shall be two additional street trees, a minimum of 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

Cultural Requirements:

1. That in the case that any human remains are discovered at any time, construction will cease and the City shall be notified, as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

2. (Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

3. (Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Environmental Requirements:

1. 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.

2. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

3. 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 is 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.

Rooftop Equipment HMC Section 17.50.100

1. That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Outdoor Lighting Standards HMC Section 17.50.140

1. That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

2. That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

3. That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

4. That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

5. That the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

    a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

    b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

    c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

    d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

6. That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

7. That freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings

1. That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

    a. Standard window and door awnings

    b. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

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.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

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 Department and Building Division 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 Division 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 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.

4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 Office; (559) 940-2943 Cell or by E-mail at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

2. **Deferred submittals must be received prior to issuance of building permit.**

3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

4. Temporary emergency fire department access road shall be marked with a sign that's legible from 100 feet at the street entrance. **See Exhibit C.**

Storage Tanks:

1. IF APPLICABLE, All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit.

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.

2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT
Contact Assistant Engineer Samantha Long (559) 585-2556
Concerning questions that you may have on the conditions listed below:
PROJECT: Tract 918 San Joaquin Homes – 12771 Fargo Ave

Maps and Plans:

1. That the developer shall 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, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete 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

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

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 all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

   a.) Centennial Drive – Ten feet (Landscape/Public Utility)
   b.) Devon Street – Ten feet (Landscape/Public Utility)
   c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.

4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:

   a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

      1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.

      2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

   b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

      1. Traffic index used for the design of street structural section shall be a minimum of 7.0.

      2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

      3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

<u>Backup Parkway Improvements</u>:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:

   a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.

c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets 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 new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.

3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall 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 development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Devon Street located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. 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, and any revisions thereof. 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 and any revisions thereof. Fee payable with each building permit.

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).
   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
   - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit D.**

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

KINGS COUNTY HEALTH DEPARTMENT
Contact Troy Hommerding at (559) 584-1411
Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION:

That this 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 tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 3rd day of October, 2017, by the following vote:

AYES: Council Member _____
_____
_____
_____
_____

NOES: Council Member _____
ABSTAIN: Council Member _____
ABSENT: Council Member _____

_____
MAYOR

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

I, **JENNIFER GOMEZ,** City Clerk of the City of Hanford, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of Hanford at a regular meeting thereof held on the 3rd day of October, 2017

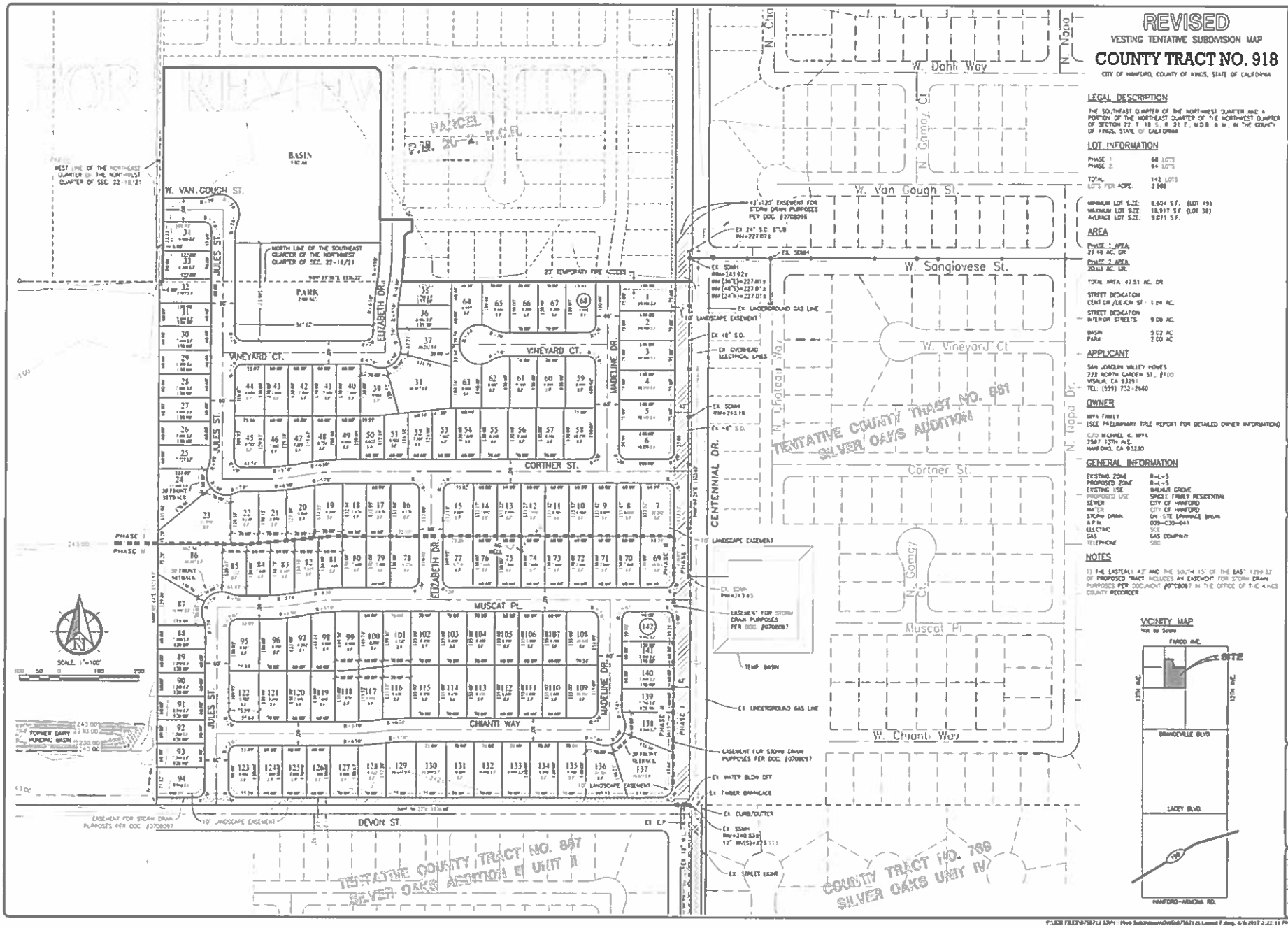
Dated: _____

_____
City Clerk

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Exhibit A:
Revised Tentative Tract Map 918

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)



Packet Pg. 115

15.A.b

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

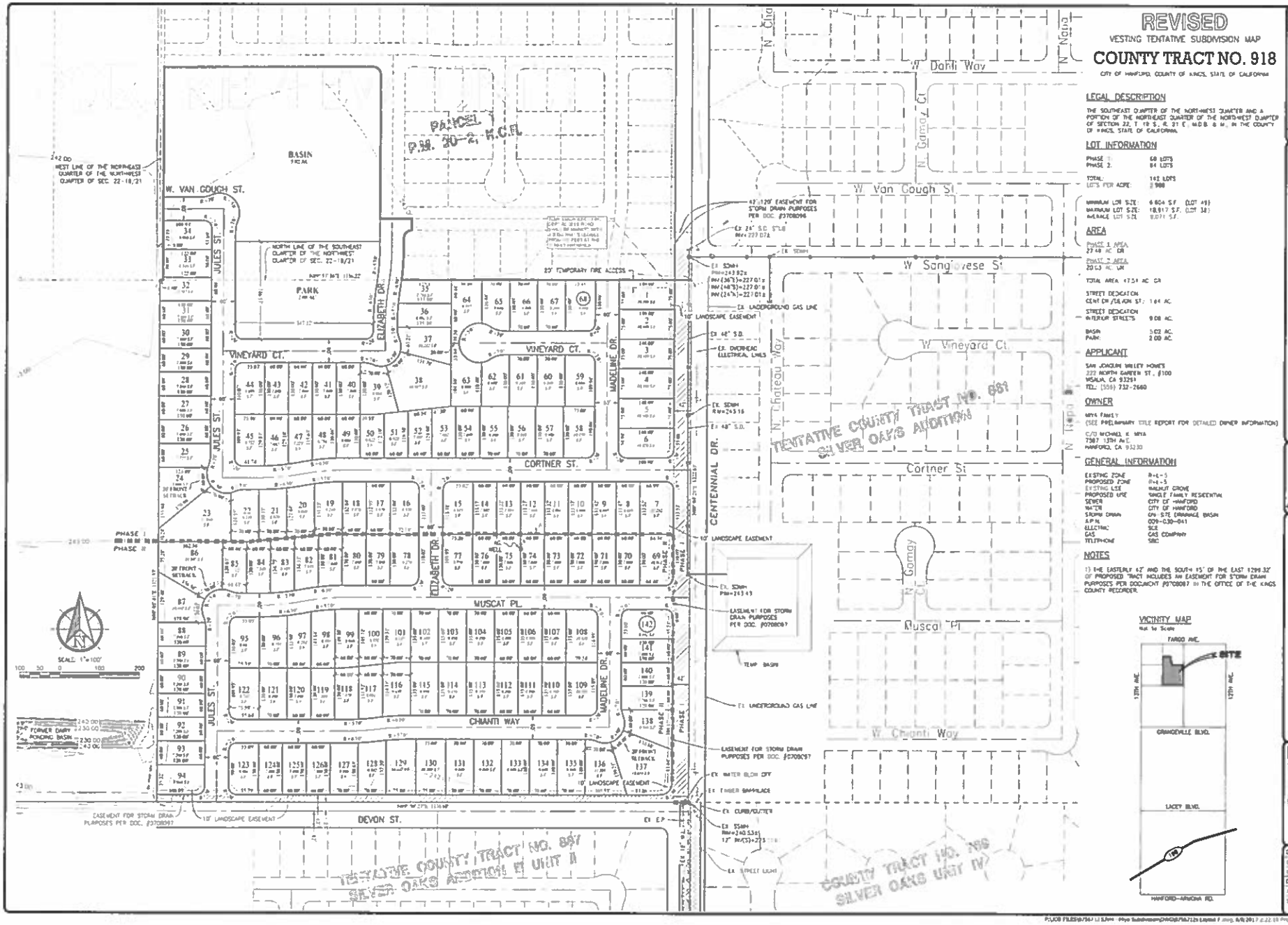
Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**1.** That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. **2.** Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Exhibit C:
Fire Mark Up

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)



Packet Pg. 125

15.A.b

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

Exhibit D:
Comments from the SJVAPCD

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

    - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
    - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

Printed on recycled paper

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

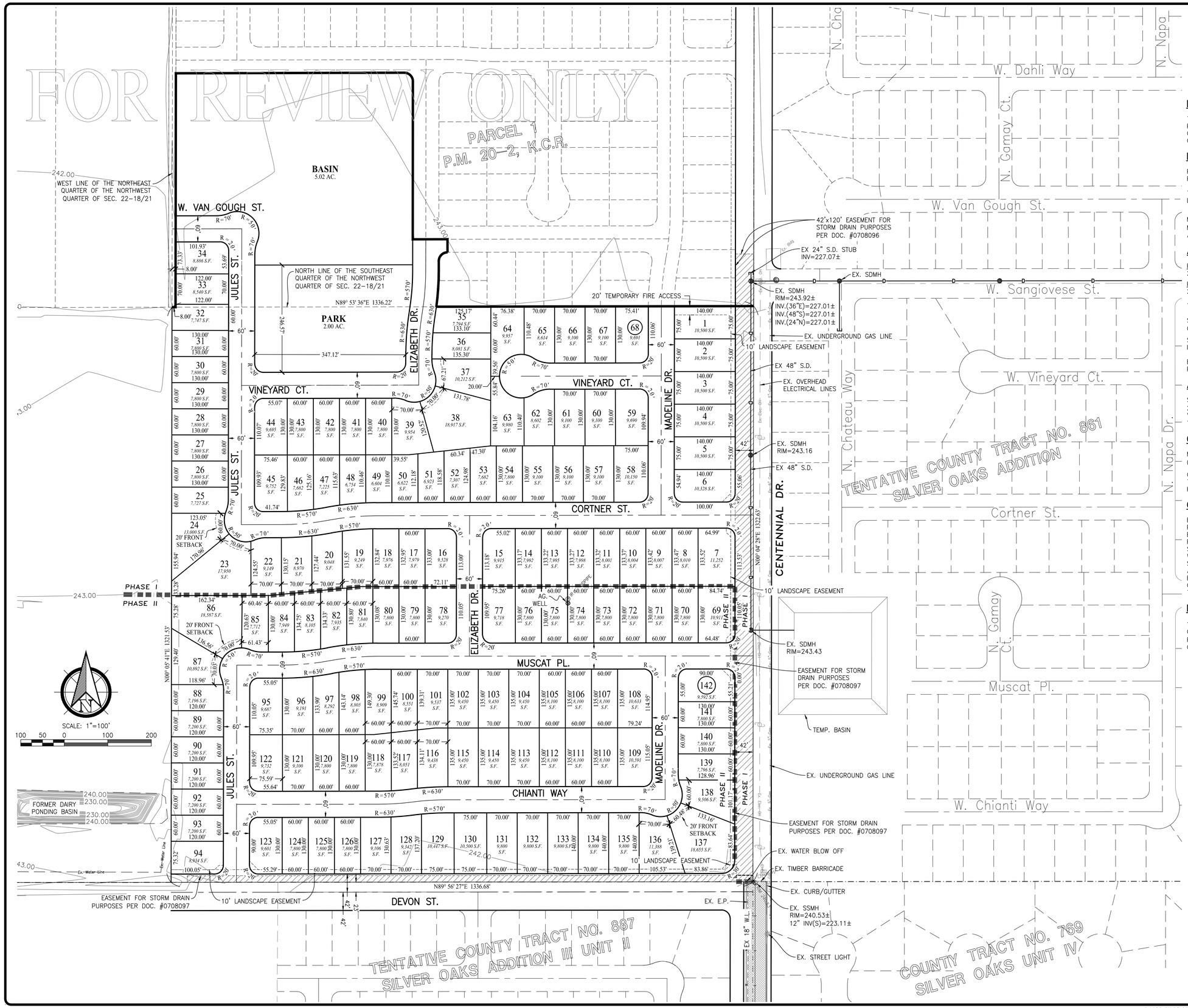
Arnaud Marjollet
Director of Permit Services

Cherie L. Clark

For:
Brian Clements
Program Manager

AM: cc

Attachment: Resolution 17-50-R (CD: Revised Tentative Tract 918)



REVISED
VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 918

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION

PHASE 1:	68 LOTS
PHASE 2:	64 LOTS
TOTAL:	142 LOTS
LOTS PER ACRE:	2.989
MINIMUM LOT SIZE:	6,604 S.F. (LOT 49)
MAXIMUM LOT SIZE:	18,917 S.F. (LOT 38)
AVERAGE LOT SIZE:	9,071 S.F.

AREA

PHASE 1 AREA:
27.48 AC. GR.

PHASE 2 AREA:
20.03 AC. GR.

TOTAL AREA: 47.51 AC. GR.

STREET DEDICATION CENT.DR./DEVON ST.:	1.84 AC.
STREET DEDICATION INTERIOR STREETS:	9.08 AC.
BASIN:	5.02 AC.
PARK:	2.00 AC.

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER

MIYA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED OWNER INFORMATION)

C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

GENERAL INFORMATION

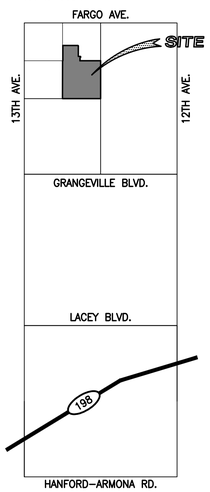
EXISTING ZONE	R-L-5
PROPOSED ZONE	R-L-5
EXISTING USE	WALNUT GROVE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	ON-SITE DRAINAGE BASIN
A.P.N.	009-030-041
ELECTRIC	SCE
GAS	SCE GAS COMPANY
TELEPHONE	SBC

NOTES

1) THE EASTERLY 42' AND THE SOUTH 15' OF THE EAST 1299.32' OF PROPOSED TRACT INCLUDES AN EASEMENT FOR STORM DRAIN PURPOSES PER DOCUMENT #0708097 IN THE OFFICE OF THE KINGS COUNTY RECORDER.

VICINITY MAP

Not to Scale



No.	Revisions	Date
1	ADDED LOTS	5/31/17

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291

FOR REVIEW ONLY

REVISED VESTING TENTATIVE SUBDIVISION MAP COUNTY TRACT No. 918

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JRJ
CHECKED BY:	Z
INDEXED BY:	
DATE:	SEE BELOW
JOB NO.:	0756711
SHEET:	1 OF 1

Attachment: Exhibit A Revised Tentative Tract 918 (CD: Revised Tentative Tract 918)

AGENDA
STAFF REPORT

MEETING DATE: 9/12/2017	**AGENDA SECTION:**

SUBJECT:
REVISED TENTATIVE TRACT NO. 918: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion of 009-030-148).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:
Resolution No. 2017-14
Staff Report - Revised Tentative Tract 918
Exhibit A Revised Tentative Tract 918
Exhibit B May 16, 2017 City Council Staff Report
Exhibit C Resolution No. 17-28-R
Exhibit D Previously Approved Tentative Tract 918
Exhibit E Addendum No. 1 (TT 918 Revised)

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

RESOLUTION 2017-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF REVISED TENTATIVE TRACT 918 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO SUBDIVIDE 47.51 ACRES INTO 142 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN. THE PROJECT IS LOCATED SOUTH OF FARGO AVENUE, BETWEEN 12TH AND 13TH AVENUES, WEST OF THE FUTURE CENTENNIAL DRIVE (APN 009-030-041 AND A PORTION OF 009-030-148).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 12, 2017, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, Revised Tentative Subdivision Map No. 918, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, located at APN 009-030-041 and a portion of 009-030-148, as shown in **Exhibit A,** has been reviewed by the Planning Commission of the City of Hanford, 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 September 12, 2017, and

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

WHEREAS, Mitigated Negative Declaration No. 2016-06 was certified by the City of Hanford City Council on May 16, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919, and due to the revisions to the approved Tentative Tract 918, an addendum was prepared and attached to the Mitigated Negative Declaration, in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission has made the following findings, pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan,

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Revised Tentative Tract 918. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and ten units per acre. The project has a density of 2.99 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted on June 6, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919. Due to revisions proposed to Tentative Tract 918, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of 12 lots in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2016-06.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed revision to the project not previously addressed under the original initial study, Mitigated Negative Declaration No. 2016-06, and Addendum No. 1 and that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford hereby recommends approval of Revised Tentative Tract 918 to the City Council, subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
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 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,

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

litigation costs, or attorney 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 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 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's 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 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 Associate 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 compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

3. That the final map be submitted to the City Éngineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

5. 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).

6. 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.

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B,** are also conditions of approval of the project.

10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.

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

Special Requirements

1. 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning Hanford Municipal Code, Chapter 17.10

1. That all requirements of the R-L-5 Low-Density Residential Zone District shall apply.

Dwelling Units per Lot HMC, Section 17.10.050

1. That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage HMC, Section 17.10.060

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

1. That the maximum coverage of a lot in the R-L-5 zone shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Areas HMC, Section 17.10.070

1. That no structure shall be placed within a building setback area.

2. That the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space.

3. That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.

4. That the rear building setback area shall be increased by 10 feet for buildings over one story high.

5. That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.

6. That where there is a landscape easement with a wall or fence on the street side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures HMC Section 17.10.080

1. That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures HMC Section 17.10.090

1. That the maximum structure height shall be 35 feet.

Driveways HMC Section 17.10.110

1. That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

2. That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

3. That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space HMC Section 17.10.150

1. That each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide.

Landscaping HMC Section 17.10.160

1. That landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

2. That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

3. That in order to provide a tree lined streets in the residential zone districts, the following requirements shall be provided in the required parkway:

   a. That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two front yard trees must be planted 12 feet (no greater or no less) from the face of the front lot line street curb.

   b. That there shall be two additional street trees, a minimum of 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

Cultural Requirements:

1. That in the case that any human remains are discovered at any time, construction will cease and the City shall be notified, as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

2. (Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

3. (Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Environmental Requirements:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

1. 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.

2. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

3. 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 is 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.

Rooftop Equipment HMC Section 17.50.100

1. That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

1. That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

2. That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

3. That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

4. That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

5. That the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

6. That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

7. That freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings

1. That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

   a. Standard window and door awnings

   b. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

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

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

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:

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.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division 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 Division 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 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.

4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 Office; (559) 940-2943 Cell or by E-mail at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

2. **Deferred submittals must be received prior to issuance of building permit.**

3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.

3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

4. Temporary emergency fire department access road shall be marked with a sign that's legible from 100 feet at the street entrance. **See Exhibit C.**

Storage Tanks:

1. IF APPLICABLE, All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit.

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.

2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long (559) 585-2556
Concerning questions that you may have on the conditions listed below:
PROJECT: Tract 918 San Joaquin Homes – 12771 Fargo Ave

Maps and Plans:

1. That the developer shall 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

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete 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 all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

   a.) Centennial Drive – Ten feet (Landscape/Public Utility)
   b.) Devon Street – Ten feet (Landscape/Public Utility)
   c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.

4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall 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 tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:

   a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

      1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.

      2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

1. Traffic index used for the design of street structural section shall be a minimum of 7.0.

2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:

a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.

c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets 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 new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.

3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall 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 development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Devon Street located as shown on the tentative subdivision map.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. 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, and any revisions thereof. 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 and any revisions thereof. 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 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).
   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
   - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit D.**

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411
Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION:

That this 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 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:

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

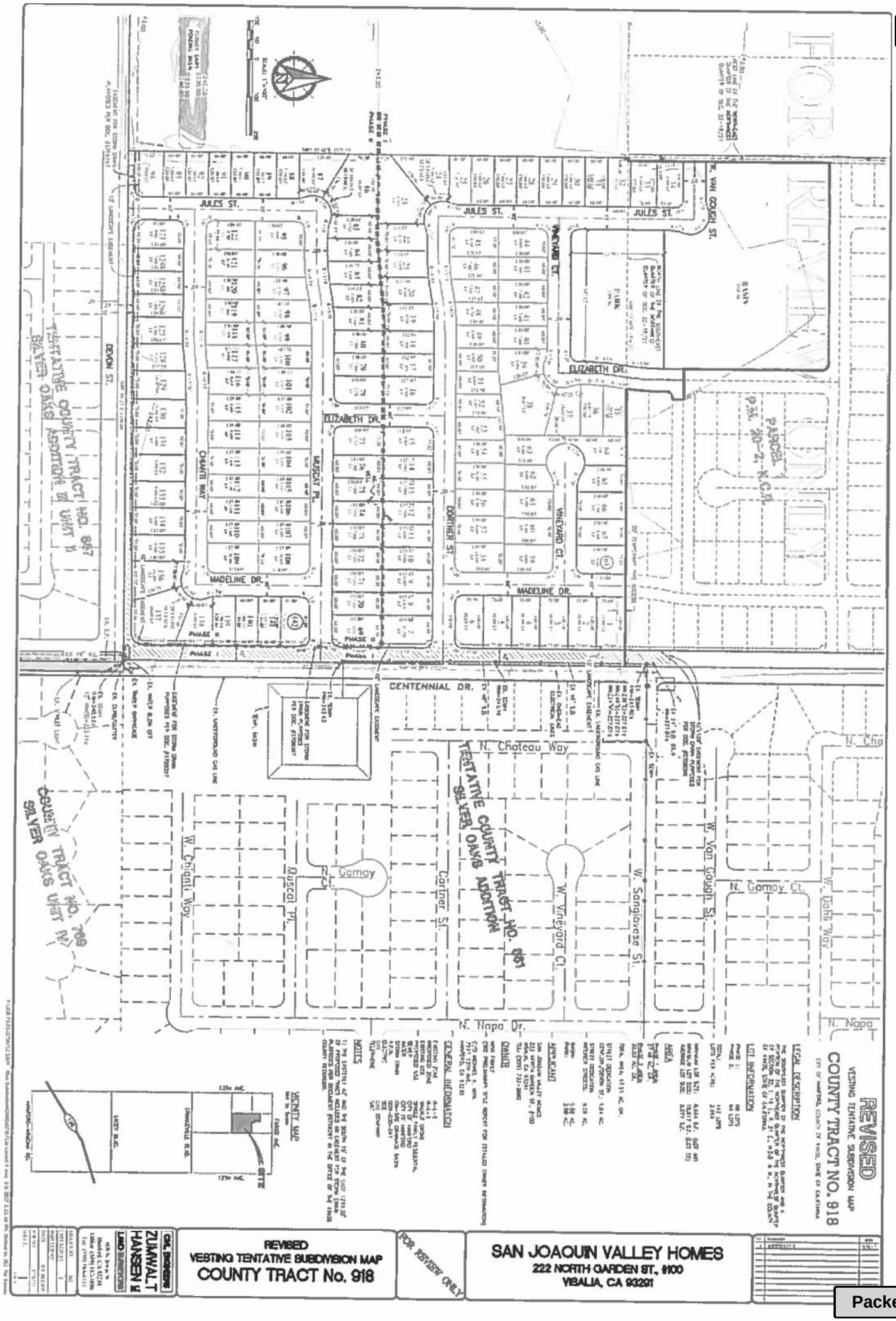
STATE OF CALIFORNIA)
COUNTY OF KINGS)*ss*
CITY OF HANFORD)

I, **DARLENE R. MATA** Secretary of the 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 **12th** day of **September, 2017**.

_____
Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Exhibit A:
Revised Tentative Tract Map 918



Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

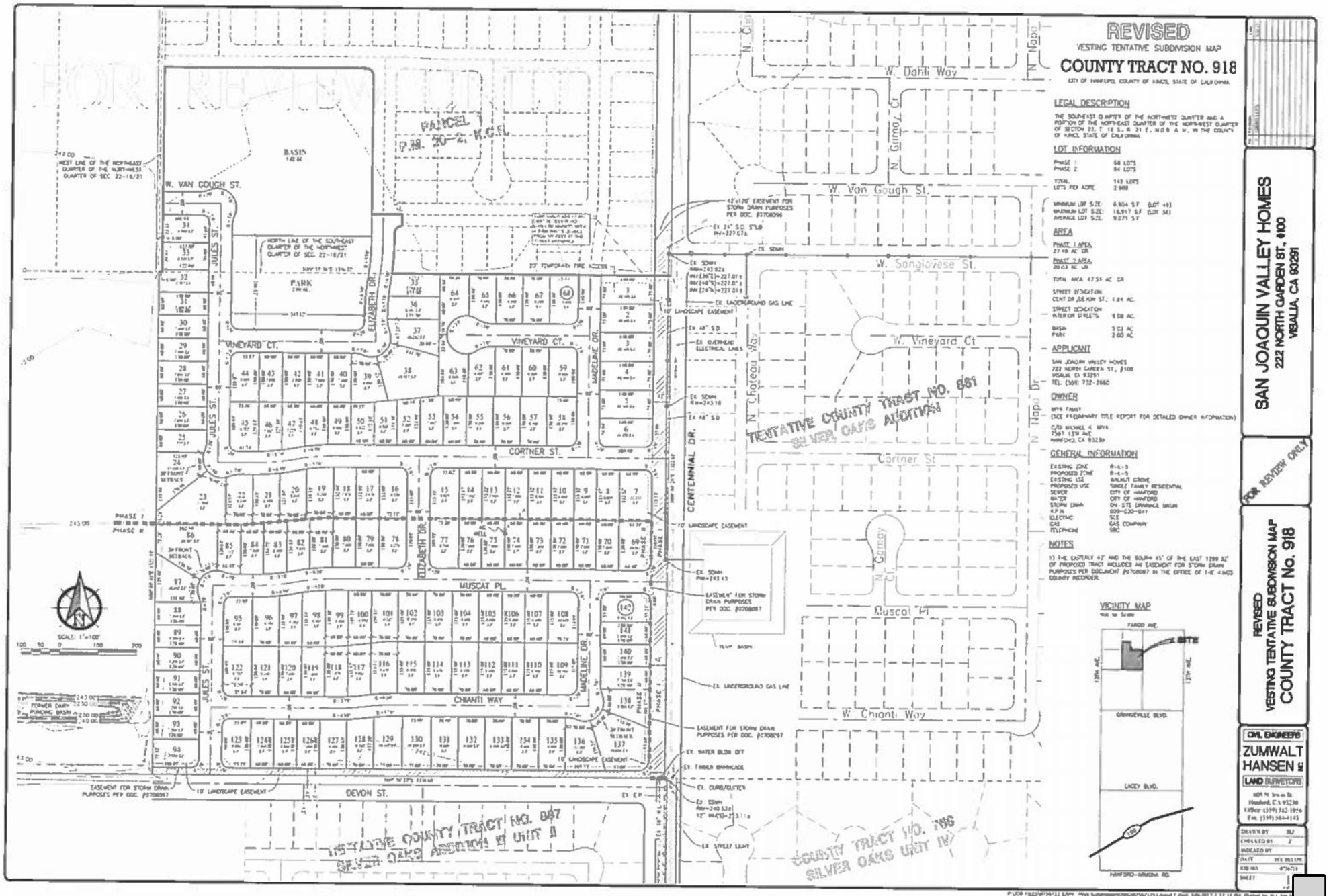
Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**1.** That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. **2.** Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Exhibit C:
Fire Mark-up



Packet Pg. 163

15.A.d

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Exhibit D:
Comments from the SJVAPCD

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

    - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
    - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services

Cherie L. Clark

For:
Brian Clements
Program Manager

AM: cc

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, September 12, 2017

PROJECT: **REVISED TENTATIVE TRACT NO. 918**: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

MITIGATED NEGATIVE DECLARATION NO. 2016-06: Am addendum to the previously approved Mitigated Negative Declaration No. 2016-06 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion 009-030-148).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2016-06 to the City Council.

2. Adopt Resolution No. 2017-14, recommending approval of Revised Tentative Tract Map 918 to the City Council.

RECOMMENDED MOTION

1. I move to recommend adoption of Mitigated Negative Declaration No. 2016-06 to the City Council.

2. I move to adopt Resolution No. 2017-14, recommending approval of Revised Tentative Tract Map 918 to the City Council

PROJECT DESCRIPTION

Revised Tentative Tract 918:

The project is a request to revise the previously approved Tentative Tract 918 map, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit A.**

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Project Location

The project is located west of the future Centennial Drive, south of Fargo Avenue, between 12th Avenue and 13th Avenue (APN 009-030-041 and a portion of 009-030-148).

Existing Land Use

The majority of the project area is comprised of vacant land and land used for agricultural purposes.

Figure 1: Land Use
(Property outlined in red)

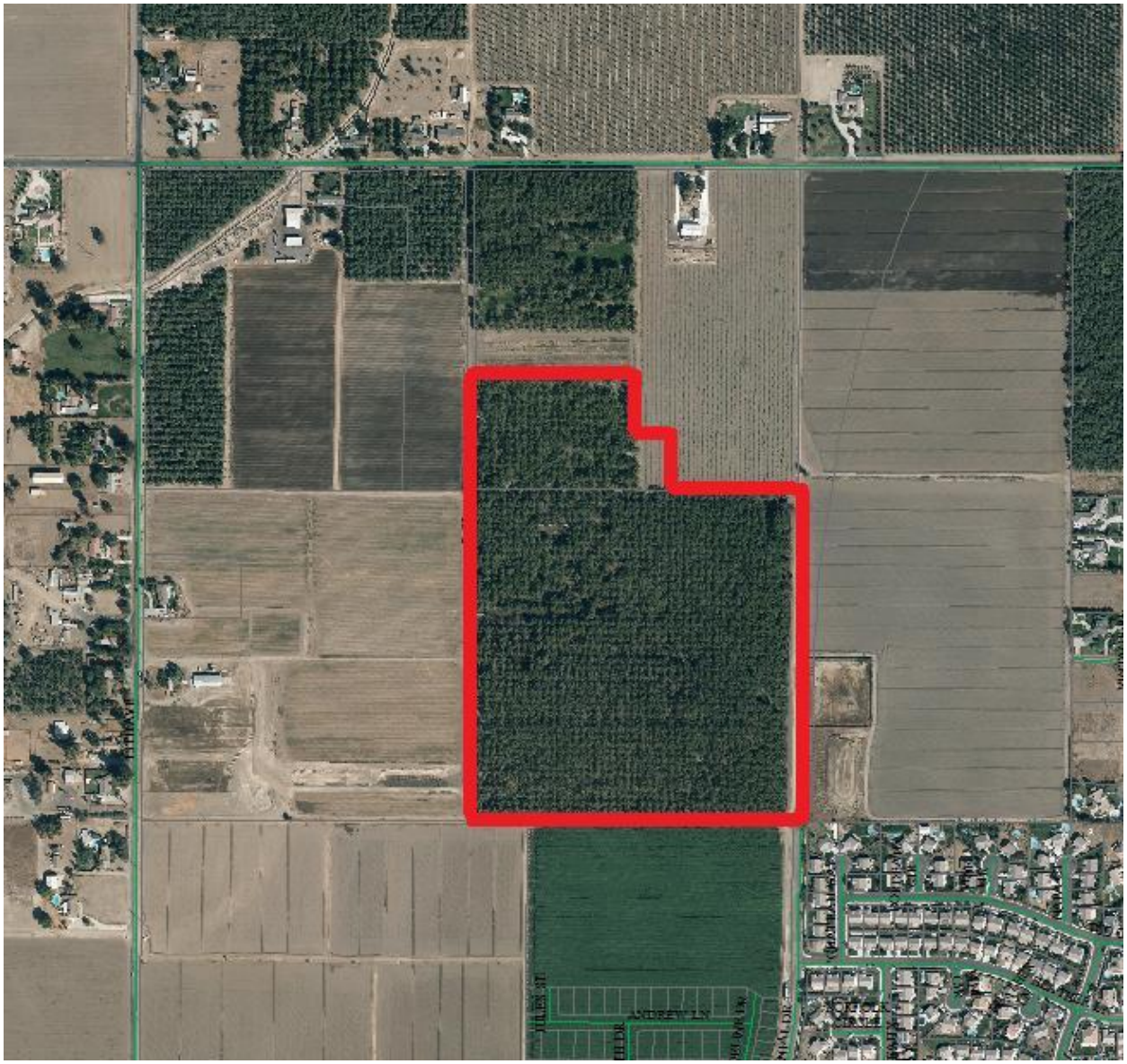
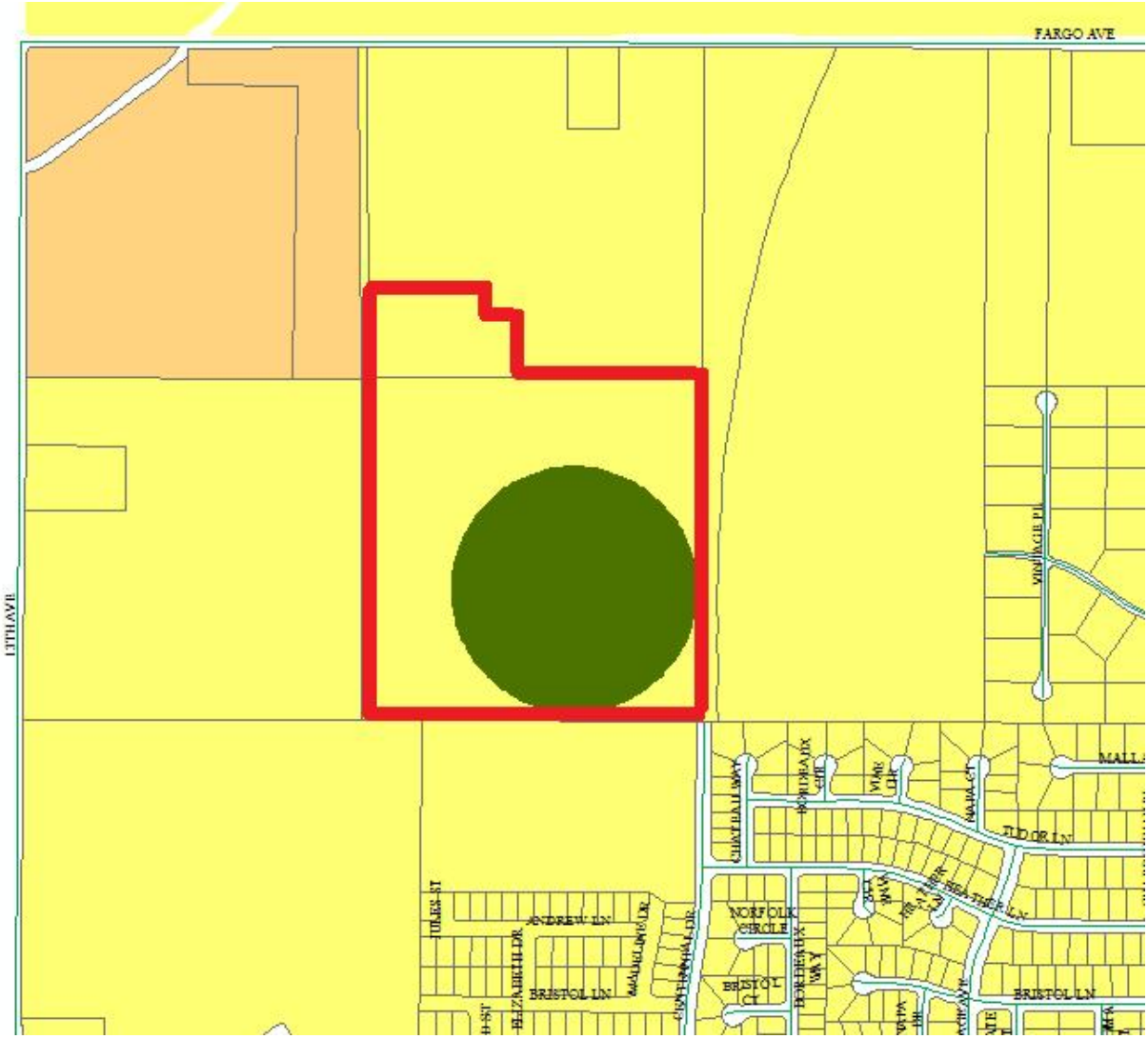
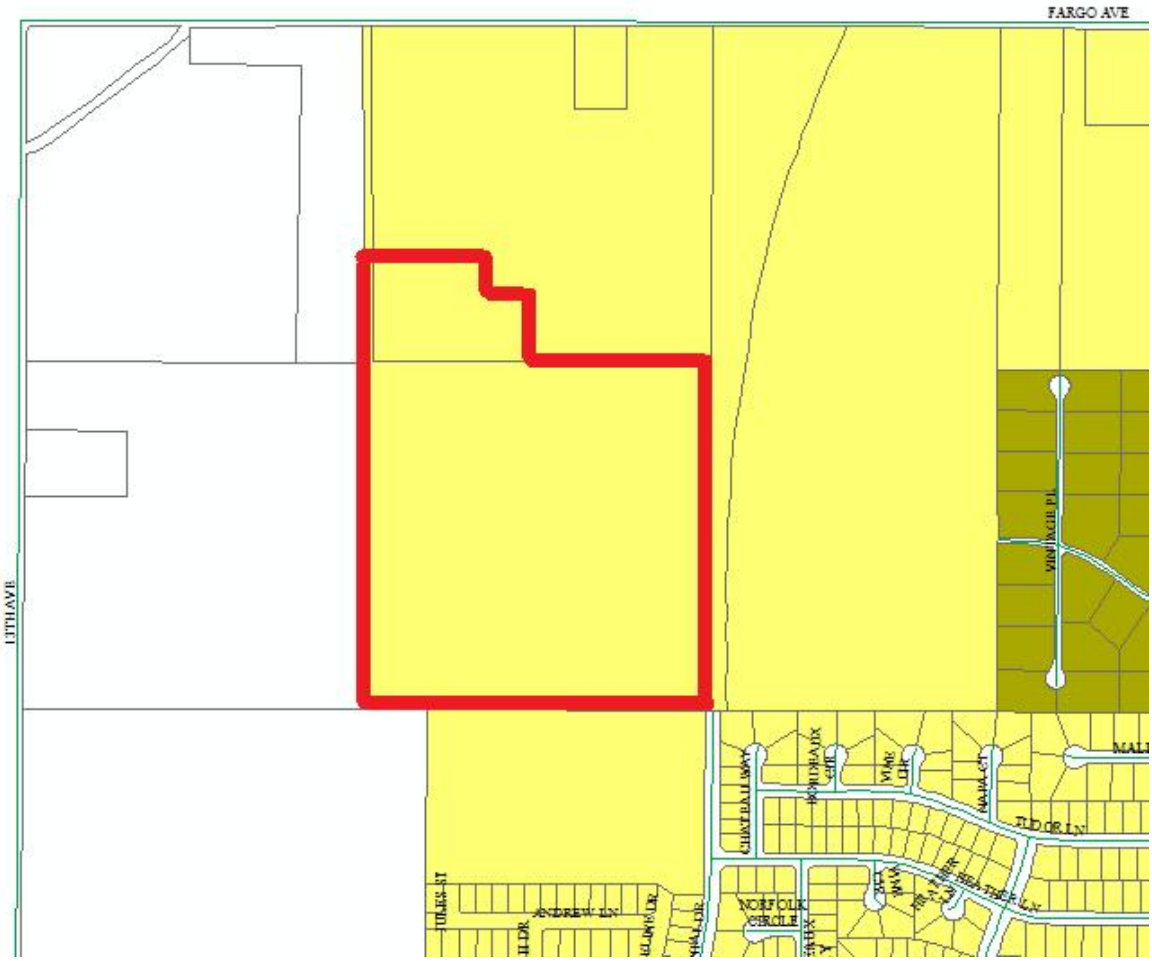


Figure 2: General Plan Designation
Low-Density Residential and Public Facility
(Property outlined in red)



Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Figure 2: Zoning Designation
R-L-5 Low-Density Residential
(Property outlined in red)



BACKGROUND INFORMATION

The previously approved project including Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 919, and Tentative Parcel Map No. 2016-01, came before the Planning Commission as a public hearing item on March 28, 2017. All projects were recommended to the City Council for approval by a 6-0 vote (Nahal absent).

On May 16, 2017, the City Council Certified Mitigated Negative Declaration No. 2016-06, waived the first reading of Ordinance No. 2017-06, prezoning the project area, initiated proceedings for Annexation/Reorganization No. 152, approved Tentative Parcel Map No. 2016-02, and Tentative Tract 918 and 919. The City Council approved Prezone No. 2016-01 on June 6, 2017.

On June 28, 2017, the Local Agency Formation Commission (LAFCO) approved Annexation/Reorganization No. 152, thus annexing 80.86 acres into the City of Hanford.

A copy of the May 16, 2017 City Council Staff Report is attached for the Commission's review, as **Exhibit B.**

A copy of Resolution No. 17-28-R, originally approving Tentative Tract 918, is attached for the Commission's review, as **Exhibit C.**

General Plan Designation and Zoning:

The General Plan designates the property as Low-Density, with future Open Space. Under Prezone No. 2016-01, the property was zoned R-L-5, Low-Density Residential.

Adjacent Land Use and Zoning:

	Land Use	Zoning	General Plan Designation
North:	Vacant	County AL-10	Agriculture
South:	Vacant (Future Residential)	R-L-5	Low-Density Residential
East:	Vacant (Future Residential)	R-L-5	Low-Density Residential
West:	Agriculture and Vacant	County AL-10	Low-Density Residential

Project Description

Tentative Tract Map 918

Tentative Tract 918 approved the subdivision of 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See previously approved Tentative Tract 918, attached as **Exhibit D.**

Revised Tentative Tract 918

The revised tentative tract includes the following changes:

- Addition of 12 lots; from 130 to 142
- Changed lot sizes and configurations

Revised Tentative Tract 918 is a request to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See revised Tentative Tract 918, attached as **Exhibit A.**

Project Design:

Total Area: 47.51 acres

Number of Lots: 142 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin

Number of Dwelling Units: 142 single-family residences

Units per acre: 2.99 dwelling units/acre

Potential population increase: 3.11 persons per household x 142 households = 442 persons

Lot Sizes

Smallest	Largest	Average	Required
6,604 sq. ft.	18,917 sq. ft.	9,071 sq. ft.	5,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-L-5" Low-Density Residential Zone District.

FINDINGS FOR APPROVAL

Tentative Tract Map 918:

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:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Revised Tentative Tract 918. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and ten units per acre. The project has a density of 2.99 dwelling units per acre.

5. Environmental Finding:

   ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted on June 6, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919. Due to revisions proposed to Tentative Tract 918, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of 12 lots in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2016-06.The addendum is attached as **Exhibit E.**

6. Public Health Finding:

   ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision and 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.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on September 1, 2017 and mailed to property owners within 500 ft. of the project site on August 31, 2017. No public comments have been received, as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted on May 16, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919. Due to revisions proposed to Tentative Tract 918, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of 12 lots in the addendum to the initial study and determined that the changes proposed would not result in any new or increased

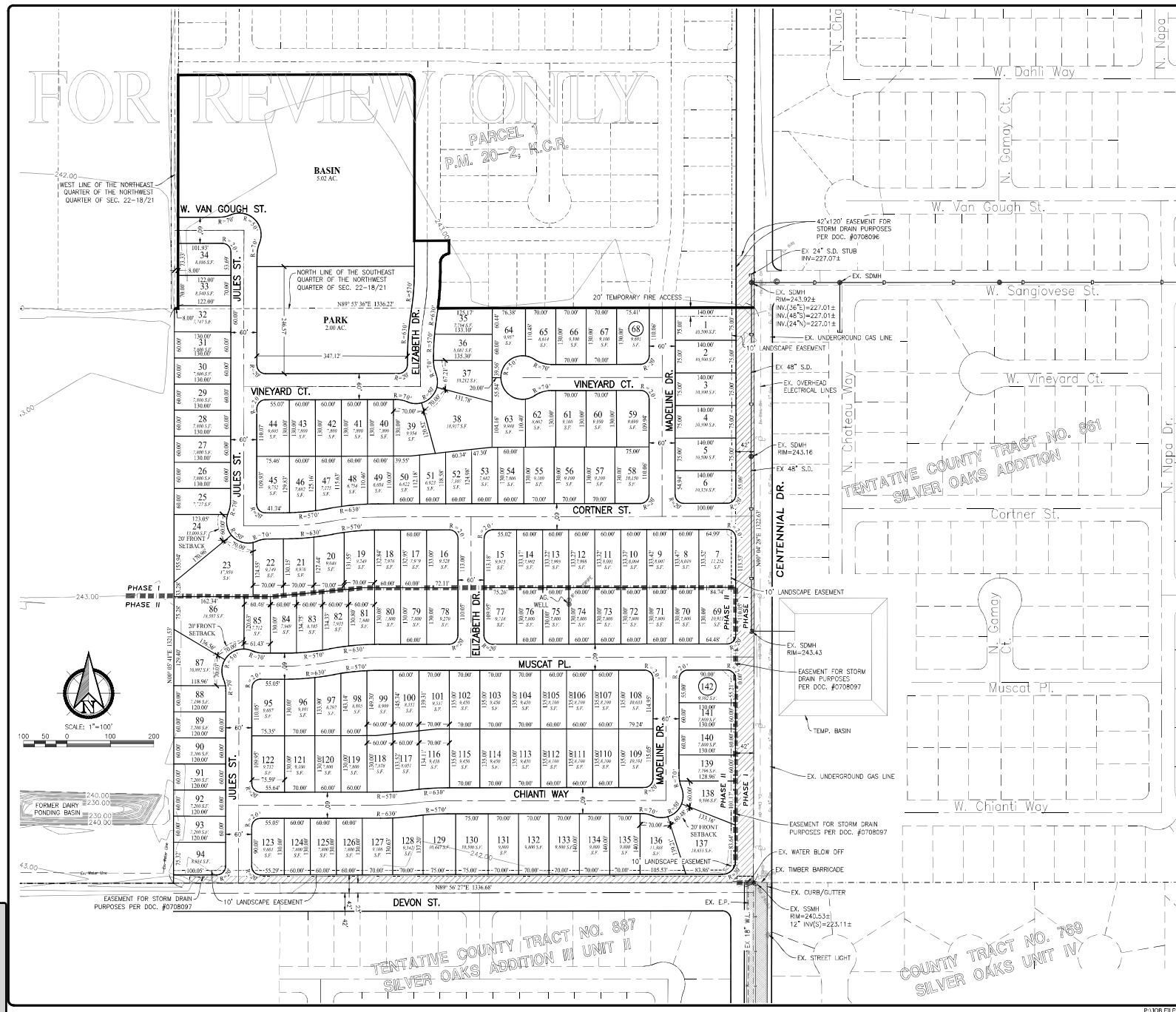
environmental impacts that were not identified in Mitigated Negative Declaration No. 2016-06. The addendum is attached as **Exhibit E.**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2016-06 to the City Council.

2. Adopt Resolution No. 2017-14, recommending approval of Revised Tentative Tract Map 918 to the City Council.



REVISED
VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 918

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION

PHASE 1:	68 LOTS
PHASE 2:	64 LOTS
TOTAL:	142 LOTS
LOTS PER ACRE:	2.989
MINIMUM LOT SIZE:	6,604 S.F. (LOT 49)
MAXIMUM LOT SIZE:	18,917 S.F. (LOT 38)
AVERAGE LOT SIZE:	9,071 S.F.

AREA

PHASE 1 AREA: 27.48 AC. GR.
PHASE 2 AREA: 20.03 AC. GR.

TOTAL AREA: 47.51 AC. GR.

STREET DEDICATION CENT.DR./DEVON ST.: 1.84 AC.

STREET DEDICATION INTERIOR STREETS: 9.08 AC.

BASIN: 5.02 AC.
PARK: 2.00 AC.

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER

MIYA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED OWNER INFORMATION)

C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

GENERAL INFORMATION

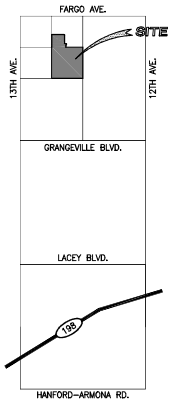
EXISTING ZONE	R-L-5
PROPOSED ZONE	R-L-5
EXISTING USE	WALNUT GROVE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	ON-SITE DRAINAGE BASIN
A.P.N.	009-030-041
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	SBC

NOTES

1) THE EASTERLY 42' AND THE SOUTH 15' OF THE EAST 1299.32' OF PROPOSED TRACT INCLUDES AN EASEMENT FOR STORM DRAIN PURPOSES PER DOCUMENT #0708097 IN THE OFFICE OF THE KINGS COUNTY RECORDER.

VICINITY MAP

Not to Scale



No.	Revisions	Date
1	ADDED LOTS	5.31.17

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291

FOR REVIEW ONLY

REVISED
VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JRJ
CHECKED BY: Z
INDEXED BY:
DATE: SEE BELOW
JOB NO.:
SHEET:

P:\JOB FILES\0756712 SJVH - Miya Subdivision\DWG\0756712s Layout F.dwg, 8/8/2017 2:22:10 PM, Plotted by

15.A.d

Attachment: Exhibit A Revised Tentative Tract 918 (Revised Tentative Tract 918)

AGENDA
STAFF REPORT

MEETING DATE: 5/16/2017	**AGENDA SECTION:** C

SUBJECT:
Community Development: ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan, or "R-L-5" Low-Density Residential, should the new zoning ordinance be in effect prior to the recordation of Annexation 152. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential, or "R-L-5" Low-Density Residential, should the new zoning ordinance take effect prior to the recordation of Annexation 152. The project requires certification of Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Certify Mitigated Negative Declaration No. 2016-06 for the project.
2. Introduce Ordinance 17-06, approving Prezone No. 2016-01, in order to prezone 80.86 acres as "R-1-6" Low-Density Residential, or "R-L-5" Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation.
3. Adopt Resolution 17-27-R, initiating proceedings for Annexation/Reorganization No. 152 and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCO).

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

4. Adopt Resolution 17-28-R, approving Tentative Tract Map 918.
5. Adopt Resolution 17-29-R, approving Tentative Tract Map 919.
6. Adopt Resolution 17-30-R, approving Tentative Parcel Map No. 2016-02.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2016-06 for the project.
2. I move to introduce Ordinance 17-06, approving Prezone No. 2016-01, in order to prezone 80.86 acres as "R-1-6" Low-Density Residential, or "R-L-5" Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation.
3. I move to adopt Resolution 17-27-R, initiating proceedings for Annexation/Reorganization No. 152 and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCO).
4. I move to adopt Resolution 17-28-R, approving Tentative Tract Map 918.
5. I move to adopt Resolution 17-29-R, approving Tentative Tract Map 919.
6. I move to adopt Resolution 17-30-R, approving Tentative Parcel Map No. 2016-02.

PROJECT DESCRIPTION

Annexation/Reorganization 152 and Prezone No. 2016-01:

The project is a request to annex 80.86 acres and prezone the area "R-1-6" Low-Density Residential, or "R-L-5" Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation.

The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

See proposed annexation, attached as **Exhibit A.**

Tentative Tract 918:

The project is a request to subdivide 47.51 acres into 130 single-family lots, a two-acre park, and a 5.02-acre basin. Tentative Tract 918 has been evaluated based on the 2002 and 2035 General Plans and the Zoning Ordinance for R-1-6 (existing) and R-L-5 (future) zones. The project complies with all the policies in the 2002 and 2035 General Plans and meets all the standards of the R-1-6 and RL-5 zone districts.

See proposed subdivision, attached as **Exhibit B.**

Tentative Tract 919:

The project is a request to subdivide 31.77 acres into 125 single-family lots. Tentative Tract 919 has been evaluated based on the 2002 and 2035 General Plans and the Zoning Ordinance for R-1-6 (existing) and R-L-5 (future) zones. The project complies with all the policies in the 2002 and 2035 General Plans and meets all the standards of the R-1-6 and RL-5 zone districts.

See proposed subdivision, attached as **Exhibit C.**

Tentative Parcel Map No. 2016-02:

The project is a request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) to facilitate future phased development. The parcel map has been evaluated based on the 2002 and 2035 General Plans and the Zoning Ordinance for R-1-6 (existing) and R-L-5 (future) zones. The parcel map complies with all the policies in the 2002 and 2035 General Plans and meets all the standards of the R-1-6 and RL-5 zone districts.

See proposed parcel split, attached as **Exhibit D.**

Project Location

The projects are applicable to the property located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Existing Land Use

The majority of the project area is comprised of vacant land and land used for agricultural purposes. There is a large lot, single-family residence located at 12581 Fargo Avenue, APN 009-030-149.

Figure 1: Land Use

(Property outlined in red)

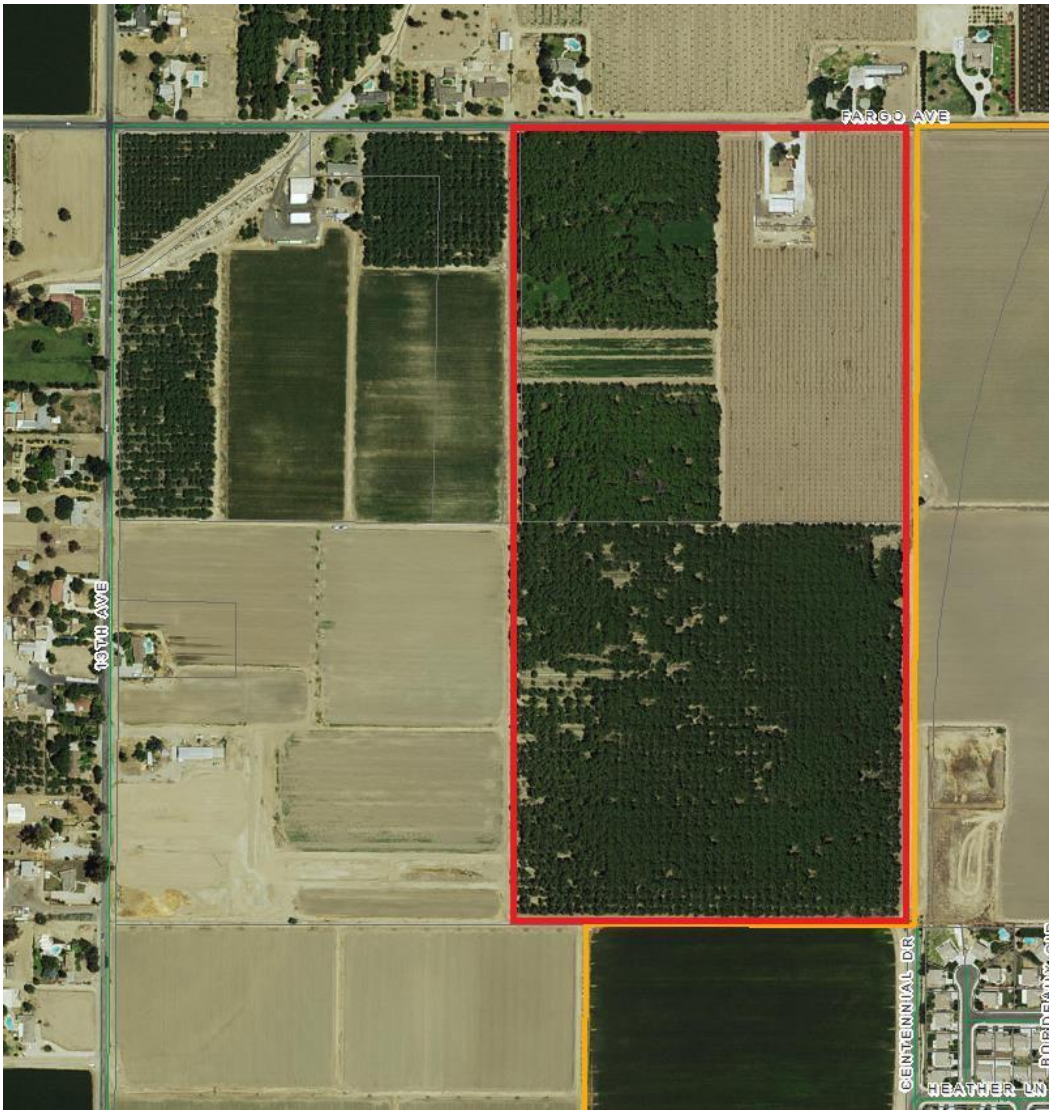
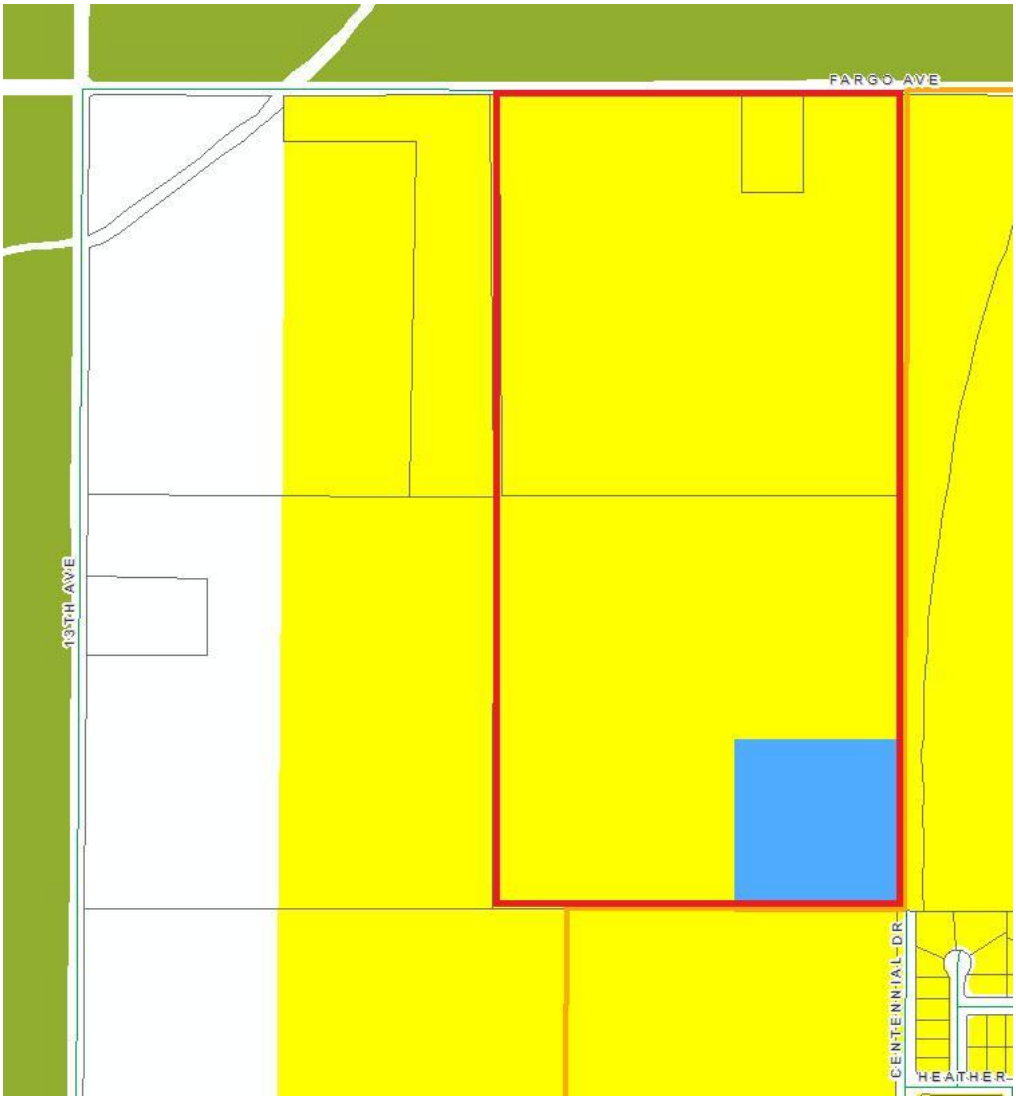


Figure 2: 2002 General Plan Designation

Low- Density Residential and Public Facility

(Property outlined in red)

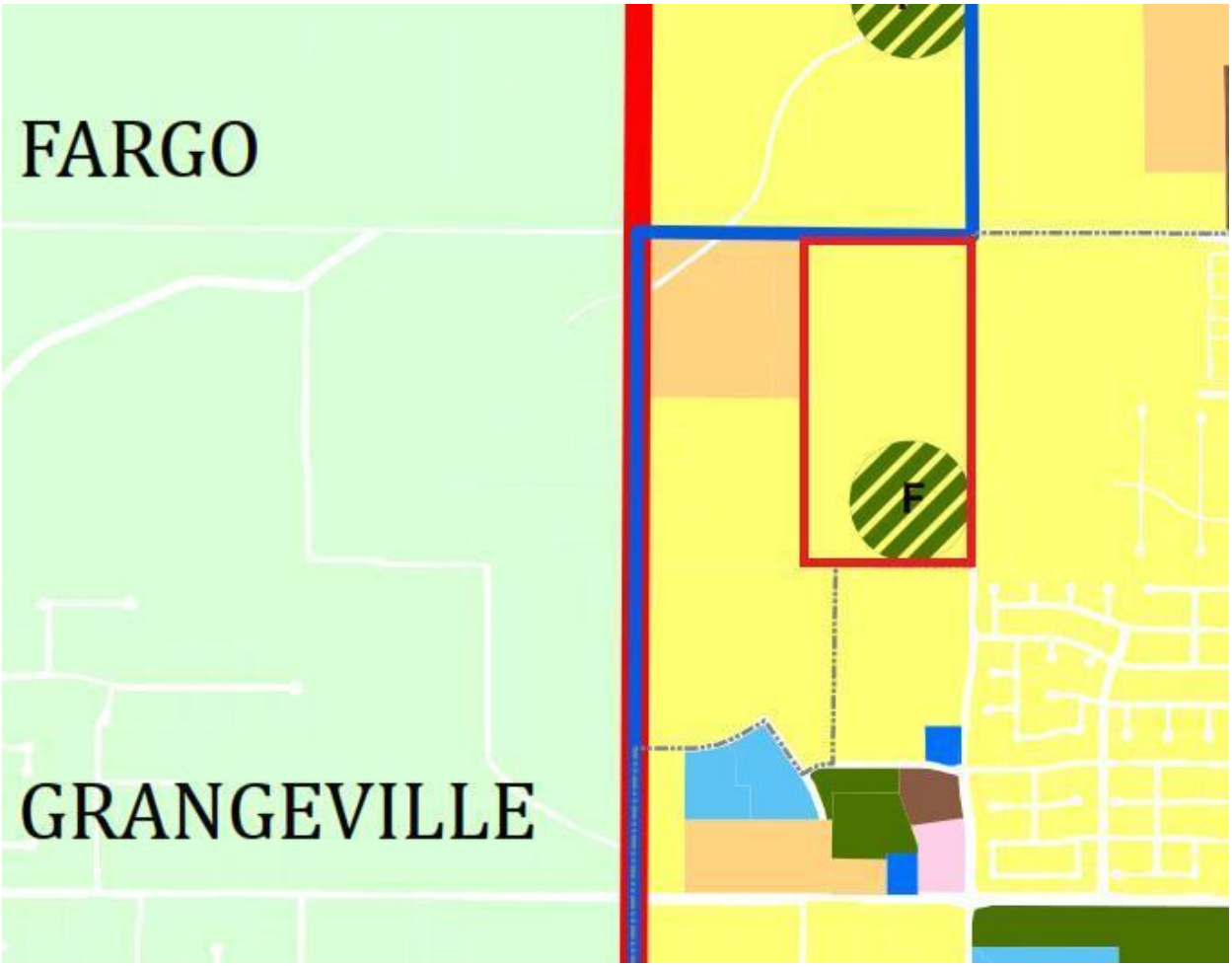


Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Figure 3: 2035 General Plan Designation

Low-Density Residential and a floating future open space

(Property outlined in red)



In the 2035 General Plan, a green-hashed circle denotes Future Open Space. Future Open Space land for parks is allowed to "float" on the map and may be divided into multiple smaller parks, while retaining the total acreage. In this case, the Future Open Space is accommodated through the design of Tentative Tract 918, which provides a two-acre park and a 5.02-acre storm-drainage basin.

BACKGROUND

Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918 and 919, and Tentative Parcel Map No. 2016-02 were heard by the Planning Commission on March 28, 2017. Due to changes made to Planning Commission Resolution No. 2017-08, Tentative Parcel Map No. 2016-02 was heard by the Planning Commission again on April 25, 2017.

A copy of the March 28, 2017 Planning Commission meeting staff report is attached, as **Exhibit E** for the Council's review.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Minutes from the March 28, 2017 Planning Commission meeting are attached, as **Exhibit F** for the Council's review**.**

A copy of the April 25, 2017 Planning Commission meeting staff report is attached, as **Exhibit G** for the Council's review**.** Official meeting minutes have not been approved by the Planning Commission.

The Planning Commission recommended all items for approval by the City Council. Copies of the resolutions are attached, as **Exhibit H** for the Council's review**.**

PUBLIC COMMENTS

Notice of the City Council public hearing was published in the newspaper on May 5, 2017 and mailed to property owners on May 3, 2017. No public comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL

In accordance with the California Environmental Quality Act (CEQA), Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached within **Exhibit I.** A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

FISCAL IMPACT:

ATTACHMENTS:
Exhibit A: Annexation 152 Map
Exhibit B: Tentative Tract 918
Exhibit C: Tentative Tract 919
Exhibit D : Tentative Parcel Map No. 2016-02
Exhibit E: March 28, 2017 Planning Commission Staff Report
Exhibit F: March 28, 2017 Planning Commission Meeting Minutes
Exhibit G: April 25, 2017 Planning Commission Staff Report
Exhibit H: Signed Planning Commission Resolutions
Exhibit I: MND 2016-06, Initial Study, and Mitigation Measures
Ordinance 17-06
Resolution 17-27-R
Resolution 17-28-R
Resolution 17-29-R
Resolution 17-30-R

MAP OF TERRITORY ANNEXED TO THE CITY OF HANFORD

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

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

THIS MAP WAS PREPARED BY ME ON _____ AND IS BASED UPON RECORD DATA AND LAFCO RESOLUTION No._____, DATED _____.

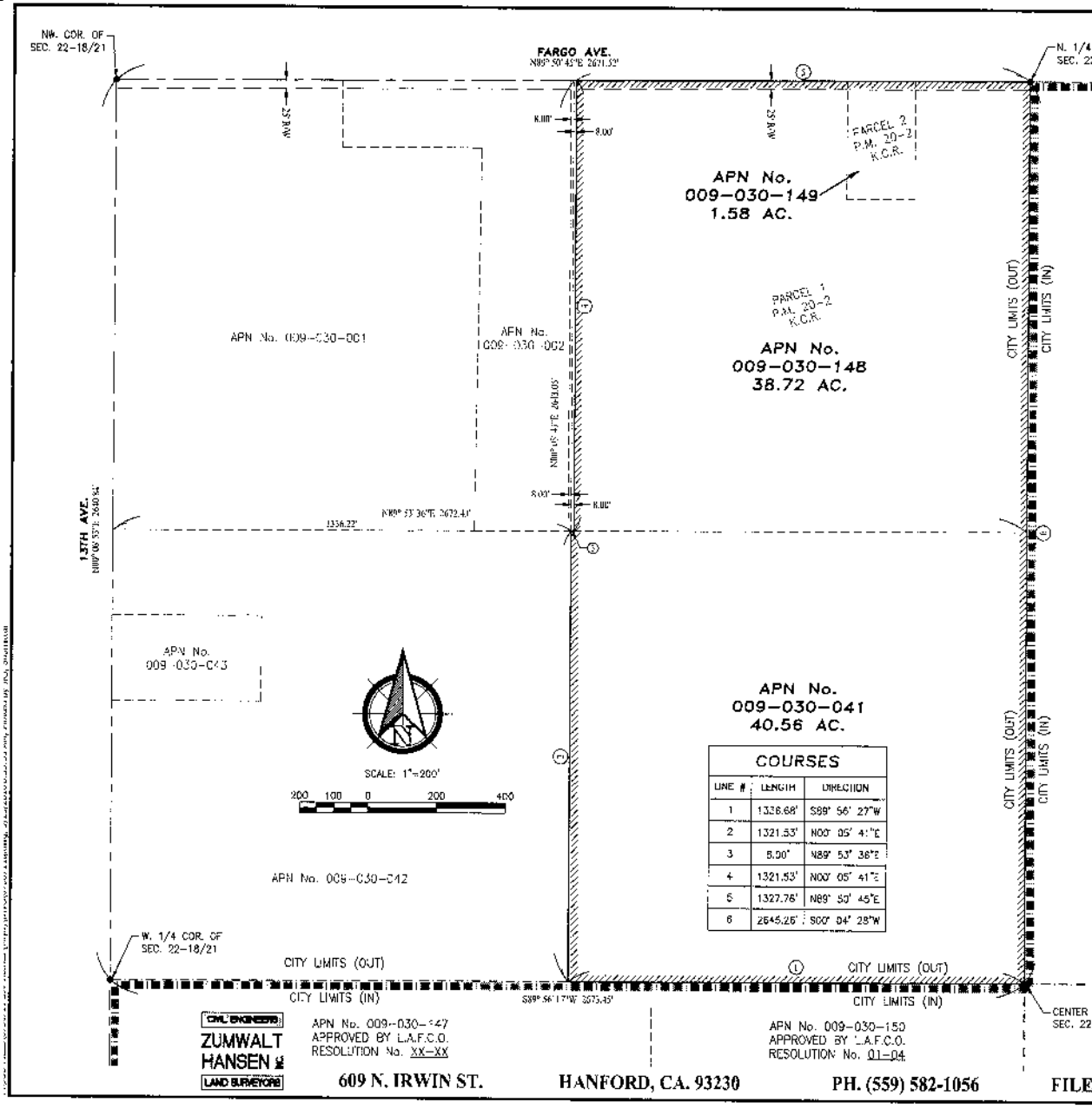
_____
JOHN A ZUMWALT, R.C.E. 21489

REGISTERED PROFESSIONAL ENGINEER JOHN A. ZUMWALT 21489 CIVIL STATE OF CALIFORNIA

CERTIFICATE OF COMPLETION

RECORDED AS DOCUMENT NO. _____
FEE _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY, AT ___ MINUTES PAST _____ O'CLOCK __M., _____, 200__, VOLUME ___ OF LICENSED SURVEYORS' PLATS PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER
BY: _____
DEPUTY



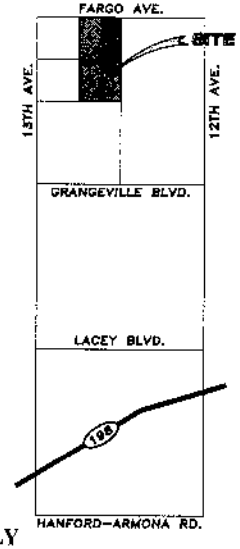
COURSES		
LINE #	LENGTH	DIRECTION
1	1336.68'	S89° 56' 27"W
2	1321.53'	N00° 05' 41"E
3	8.00'	N89° 53' 36"E
4	1321.53'	N00° 05' 41"E
5	1327.78'	N89° 59' 45"E
6	2645.26'	S00° 04' 28"W

LEGEND

- CITY LIMITS
- BOUNDARY OF PROPERTIES TO BE ANNEXED
- ① COURSE SEGMENT NUMBER

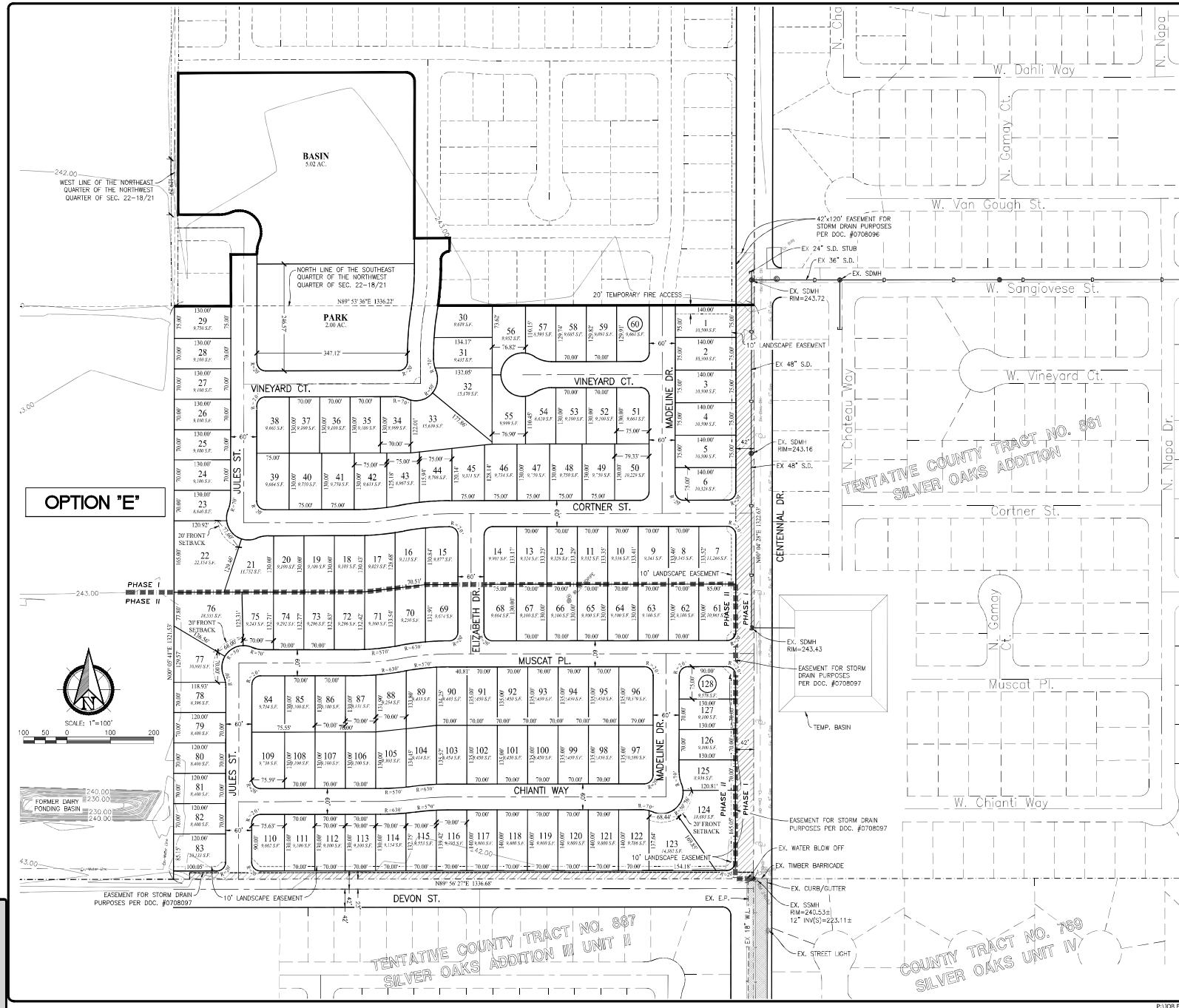
VICINITY MAP

Not to Scale



CIVIL ENGINEERS
ZUMWALT HANSEN & ASSOCIATES
LAND SURVEYORS

609 N. IRWIN ST. HANFORD, CA. 93230 PH. (559) 582-1056 FILE NO. 0756711 ONE SHEET ONLY



VESTING TENTATIVE SUBDIVISION MAP

COUNTY TRACT NO. 918

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA

LOT INFORMATION

PHASE 1:	59 LOTS
PHASE 2:	68 LOTS
TOTAL:	127 LOTS
LOTS PER ACRE:	3.131
MINIMUM LOT SIZE:	8,399 S.F. (LOT 77)
MAXIMUM LOT SIZE:	22,450 S.F. (LOT 22)
AVERAGE LOT SIZE:	10,989 S.F.

AREA

PHASE 1 AREA:
20.26 AC. GR.

PHASE 2 AREA:
20.30 AC. GR.

TOTAL AREA: 40.56 AC. GR.

STREET DEDICATION
CENT.DR./DEVON ST.: 1.94 AC.

STREET DEDICATION
INTERIOR STREETS: 8.52 AC.

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER

MIYA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED OWNER INFORMATION)

C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

GENERAL INFORMATION

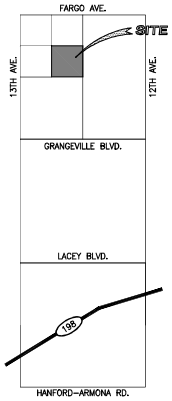
EXISTING ZONE	AL-10 (KINGS COUNTY)
PROPOSED ZONE	R-1-6
EXISTING USE	WALNUT GROVE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	FUTURE OFF-SITE DRAINAGE BASIN
A.P.N.	009-030-041
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	SBC

NOTES

1) THE EASTERLY 42' AND THE SOUTH 15' OF THE EAST 1299.32' OF PROPOSED TRACT INCLUDES AN EASEMENT FOR STORM DRAIN PURPOSES PER DOCUMENT #0708097 IN THE OFFICE OF THE KINGS COUNTY RECORDER.

VICINITY MAP

Not to Scale



SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918

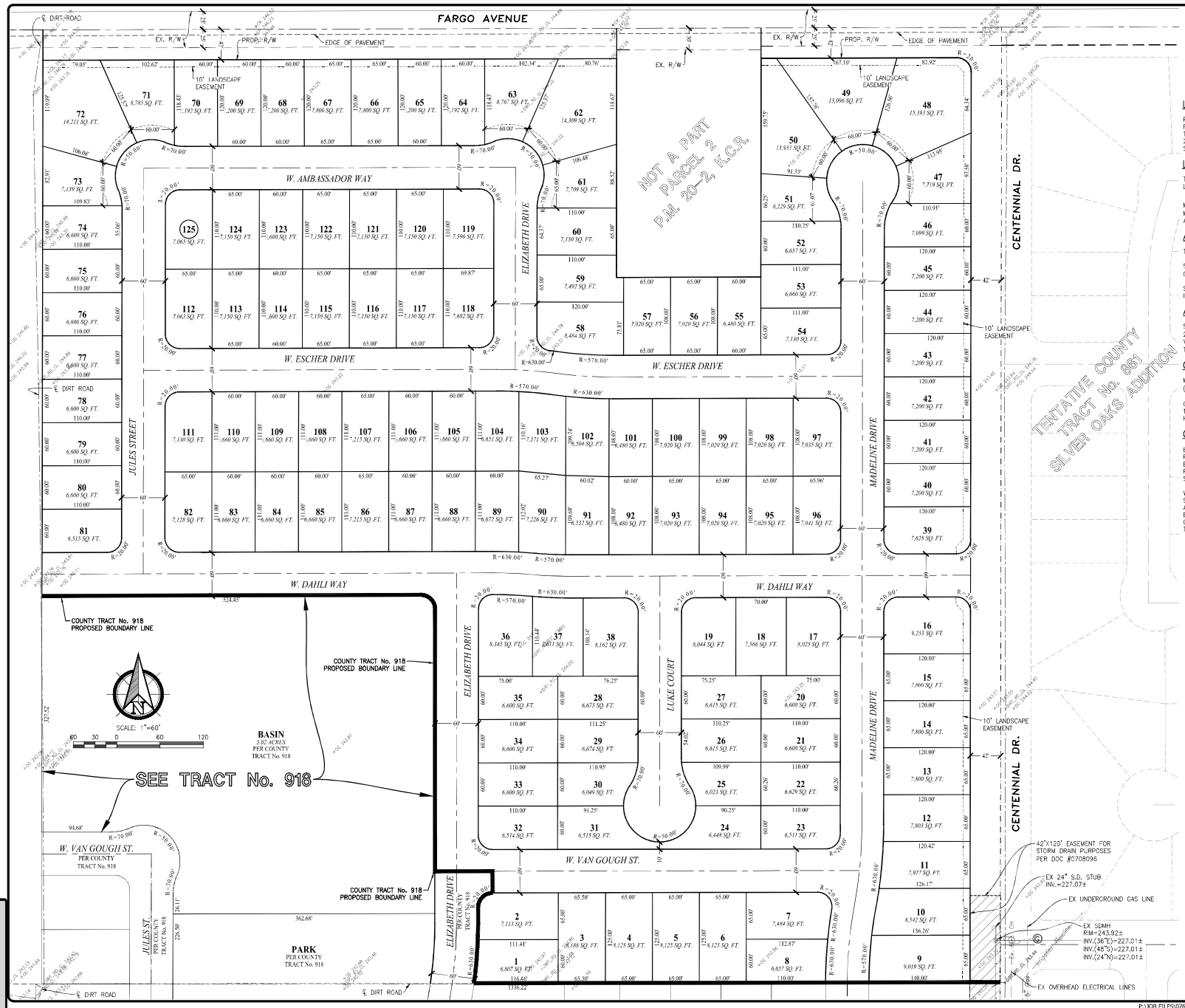
CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JRJ
CHECKED BY:	Z
INDEXED BY:	
DATE:	SEE BELOW
JOB NO.:	
SHEET:	

P:\JOB FILES\0756711 SJV Homes (Miya)\DWG\0756711p Layout E.dwg, 12/30/2016 3:43:06 PM, Plotted

15.A.d

Attachment: Exhibit B: Tentative Tract 918 (1977 : CD: Annexation 132, Prezone 2015-01, Tentative Tract 918 and 919)



TENTATIVE SUBDIVISION MAP

COUNTY TRACT NO. 919

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 20 AT PAGE 2 OF PARCEL MAPS, KINGS COUNTY RECORDS, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION

TOTAL LOTS: 125 LOTS
LOTS PER ACRE: 3.93

MINIMUM LOT SIZE: 6,023 S.F. (LOT 25)
MAXIMUM LOT SIZE: 15,393 S.F. (LOT 48)
AVERAGE LOT SIZE: 7,322± S.F.

AREA

TOTAL AREA: 31.77 AC. GR.

STREET DEDICATION
CENT.DR./FARGO AVE.: 2.32 AC.

STREET DEDICATION
INTERIOR STREETS: 8.44 AC.

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER

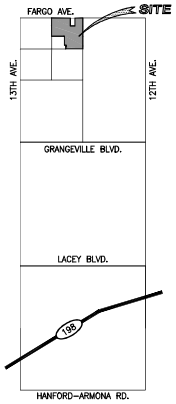
MADRUGA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED INFORMATION)

C/O JANICE L MADRUGA
12581 FARGO AVENUE
HANFORD, CA 93230

GENERAL INFORMATION

EXISTING ZONE	AL-10 (KINGS COUNTY)
PROPOSED ZONE	R-1-6
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD, @NORTH END OF CENTENNIAL DRIVE
WATER	CITY OF HANFORD
STORM DRAIN	ON-SITE DRAINAGE BASIN
A.P.N.	009-030-148
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	SBC

VICINITY MAP
Not to Scale



SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291

TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 919

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

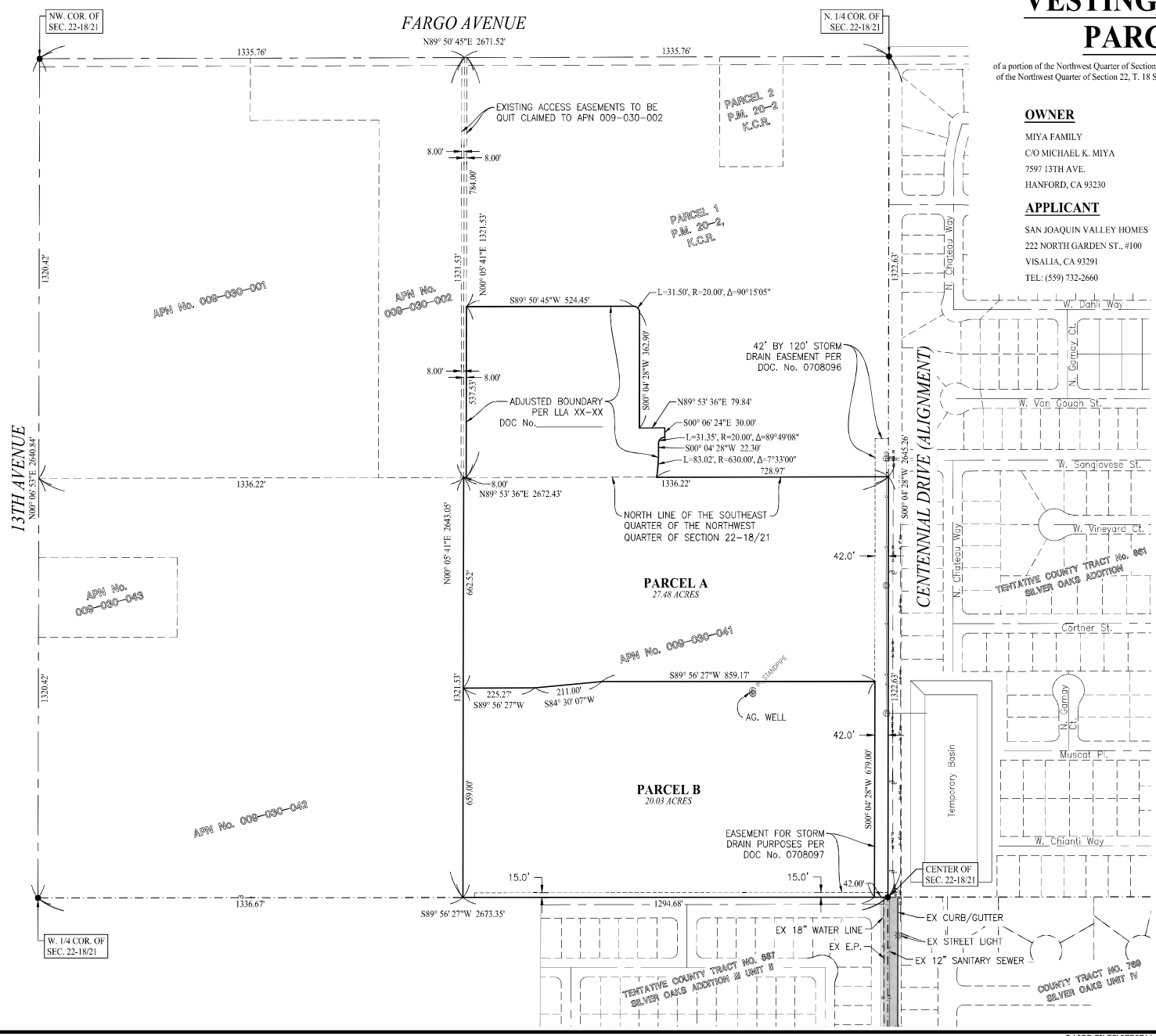
DRAWN BY:	JRJ
CHECKED BY:	Z
INDEXED BY:	
DATE:	SEE BELOW
JOB NO.:	
SHEET:	

P:\JOB FILES\0762111 SJVH Madruga\DWG\0762111P Madruga Layout R.dwg, 1/11/2017 10:32:43 AM, Plotted

Attachment: Exhibit C: Tentative Tract 919 (1977 : CD: Annexation 132, Prezone 2015-01, Tentative Tract 918 and 919)

VESTING TENTATIVE PARCEL MAP

of a portion of the Northwest Quarter of Section 22, T. 18 S., R. 21 E., M.D.B.& M., and the Southeast Quarter of the Northwest Quarter of Section 22, T. 18 S., R. 21 E., M.D.B.& M., County of Kings, State of California



OWNER

MIYA FAMILY
C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

GENERAL INFORMATION

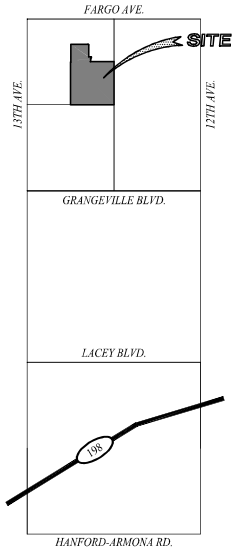
Existing Zone	AL-10
Proposed Zone	R-1-6
Existing Use	WALNUT ORCHARD
Proposed Use	SINGLE FAMILY RESIDENTIAL
Sewer	CITY OF HANFORD (FUTURE)
Water	CITY OF HANFORD (FUTURE)
A.P.N.	009-030-148

SCALE: 1"=200'

200 100 0 200 400

VICINITY MAP

Not to Scale



No.	Revision	Date

TENTATIVE PARCEL MAP FOR SAN JOAQUIN VALLEY HOMES

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JRJ
CHECKED BY:	Z
INDEXED BY:	
DATE:	SEE BELOW
JOB NO.:	07
SHEET:	

P:\JOB FILES\0756711 SJV Homes (Miya)\DWG\0756711q.dwg, 1/10/2017 11:10:44 AM, Plotted b

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, March 28, 2017

PROJECT: **ANNEXATION/REORGANIZATION No. 152** and **PREZONE NO. 2016-01**: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots.

TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential.

MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.

2. Adopt Resolution 2017-05 recommending approval of Prezone No. 2016-01 to the City Council.

3. Find that the proposed Annexation No. 152 is consistent with the Hanford General Plan Policies LU 24.1 and LU 25.2 based on the following findings:

    a. The annexation supports Kings County General Plan objectives and policies which require new residential development to be contiguous to urban development and to annex to the City.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

b. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.

c. The annexation will ensure that any future development within the project area will be developed to City standards.

d. The project's prezoning is consistent with the General Plan designation of Low-Density Residential.

4. Forward Annexation/Reorganization No. 152 to the City Council with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

5. Adopt Resolution No. 2017-06, recommending approval of Tentative Tract Map 918 to the City Council.

6. Adopt Resolution No. 2017-07, recommending approval of Tentative Tract Map 919 to the City Council.

7. Adopt Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

RECOMMENDED MOTION

1. I move that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.

2. I move to adopt Resolution No. 2017-05, recommending approval of Prezone No. 2016-01 to the City Council.

3. I move to find that Annexation No. 152 is consistent with the General Plan Policies LU 24.1 and LU 25.2.

4. I move to find that Annexation/Reorganization No. 152, consisting of an annexation of 80.86 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District, is consistent with the Hanford General Plan and an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

5. I move to adopt Resolution No. 2017-05, recommending approval of Prezone No. 2016-01 to the City Council.

6. I move to adopt Resolution No. 2017-06, recommending approval of Tentative Tract 918 to the City Council.

7. I move to adopt Resolution No. 2017-07, recommending approval of Tentative Tract 919 to the City Council.

8. I move to adopt Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

PROJECT DESCRIPTION

Annexation/Reorganization 152 and Prezone No. 2016-01:

The project is a request to annex 80.86 acres and prezone the area "R-1-6" Low Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

See proposed annexation, attached as **Exhibit A.**

Tentative Tract 918:

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit B.**

Tentative Tract 919:

The project is a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit C.**

Tentative Parcel Map No. 2016-02:

The project is a request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential.

See proposed parcel split, attached as **Exhibit D.**

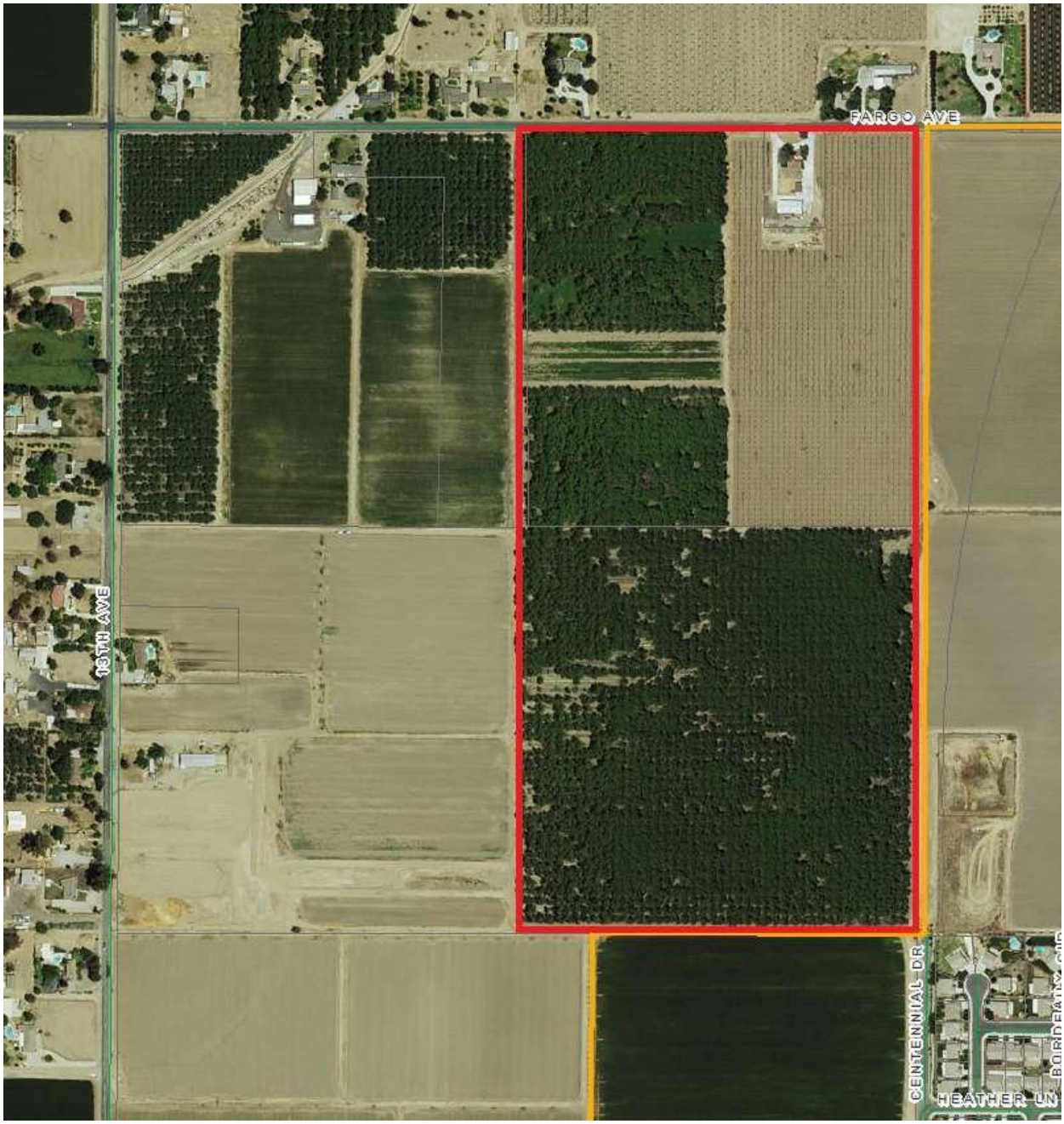
Project Location

The projects are applicable to the property located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Existing Land Use

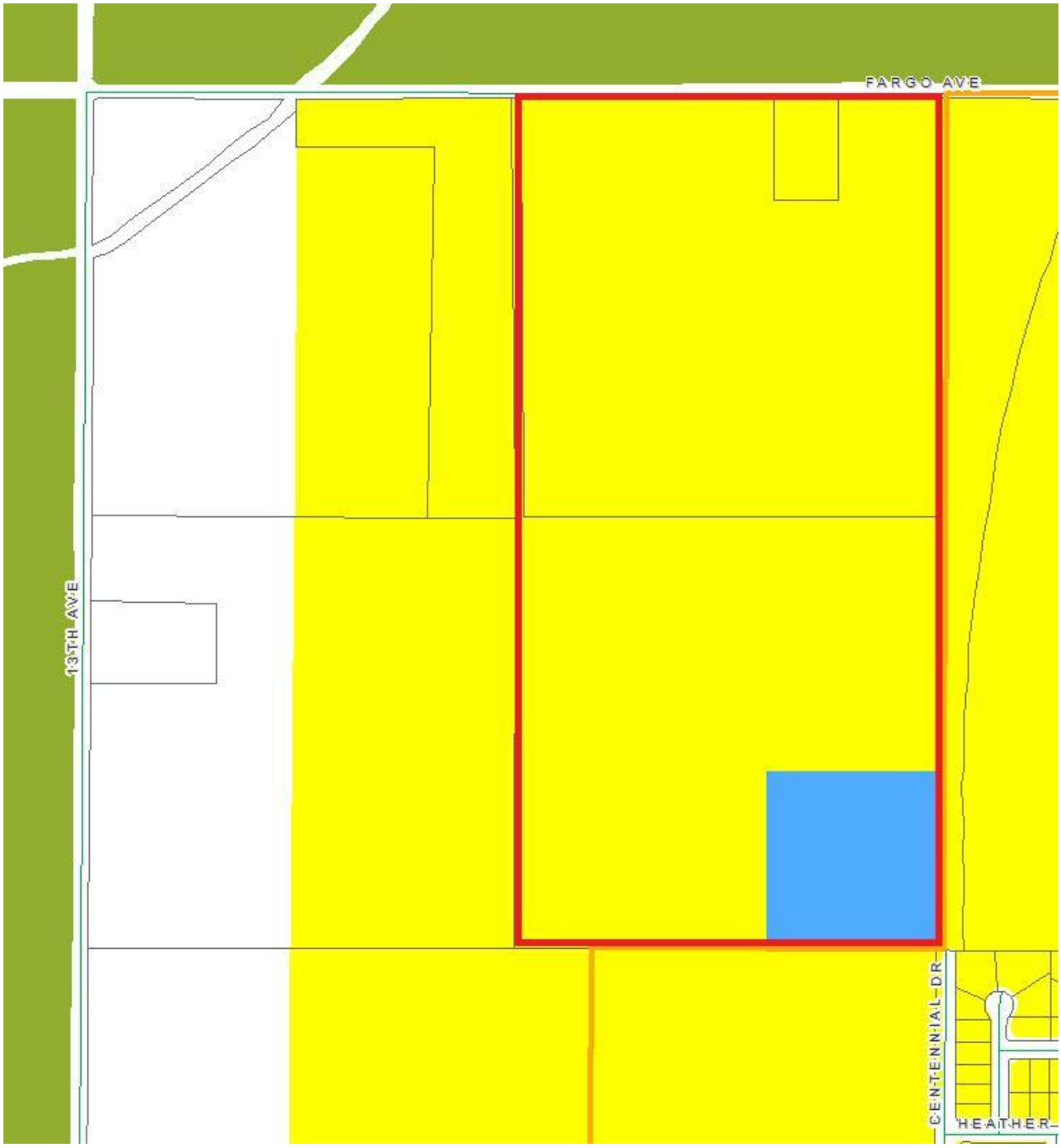
The majority of the project area is comprised of vacant land and land used for agricultural purposes. There is a large lot, single-family residence located at 12581 Fargo Avenue, APN 009-030-149.

Figure 1: Land Use
(Property outlined in red)



Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Figure 2: General Plan Designation
Low- Density Residential and Public Facility
(Property outlined in red)



BACKGROUND INFORMATION

General Plan Designation and County Zoning:

The General Plan designates the property as Low-Density, with six acres of Public Facility. The prezoning of the property is proposed as "R-1-6" Low-Density Residential for the entire 80.86 acres; however, the six acres of public facility will be accommodated through the design of Tentative Tract 918, which allocates two acres for park space and 5.02 acres for a storm drainage basin for the residential development, which will also be utilized by Tentative Tract 919.

Adjacent Land Use and Zoning:

	Land Use	Zoning	General Plan Designation
North:	Vacant	County AL-10	Agriculture
South:	Vacant (Future Residential)	R-1-6	Low-Density Residential
East:	Vacant (Future Residential)	R-1-6	Low-Density Residential
West:	Agriculture and Vacant	County AL-10	Low-Density Residential

Utilities/Public Services:

The private utility companies have been contacted for comments concerning this project and one comment has been received and is addressed under pre-consultation. City, County and State agencies have also reviewed the proposal. Services such as water, storm drain, sewer, fire and police can be provided to the annexation territory in accordance with the General Plan and Sewer Master Plan. A Plan for Services has been prepared for the annexation and is attached as **Exhibit E.**

Land Owners & Values:

APN	OWNER	REGISTERED VOTERS	ACRES	LAND VALUE
009-030-041	Miya	0	47.51	$ 400,722.00
009-030-148	Madruga	0	31.77	$ 535,807.00
009-030-149	Madruga	1	1.58	$ 205,214.00

Comments:

An area is considered uninhabited if there are less than 12 registered voters within the annexation area. With one registered voter, this is considered an uninhabited annexation. If there are property owners who do not consent to the annexation, there is an opportunity for them to protest the property being included in the annexation. They can do this by submitting a written protest prior to the LAFCO hearing to state their opposition. However, this is a 100% consent annexation; therefore, LAFCO will not hold a protest hearing. LAFCO is the governing body, with the ultimate authority to make the determination of whether a property will be annexed.

Since the annexation involves a simultaneous detachment of the property from the Kings River Conservation District and Excelsior-Kings River Conservation District, the proposal is considered a reorganization, rather than an annexation by LAFCO.

PROJECT EVALUATION

Annexation/Reorganization No. 152

The project is a request to annex 80.86 acres and involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

See proposed annexation, attached as **Exhibit A.**

The Hanford Planning Commission is charged with reviewing proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council. The Planning Commission will need to find that Annexation 152 is consistent with the Hanford General Plan Policies LU 24.1 and LU 25.2.

Policy LU 24.1

> The City supports Kings County General Plan objectives and policies which direct new industrial and commercial development to cities and require new residential development to be contiguous to urban development and to annex to the City, and to maintain limited agriculture land use designations within the City's General Plan Planning Area boundary.

Analysis:

1. The annexation area is proposed for future residential development and is contiguous to urban development.

2. The annexation does not propose agricultural land use designations within the City limits.

Policy LU 25.2

> All new development shall be restricted to the interior boundaries of the Planning Area Boundary. Where the Planning Area Boundary is a street or road right-of-way (existing or future), no development will be allowed to cross that street or road to the opposite side of the Planning Area Boundary.

Analysis:

1. All future residential development is planned to be developed within the Planning Area Boundary.

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

Favorable Factors for Annexation

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.

2. The proposed annexation conforms to the adopted General Plan.

3. The proposed area is consistent with the sphere of influence.

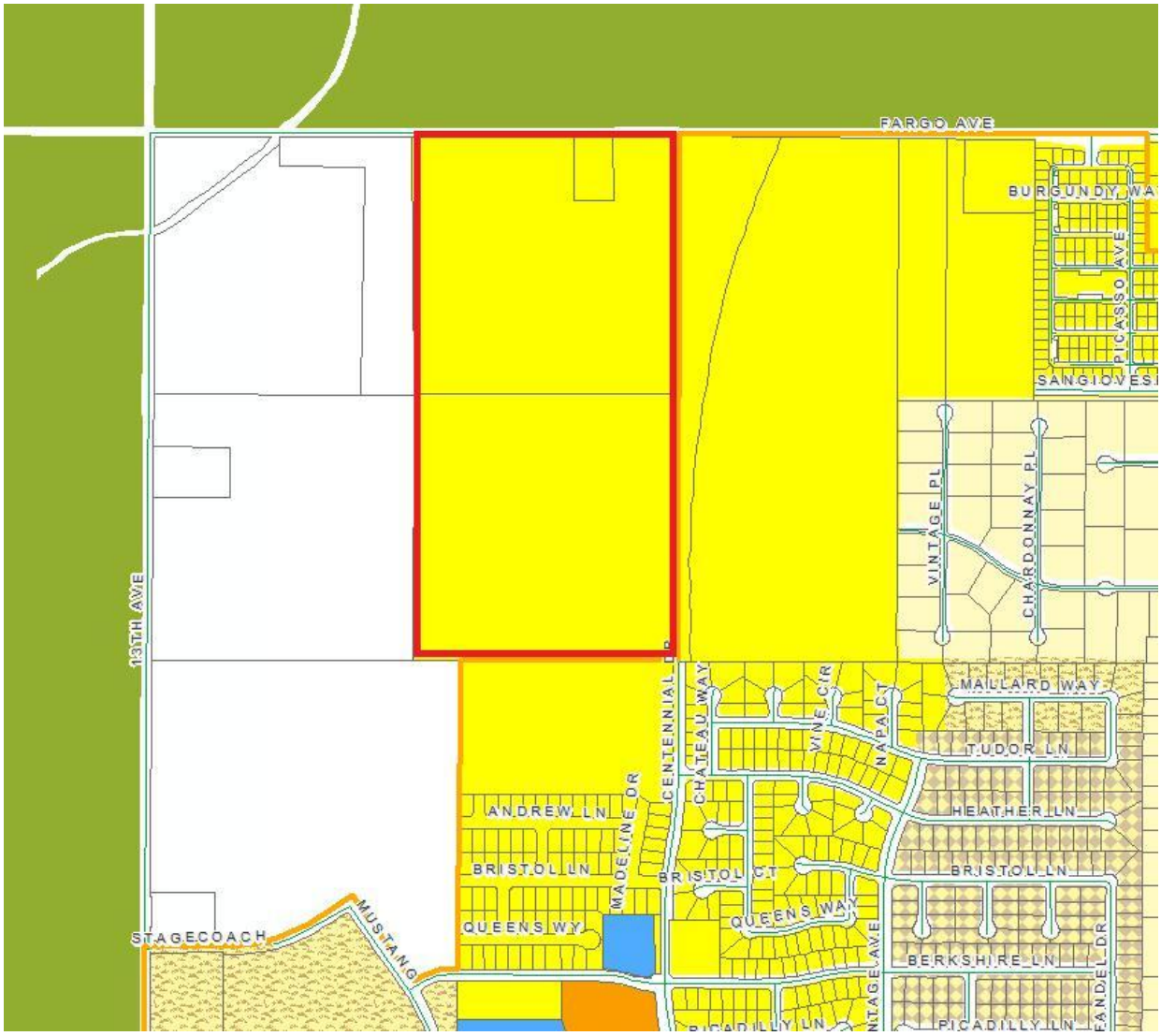
4. The proposed annexation comes with 100% consent of all landowners.

Prezone No. 2016-01

As required for all annexations, the property that is proposed for annexation shall be prezoned. Prezone No. 2016-01 proposes to designate the entire 80.86 acres of Annexation 152 for “R-1-6” Low-Density Residential. Although the General Plan designates the six acres of the southeast corner of the area to be annexed as Public Facility, the prezoning of the property is proposed as “R-1-6” Low-Density Residential. However, the six acres of public facility will be accommodated through the design of Tentative Tract 918, which allocates two acres for park space and 5.02 acres for a storm drainage basin for the residential development.

The property will be prezoned as shown in Figure 3, below.

Figure 3: Prezoning
"R-1-6" Low-Density Residential
(property outlined in red)



Tentative Tract Map 918

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit B.**

Project Design:

Project applicable to**: APN 009-030-041** (the southern-most parcel)

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Total Area: **47.51 acres**

Number of Lots: **130 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin**

Number of Dwelling Units: **130 single-family residences**

Units per acre: **2.736 dwelling units/acre**

Potential population increase: **3.11 persons per household x 130 households = 404 persons**

Lot Sizes

Smallest	Largest	Average	Required
8,399 sq. ft.	22,450 sq. ft.	9,908 sq. ft.	6,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-1-6" Low-Density Residential Zone District.

Streets/Circulation

Street improvements will include the installation of concrete curb and gutter, sidewalk, landscaping, street lights, and street striping. All improvements will be installed within public street right-of-way or utility easements, in accordance with the requirements of Chapter 16.24 "Improvements", of the Hanford Municipal Code, Public Works Standards and Specifications, and the resolution pertaining to the subdivision.

The project will be served by the future extension of Centennial Drive and Devon Street. Both are major collector streets and will be developed along the development frontages of the subdivision, in conformance with City Standard ST-17 and ST-23.

All other streets within the subdivision will be developed to residential street standard ST-32.

Easements and Dedications

Easements will be designated on the final subdivision map, as required by the utility companies, and where needed for providing service to streetlights and landscape improvements, as designated by the Public Works Department.

All proposed streets, street extensions, opposite travel lanes on boundary streets, and offsite pavement transitions with right-of-way, as shown on the tentative subdivision map, will be dedicated to the City as public rights-of-way; and any alteration of existing utilities will be the responsibility of the developer.

The proposed drainage basin, as shown on the tentative subdivision map, will be dedicated to the City for drainage purposes, concurrent with the recording of the subdivision final map for the first phase of the development.

The proposed neighborhood park, located as shown on the tentative subdivision map, will be dedicated to the City or otherwise conveyed to the City, concurrent with the recording of the subdivision final map for the first phase of the development.

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings will be constructed along the development frontage of Centennial Drive and Devon Street.

A 4 ½-foot-wide detached sidewalk along the development frontages of Centennial Drive and Devon Street will be constructed.

Landscape and irrigation system improvements will be installed along the development frontages of Centennial Drive, Devon Street, and the park.

Sewer Improvements

The developer's engineer will provide a sanitary sewer master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions will be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements

The developer's engineer will provide a storm drainage master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions shall be made for service to future areas of development located adjacent to the subdivision.

All drainage from the proposed development will be retained in a retention drainage basin, located as shown on the tentative subdivision map.

Water System

The developer's engineer will 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. Provisions will be made for service to future areas of development located adjacent to the subdivision.

Public Services

City services, including fire, police, and general services (planning, building, and recreation) can adequately be provided for the increase in population from this subdivision, as noted in the initial study conducted for the project.

Tentative Tract Map 919

The project is a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit C.**

Project Design:

Project applicable to**: APN 009-030-048** (north of Tentative Tract 918)

Total Area: **31.77 acres**

Number of Dwelling Units: **125 single-family residences**

Units per acre: **3.93 dwelling units/acre**

Potential population increase: **3.11 persons per household x 125 households = 389 persons**

Lot Sizes

Smallest	Largest	Average	Required
6,023 sq. ft.	15,393 sq. ft.	7,322 sq. ft.	6,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-1-6" Low-Density Residential Zone District.

Streets/Circulation

Street improvements will include the installation of concrete curb and gutter, sidewalk, landscaping, street lights, and street striping. All improvements will be installed within public street right-of-way or utility easements, in accordance with the requirements of Chapter 16.24 "Improvements", of the Hanford Municipal Code, Public Works Standards and Specifications, and the resolution pertaining to the subdivision.

The project will be served by the future extension of Centennial Drive and Fargo Avenue. Centennial Drive is a major collector street and will be developed along the development frontage of the subdivision, in conformance with City Standard ST-17 and ST-23. Fargo Avenue is a major arterial street and will be developed along the development frontage of the subdivision, in conformance with City Standards ST-17 and ST-18.

All other streets within the subdivision will be developed to residential street standard ST-32.

Easements and Dedications

Easements will be designated on the final subdivision map, as required by the utility companies, and where needed for providing service to streetlights and landscape improvements, as designated by the Public Works Department.

All proposed streets, street extensions, opposite travel lanes on boundary streets, and offsite pavement transitions with right-of-way, as shown on the tentative subdivision map, will be dedicated to the City as public rights-of-way; and any alteration of existing utilities will be the responsibility of the developer.

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings will be constructed along the development frontage of Centennial Drive and Fargo Avenue.

A 4 ½-foot-wide detached sidewalk along the development frontages of Centennial Drive and Fargo Avenue will be constructed.

Landscape and irrigation system improvements will be installed along the development frontages of Centennial Drive and Fargo Avenue.

Sewer Improvements

The developer's engineer will provide a sanitary sewer master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions will be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements

The developer's engineer will provide a storm drainage master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions shall be made for service to future areas of development located adjacent to the subdivision.

All drainage from the proposed development will be retained in a retention drainage basin, located as shown on the tentative subdivision map for Tentative Tract 918.

Water System

The developer's engineer will 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. Provisions will be made for service to future areas of development located adjacent to the subdivision.

Public Services

City services, including fire, police, and general services (planning, building, and recreation) can adequately be provided for the increase in population from this subdivision, as noted in the initial study conducted for the project.

Tentative Parcel Map No. 2016-02

The project is a request to divide the parcel located at APN 009-030-041, a 47.51-acre parcel, into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential.

See proposed parcel split, attached as **Exhibit D.**

Project Design:

	Entire Site	Parcel A	Parcel B
Area:	47.51 acres	27.48 acres	20.03 acres
Width:	1,294.68 ft. Minimum width; 1,336.22 ft. Maximum width	524.45 ft. Minimum width; 1,336.22 ft. Maximum width	1,294.68 ft. Minimum width; 1,295.44 ft. Maximum width;
Depth:	1,322.63 ft. Minimum depth; 2,643.05 ft. Maximum depth	662.52 ft. Minimum depth; 1,200.05 ft. Maximum depth	659 ft. Minimum depth; 679 ft. Maximum depth
Sidewalk:	Non-existent along Centennial Drive or Devon Street	Non-existent along Centennial Drive or Devon Street	Non-existent along Centennial Drive or Devon Street
Existing Use:	Walnut Orchard	Walnut Orchard	Walnut Orchard
Proposed Use:	Split into two parcels	Phase I of Tentative Tract 918 - Single Family Residential lots (1-62)	Phase II of Tentative Tract 918 -Single Family Residential lots (63-130)

The tentative parcel map will physically divide Tentative Tract 918 into two phases. Parcel A corresponds to Phase I of Tentative Tract 918; Parcel B corresponds to Phase II of Tentative Tract 918.

Parcel A

Parcel A corresponds to Phase I of Tentative Tract 918. Phase I includes residential lots one through 62, the two-acre park, and the 5.02-acre drainage basin.

Phase II

Phase II corresponds to Phase II of Tentative Tract 918. Phase II includes residential lots 63 through 130.

Both of the proposed lots will meet the minimum parcel size required of the “R-1-6” Low-Density Residential Zone District, which is a minimum of 6,000 square feet per lot. Additionally, the parcels will meet the minimum requirements for the width and street-frontage of the “R-1-6” Low-Density Residential Zone District, which is 60 feet The proposed parcels also meet the depth requirement for the “R-1-6” Low-Density Residential Zone District, which is 95 feet Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

FINDINGS FOR APPROVAL

Annexation/Reorganization No. 152:

The annexation is consistent with Policies LU 24.1 and LU 25.2 of the General Plan. This finding of consistency can be made based on the following:

1. The annexation area is proposed for future residential development and is contiguous to urban development.

2. The annexation does not propose agricultural land use designations within the City limits.

3. All future residential development is planned to be developed within the Planning Area Boundary.

4. Prezone No. 2016-01 proposes to designate 80.86 acres as "R-1-6" Low-Density Residential, in accordance with the General Plan.

Prezone No. 2016-01:

Pursuant to Section 17.66.060 and Section 17.66.070 of the Hanford Municipal Code, the following findings can be made by the Planning Commission:

1. That the public hearing for the prezone application was properly noticed, in accordance with state law and the Hanford Municipal Code.

2. The prezone of the annexation area is compatible, integrated, and internally consistent with the existing policies of the Hanford General Plan.

3. That the proposed prezone is consistent with the objectives and policies of Section 17.02.020 of the Municipal Code, as follows:

   a) That the prezone guides the physical development of the City in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the General Plan.

   b) That the proposed project fosters a wholesome, serviceable, and attractive living environment, the beneficial development of areas, which exhibit conflicting patterns of use, and the stability of existing land uses, which conform with the objectives, policies, principles, and standards of the General Plan.

   c) That the proposed project does not result in excessive population densities and the overcrowding of land with structures.

   d) That the proposed project results in a safe, effective, traffic-circulation system.

   e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.

f) That the proposed project will protect and enhance real property values and the City's natural assets.

g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.

h) That the proposed project will provide and protect open space, in accordance with the policies of the Open Space Element of the General Plan.

4. That an initial study was prepared for the project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2016-06 is recommended for adoption.

Tentative Tract Map 918:

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:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. . The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

   ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range

between two and nine units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

   ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F.**

6. Public Health Finding:

   ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision and 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. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

Tentative Tract Map 919

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:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 feet. The average lot size is 7,322 sq. ft.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the

subdivision is 6,023 sq. ft. The average lot size is 7,322 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

   ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 919. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

   ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 3.93 dwelling units per acre.

5. Environmental Finding:

   ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F.**

6. Public Health Finding:

   ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 919 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision and 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. The existing access easements shown on Tentative Parcel Map 919 will be quit claimed to APN 009-030-002.

Tentative Parcel Map No. 2016-02

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding:

ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

2. Design Finding:

ANALYSIS: That the proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet Both lots have a buildable lot configuration. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. Parcels will be within the city limits as part of the annexation and city water and services can be extended to the site. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. Staff evaluated Tentative Tract 918 and determined the project to be in conformance with the requirements of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the parcels are of adequate size to support the guidelines of the General Plan and Zoning Ordinance. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. A density finding was able to be supported for Tentative Tract 918, because the project has a gross density of 2.736 dwelling units per acre, which is within the allowable range of the "R-1-6" Low-Density Residential Zone District, between two and nine units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F.**

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any improvements or mitigations required for public health and safety were

applied to the proposal and required in the conditions of approval. 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.

7. Improvements and Access Findings:

   ANALYSIS: The proposed parcels will have street frontage along public streets, Centennial Drive and Devon Street. 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. The design of the subdivision and 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. The existing access easements shown on Tentative Parcel Map 918 and 919 will be quit claimed to APN 009-030-002.

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation. Comments were received from the following agencies:

1. Southern California Gas Company
2. San Joaquin Valley Air Pollution Control District
3. Department of Public Health, Division of Environmental Health Services
4. Hanford Joint Union High School District

Responses to comments are addressed within the initial study and are as follows:

Southern California Gas Company

During pre-consultation, David Kemp, of Southern California Gas Company, requested that the City require a 10 ft. utility easement to be dedicated for the tentative tract. After discussion with Public Works, Southern California Gas Company agreed to the City's normal standard requirement of a six-foot utility easement.

San Joaquin Valley Air Pollution Control District

A pre-consultation response was received from the San Joaquin Valley Air Pollution Control District (SJVAPCD) determining the following:

1. Based on information provided to the District, project-specific emissions of criteria pollutants are not expected to exceed District significant thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project-specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (indirect source review). District Rule 9510 is intended to mitigate a project's impact on air quality through project

design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

3. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Provisions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

4. The District recommends that a copy of the District's comments be provided to the project proponent.

In response to the comments received from the SJVAPCD, mitigations are required to be implemented for the project, overall, including the following:

1. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project, or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

2. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project, or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888.

Kings County Environmental Health Department

In response to the letter received from Kings County Environmental Health Department, the following has been added as a condition of approval and mitigation measure:

"Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times, in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work-related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques."

Hanford Joint Union High School District (HJUHSD)

During pre-consultation, Renee Creech, of the HJUHSD, requested that the City consider traffic signals for the project. The Public Works Department has analyzed the project and conditioned it according to their standards. The Public Works Department has not required a traffic signal to be installed for the project.

CONSULTATION

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to the concerned agencies on November 18, 2016. Comments were received from the following agencies:

Responses to comments are addressed within the initial study and are as follows:

1. LAFCO of Kings County
2. Kings County Public Works
3. Tachi Yokut Tribe

Local Agency Formation Commission of Kings County

LAFCO requested that the environmental document prepared address the impacts and any necessary mitigation, including but not limited to, the annexation process. Specifically, LAFCO requested impacts to agricultural lands be analyzed in the environmental document. Impacts to agricultural lands were deemed to be less than significant with mitigation incorporation. The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however, impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Kings County Public Works

During consultation, the Kings County Public Works Department recommended that at the time Centennial Drive connects to Fargo Avenue, a left-turn pocket be constructed for west bound Fargo Avenue traffic. The City's Public Works Department has evaluated the request and has conditioned Tentative Tract 919, accordingly.

Tachi Yokut Tribe

Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources:

Mitigation Measure Cultural Resources 1: The site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Mitigation Measure Cultural Resources 3: (Project-Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

Mitigation Measure Cultural Resources 4: (Project-Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

RECIRCULATION

In accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines, Recirculation of a Negative Declaration Prior to Approval (a), a lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15702, but prior to its adoption. (b) A "substantial revision" of the negative declaration shall mean: (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance. Due to new, avoidable significant effects to Cultural Resources, identified by the Tachi Yokut Tribe, as well as mitigation measures added to the project, re-circulation of the mitigated negative declaration was required. Mitigated Negative Declaration No. 2016-06 was noticed for a period of 20 days [Comment period March 1, 2017 – March 21, 2017] in accordance with CEQA Guidelines. Comments were received from the following agencies:

1. Hanford Joint Union High School District – **Exhibit G**
2. Kings County Area Public Transit Agency – **Exhibit H**

Hanford Joint Union High School District (HJUHSD) – attached as **Exhibit G**

During consultation, Renee Creech, of the HJUHSD, requested that the City consider traffic impacts at 13th Avenue and Grangeville Boulevard and 13th and Fargo Avenue. Staff informed her of the traffic signal planned for 13th Avenue and Grangeville, which will alleviate traffic impacts at that intersection. The Public Works Department determined traffic impacts would be

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

addressed when development reaches the intersection of 13th Avenue and Fargo Avenue. This project will not bring development to that boundary.

Kings County Area Public Transit Agency (KART) – attached as **Exhibit H**

During consultation, Mark Pedreiro, of KART, requested the City require the applicant provide a 10' x 12' concrete pad for a proposed bus stop and shelter to be located on Centennial Drive, north of W. Dahli Way, behind Lot 40. The comment has been added to the resolution for Tentative Tract 919, as a condition of approval.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on November 18, 2016 and mailed to property owners within 500 ft. of the project site on November 17, 2016. Due to the need to recirculate the environmental document, notice of the project was published again on Wednesday, March 1, 2017 and sent to property owners within 500 ft. on February 28, 2017. No public comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached as **Exhibit F.** A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached as **Exhibit F.** A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

The City of Hanford
CALIFORNIA

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 28, 2017

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Absent	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

Chairperson JOHNSTON proviced the invocation.

FLAG SALUTE

Commissioner HAM led the flag salute.

INTRODUCTION OF NEW COMMISSIONERS

Chairperson JOHNSTON introduced and welcomed new Commissioners, Savino Perico and Angel Galvan. They each expressed their commitment to do their best for the community.

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.*

1. Mayor David Ayers thanked the current Commissioners for their work and welcomed the new Commissioners. He expressed his confidence in them to do a good job.

2. Bob Ramos is glad that there are seven Commissioners again, instead of five. He encouraged the new Commissioners to do their best. He felt that the appointment process was flawed, however, stating that the mayor should have brought two names to the City Council, instead of four.

   City Attorney Mizote responded, stating that that would be a discussion beyond the scope of the Planning Commission, who do not appoint their own members. He added that the Municipal Code states only that the commissioners are appointed by the mayor, with approval of the majority of the Council members.

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 March 14, 2017 Meeting

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

AYES: Commissioners HAM, PADEN, DOUGLAS, JOHNSTON
NOES: Commissioners NONE
ABSTAIN: Commissioners PERICO, GALVAN
ABSENT: Commissioners NAHAL

PUBLIC HEARING

1. **Variance No. 2017-01, a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum square footage allowed within the "PC" Planned Commercial Zone District. The project is located at the northwest corner of 12th Avenue and Lacey Boulevard (APN: 009-050-016).**

Chairperson JOHNSTON opened the Public Hearing at 7:13 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended denial, and invited questions of staff.

Chairperson JOHNSTON stated that he had driven to the project site, and that the signage was quite visible.

Chairperson JOHNSTON opened Public Comment.

FAVOR

1. Mitch Chemers, representing the applicant, stated that the proposed additional signage is not really a sign and not a mural, but something in between and is needed to provide brand identification.

2. Pete Orlando, Retail California representative, asked for support of the Variance.

OPPOSED
None

Chairperson JOHNSTON invited comments from staff. Director Mata reiterated that staff could not make the findings to recommend approval of the variance. She noted that an option would be for them to decrease some of their existing signage, to allow for what is proposed.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion:

Following Commission Discussion, Chairperson JOHNSTON closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to deny Variance 2017-01, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

AYES: Commissioners DOUGLAS, PADEN, HAM, PERICO, GALVAN, JOHNSTON
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NAHAL

2. **ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).**

Chairperson JOHNSTON opened the Public Hearing at 7:34 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report and recommended approval. She and Deputy Public Works Director Doyel answered questions of staff.

Following questions of staff, Chairperson JOHNSTON opened Public Comment.

FAVOR
John Zumwalt, of Zumwalt-Hansen, thanked staff for their hours of work on this project, and encouraged the Commissioners to support staff's recommendation.

Applicant Jim Robinson noted that property owners Miya and Madruga were present. He then answered questions from the Commissioners.

OPPOSED
Bob Ramos is not opposed to the project, but he asked if the proposed park and water basin are together or two separate pieces of land. He also asked if the park will be just open space or if it will also have facilities, such as restrooms. He is opposed to new building, in general, due to water use.

Deputy Public Works Director Doyel answered that it will be a neighborhood park, so there would not be restrooms.

REBUTTAL
Mr. Zumwalt stated that urban uses use less water than agricultural uses.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing at 7:52 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to City Council. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, DOUGLAS, PADEN, PERICO, GALVAN, JOHNSTON
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NAHAL

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-05, recommending approval of Prezone No. 2016-01 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners PADEN, DOUGLAS, HAM, PERICO, GALVAN, JOHNSTON
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NAHAL

Motion by Commissioner HAM, seconded by Commissioner PADEN, to find Annexation No. 152 consistent with the General Plan Policies LU-24.1 and LU 25.2. Motion carried by the following roll call vote:

AYES:	Commissioners HAM, PADEN. DOUGLAS, PERICO, GALVAN, JOHNSTON
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NAHAL

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-06, as amended, recommending approval of Tentative Tract 918 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners PADEN, DOUGLAS, HAM, PERICO, GALVAN, JOHNSTON
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NAHAL

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to adopt Resolution 2017-07, as amended, recommending approval of Tentative Tract 919 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners DOUGLAS, PADEN, HAM, PERICO, GALVAN, JOHNSTON
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NAHAL

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-08, recommending approval of Tentative Parcel Map 2016-02, to City Council. Motion carried by the following roll call vote:

AYES:	Commissioners PADEN, DOUGLAS, HAM, PERICO, GALVAN, JOHNSTON
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NAHAL

DIRECTOR'S COMMENTS

Director Mata informed the Commissioners that the General Plan and Zoning Ordinance Updates will go to the City Council on April 4.

There is nothing scheduled for an April 11 Planning Commission meeting; however, that could change. Staff will notify the Commissioners in advance.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM asked if there is a park going in near Frontier School. Deputy Public Works Director Doyel replied that it is a park and is part of Tentative Tract 887.

Commissioner PADEN asked about new construction at the Costco development. Deputy Public Works Director Doyel answered that it is the new Panda Express.

Commissioner DOUGLAS and Chairperson JOHNSTON welcomed Commissioners Galvan and Perico.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:03 p.m.

Respectfully submitted,

Diana Black

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 4/25/2017	**AGENDA SECTION:** 1

SUBJECT:
RECONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.

2. Adopt Amended Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

RECOMMENDED MOTION

1. I move that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.

2. I move to adopt Amended Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

PROJECT DESCRIPTION

RECONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016-02:
The project is a request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918.

No changes have been made to the environmental document, for which the Planning Commission recommended certification of Mitigated Negative Declaration No. 2016-06 to the City Council, at the March 28, 2017 meeting.

BACKGROUND

The project, including associated projects Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918 and Tentative Tract 919, came before the Planning Commission as a public hearing item on March 28, 2017. All projects were recommended to the City Council for approval by a 6-0 vote (Nahal absent).

A copy of the previous Planning Commission Staff Report is attached as **Exhibit A** for the Commission's review.

In a letter received from the applicant on April 5, 2017, the applicant cited "Delays from many sources now require the developer to close escrow before the Final Map, and related agreements, can be approved and recorded. That means the Tentative Parcel Map needs to be reconditioned so that it can record independently."

See the applicant's full letter, attached as **Exhibit B.**

Resolution No. 2016-08 needs to be amended, removing the stipulation that Unit I of Tract 918 record prior to Tentative Parcel Map (TPM) No. 2016-02. By removing the condition cited, the applicant can record the TPM independently.

The signed Resolution No. 2017-08 is attached as **Exhibit C,** for the Commission's review.
A mark-up of the previous resolution, incorporating the amendments requested, is attached as **Exhibit D.**

No additional action needs to be taken on the related projects, Reorganization/Annexation No. 152, Prezone No. 2016-01, Tentative Tract 918, and Tentative Tract 919.

PUBLIC COMMENTS

The reconsideration of the Tentative Parcel Map No. 2016-02 was published in the newspaper on April 14, 2017 and mailed to property owners within 500 ft. of the project site on April 13, 2017. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached within **Exhibit E.** A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

FISCAL IMPACT:

ATTACHMENTS:
Amended Resolution No. 2017-08 (TPM 2016-02)
Exhibit A - Previous PC Staff Report (March 28, 2017)
Exhibit B - Applicant's Letter
Exhibit C - Resolution Markup

RESOLUTION NO. 2017-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 2016-01, PREZONING APPROXIMATELY 80.86 ACRES AS "R-1-6" LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 28, 2017, on motion of Commissioner **PADEN**, seconded by Commissioner **DOUGLAS**, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford initiated the prezone from County zoning "AL-10" Limited Agricultural-10 District to City zoning "R-1-6" Low-Density Residential on approximately 80.86 acres generally south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149), as shown in attached **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.66.050 of the Hanford Municipal Code, at its regularly scheduled meeting on March 28, 2017; and,

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B,** and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.66.060 and Section 17.66.070 of the Hanford Municipal code, recommends approval to the City Council of Prezone No. 2016-01, based upon the following findings and on the evidence presented:

1. That the public hearing for the prezone application was properly noticed, in accordance with state law and the Hanford Municipal Code.

2. The prezone of the annexation area is compatible, integrated, and internally consistent with the existing policies of the Hanford General Plan.

3. That the proposed prezone is consistent with the objectives and policies of Section 17.02.020 of the Hanford Municipal Code, as follows:

a) That the prezone guides the physical development of the City in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the General Plan.

b) That the proposed project fosters a wholesome, serviceable, and attractive living environment, the beneficial development of areas, which exhibit conflicting patterns of use, and the stability of existing land uses, which conform with the objectives, policies, principles, and standards of the General Plan.

c) That the proposed project does not result in excessive population densities and the overcrowding of land with structures.

d) That the proposed project results in a safe, effective, traffic-circulation system.

e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.

f) That the proposed project will protect and enhance real property values and the City's natural assets.

g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.

h) That the proposed will provide and protect open space, in accordance with the policies of the Open Space Element of the General Plan.

4. That an initial study was prepared for the project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2016-06 is recommended for adoption.

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

AYES:	Commissioners	PADEN, DOUGLAS, HAM, PERICO, GALVAN, JOHNSTON
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	NAHAL

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

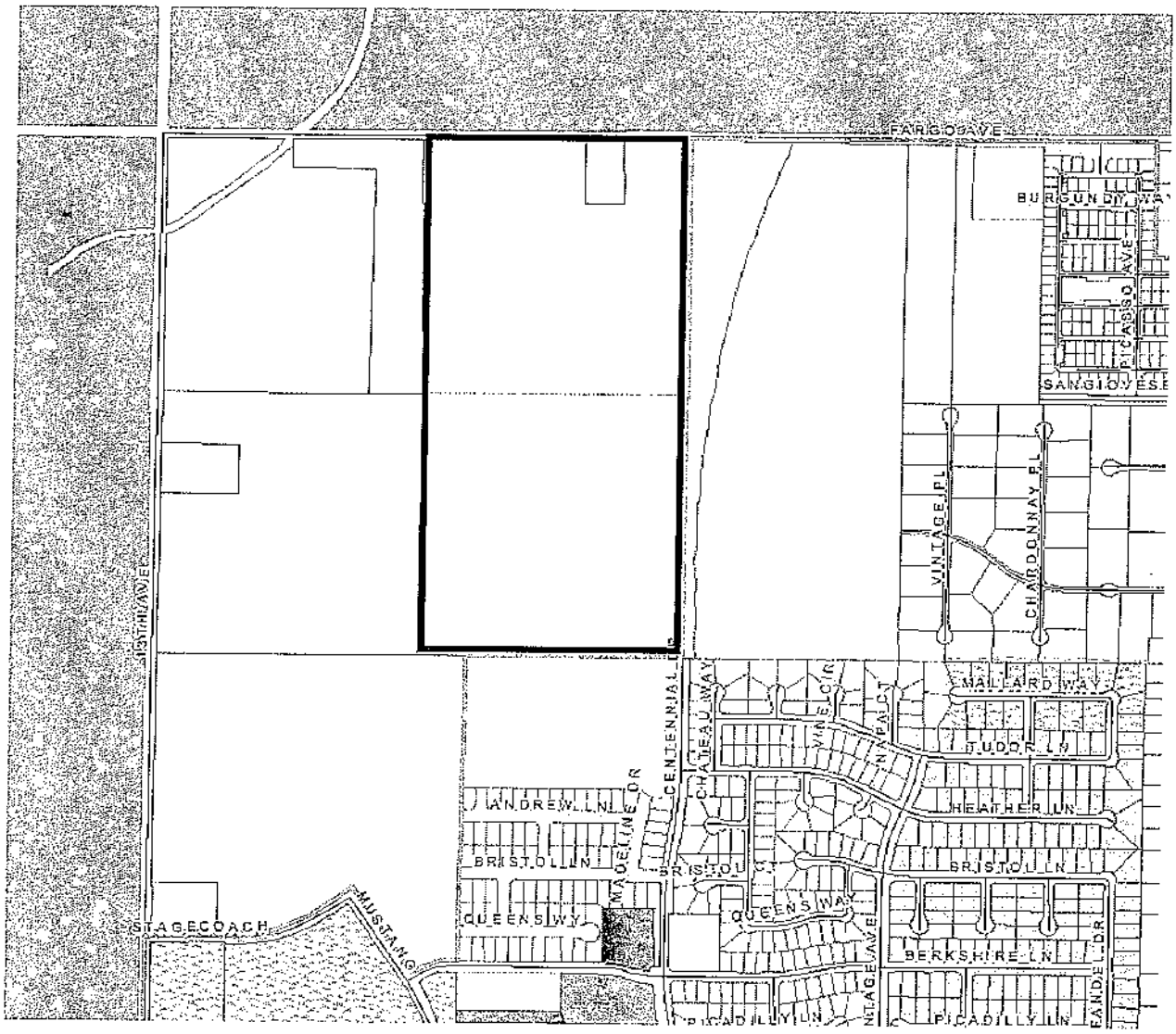
I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of March 2017.

Darlene R. Mata

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Exhibit A
Prezone Map

"R-1-6" Low-Density Residential
(property outlined in red)



Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**1.** That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. **2.** Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

RESOLUTION 2017-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF TENTATIVE TRACT 918 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO SUBDIVIDE 47.51 ACRES INTO 130 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-DENSITY RESIDENTIAL.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 28, 2017, by motion of Commissioner **PADEN** , and seconded by Commissioner **DOUGLAS,** and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 918, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, located at APN 009-030-041, as shown in **Exhibit A,** 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 March 28, 2017, and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B,** and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

WHEREAS, the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. <u>Consistency Finding</u>:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 sq. ft. . The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F.**

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and 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. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby recommend approval of Tentative Tract 918 to the City Council of the City of Hanford subject to the following conditions:

ADMINISTRATION DEPARTMENT
Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
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 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 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 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 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's 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 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 Associate 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 compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

5. 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).

6. 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.

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B,** are also conditions of approval of the project.

10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.

12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphault, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

Special Requirements

1. 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply.

Architectural Conditions:

1. 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.

2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

3. 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.

4. 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 archeologist 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 devices 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 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, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

2. 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."

3. 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:

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 Department and Building Division 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 Division 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 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.

4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 Office; (559) 940-2943 Cell or by E-mail at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

2. **Deferred submittals must be received prior to issuance of building permit.**

3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.

3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

Storage Tanks:

1. IF APPLICABLE, All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit.

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.

2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long (559) 585-2556
Concerning questions that you may have on the conditions listed below:

PROJECT: Tract 918 San Joaquin Homes – 12771 Fargo Ave

Maps and Plans:

1. That the developer shall 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, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete 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 all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

   a.) Centennial Drive – Ten feet (Landscape/Public Utility)
   b.) Devon Street – Ten feet (Landscape/Public Utility)
   c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.

4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall 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 tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:

   a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

      1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.

      2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

   b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

1. Traffic index used for the design of street structural section shall be a minimum of 7.0.

2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:

   a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

   b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.

   c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets 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 new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.

2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall 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 development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Devon Street located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. 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, and any revisions thereof. 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 and any revisions thereof. 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 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).
   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
   - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Pronibions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C.**

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411
Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION:

That this 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 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:

AYES: Commissioners PADEN, DOUGLAS, HAM, PERICO, GALVAN, JOHNSTON
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NAHAL

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

I, **DARLENE R. MATA** 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 **28th** day of **March, 2017**.

Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

Exhibit A:
Tentative Tract Map 918

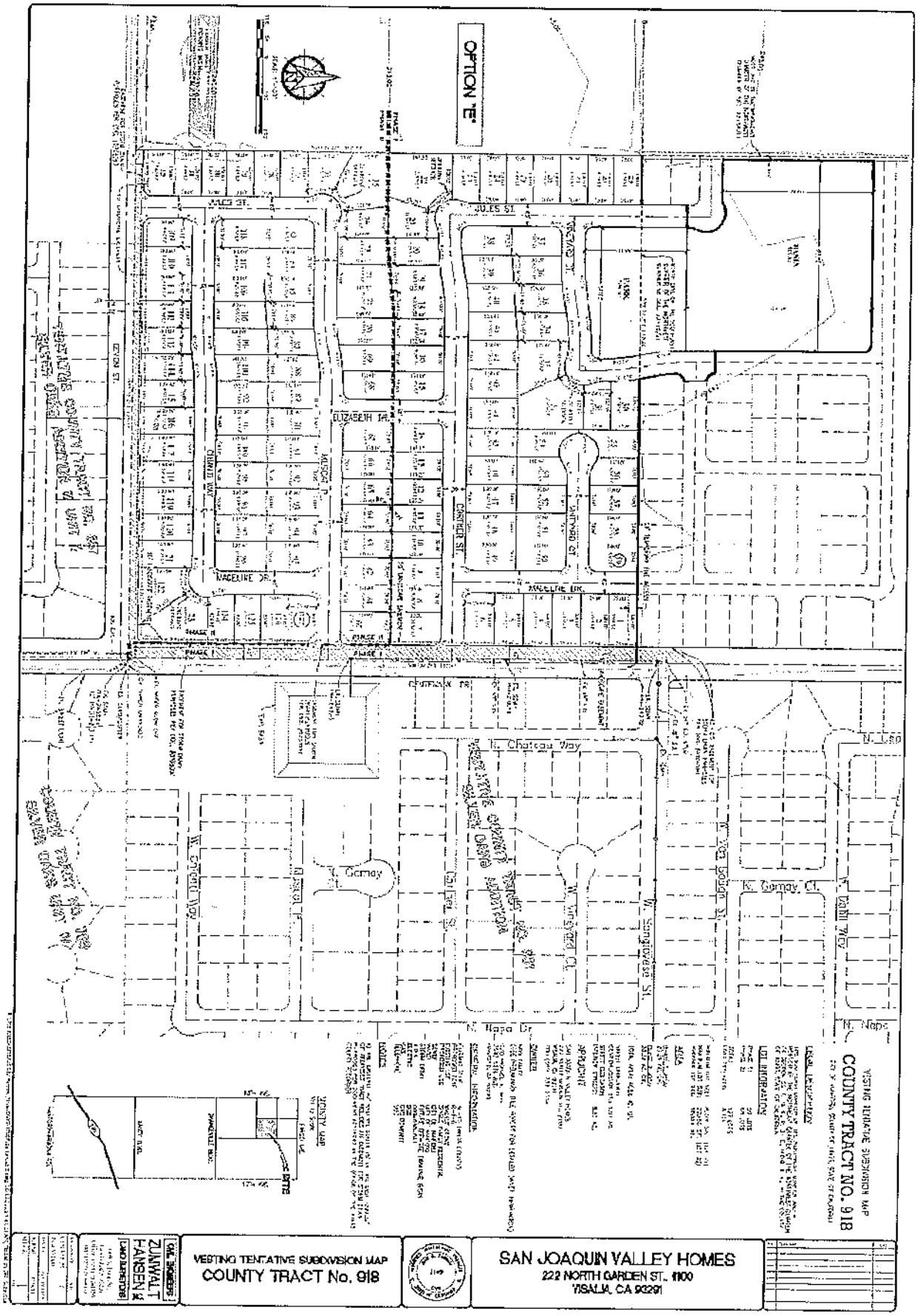

OPTION "E"
JULES ST.
ELIZABETH TR.
MADERA DR.
DUNIT WAY
MACELLINE DR.
CENTER ST.
PHASE I
PHASE II
N. Chateau Way
N. Gerney
W. Sunglower St.
N. Napa Dr.
N. Napa
VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918
SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
ZUMWALT
HANSEN
COUNTY TRACT NO. 918

Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Exhibit C:
Comments from the SJVAPCD

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

Printed on recycled paper.

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services

Cherie L. Clark

For:
Brian Clements
Program Manager

AM: cc

RESOLUTION 2017-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF TENTATIVE TRACT 919 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO SUBDIVIDE 31.77 ACRES INTO 125 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-DENSITY RESIDENTIAL.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 28, 2017, by motion of Commissioner **DOUGLAS,** and seconded by Commissioner **PADEN,** and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 919, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, located at APN 009-030-048, as shown in **Exhibit A,** 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 March 28, 2017, and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B,** and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

NOW, THEREFORE BE IT RESOLOVED, the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft.

2. Design Finding:

   ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision

Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 919. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 3.93 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 919 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and 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. The existing access easements shown on Tentative Parcel Map 919 will be quit claimed to APN 009-030-002.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby recommends approval of Tentative Tract 919 to the City Council of the City of Hanford subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
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 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 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 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 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's 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 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 Associate 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 compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

5. 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).

6. 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.

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That each lot owner within Tract 919 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B,** are also conditions of approval of the project.

10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.

12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphault, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

13. That per the requirements of Kings County Area Public Transit Agency (KART), a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown in attached **Exhibit D.** The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

Special Requirements

1. 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply.

Architectural Conditions:

1. 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.

2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

3. 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.

4. 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 archeologist 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 devices 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 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, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

2. 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."

3. 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:

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 Department and Building Division 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 Division 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 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.

4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**

2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

1. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:

   a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
   b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
   c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
   d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

2. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.

3. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.

4. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

   Calculated Turning Radii:

a.	Inside Turn:	20 ft., 1 in.
b.	Curb to Curb:	36-ft, 3 in.
c.	Wall to Wall:	44 ft., 6 in.

5. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

6. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.

7. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

1. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

1. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.

2. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

3. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS ENGINEERING DIVISION

Contact Samantha Long Assistant Engineer at (559)585-2556
Concerning questions you may have regarding the conditions below:

Maps and Plans:

1. That the developer shall 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, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete 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 all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

   a.) Centennial Drive – Ten feet (Landscape/Public Utility)
   b.) Fargo Avenue – Ten feet (Landscape/Public Utility)
   c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Fargo Ave shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall 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 tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:

   a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.

2. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for west bound traffic along Fargo Ave.

b. Fargo Ave shall be developed as an arterial street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

1. Traffic index used for the design of street structural section shall be a minimum of 10.0.

2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Ave, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Ave, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements south of the Fargo Ave street centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

4. Street improvements north of the Fargo Ave street centerline shall include, but not be limited to, the construction of a minimum 12 foot travel lane, 4 foot paved shoulder, and 4 foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

5. Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.

5. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable,

developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Fargo Ave for lots backing onto said streets:

   a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

   b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Fargo Ave.

   c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive and Fargo Ave. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets 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 new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for sewer main over-sizing for City Public Works Department review and approval prior to beginning construction.

3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall 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 development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works

Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.

3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.

4. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Fargo Ave located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. 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, and any revisions thereof. 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 and any revisions thereof. 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 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT
Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).

   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.

   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

   - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C.**

KINGS COUNTY HEALTH DEPARTMENT
Contact Troy Hommerding at (559) 584-1411
Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers

and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

KINGS COUNTY AREA PUBLIC TRANSIT AGENCY
Contact Facilities and Fleet Specialist Mark Pederio at (559)852-2624
Concerning questions that you may have on the conditions listed below:

14. That a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown in attached **Exhibit D.** The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

EXPIRATION:

That this 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 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:

AYES: Commissioners DOUGLAS, PADEN, HAM, PERICO, GALVAN, JOHNSTON
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners NAHAL

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

I, **DARLENE R. MATA** 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 **28th** day of **March, 2017.**

Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

Exhibit A:
Tentative Tract Map 919

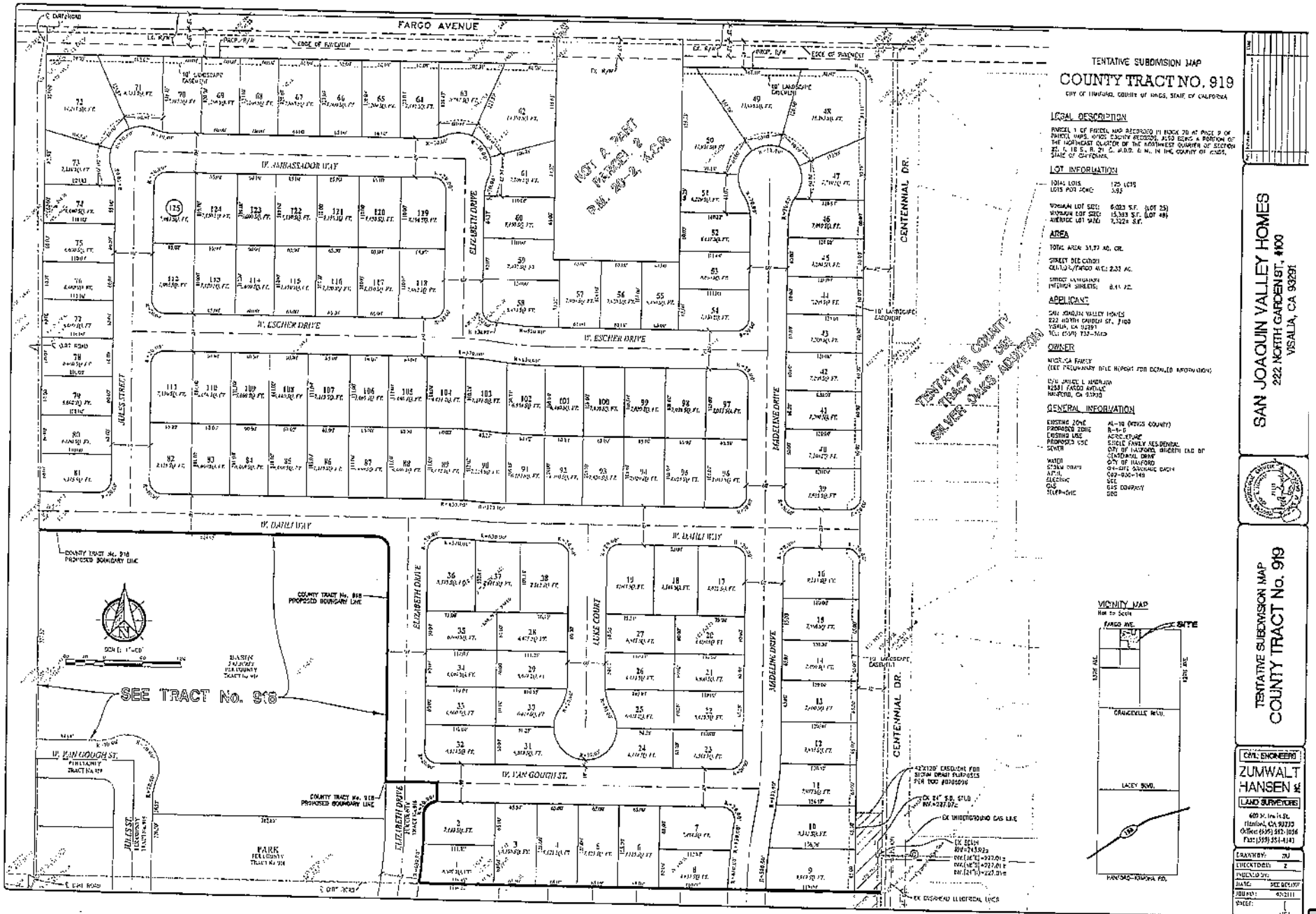

TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 919
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA
LEGAL DESCRIPTION
LOT INFORMATION
AREA
APPLICANT
OWNER
GENERAL INFORMATION
FARGO AVENUE
W. AMBASSADOR WAY
W. ESCHER DRIVE
W. DAILEY WAY
W. VAN GOUGH ST.
JULES STREET
ELIZABETH DRIVE
MADELINE DRIVE
LUKE COURT
CENTENNIAL DR.
NOT A PART PARCEL 2 P.M. 28-2, K.C.R.
TENTATIVE COUNTY TRACT No. 918 SILVER OAKS ADDITION
SEE TRACT No. 918
PARK
VICINITY MAP
SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 919
CIVIL ENGINEERS
ZUMWALT HANSEN
LAND SURVEYORS

Exhibit B:
Mitigation Monitoring and Reporting Program

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Exhibit C:
Comments from the SJVAPCD

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

Printed on recycled paper.

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services

For:
Brian Clements
Program Manager

AM: cc

Exhibit D:
KART Comments

Gabrielle deSilva

From: Pedreiro, Mark [Mark.Pedreiro@co.kings.ca.us]
Sent: Wednesday, March 22, 2017 3:52 PM
To: Darlene Mata
Cc: Gabrielle deSilva
Subject: Project Review Annexation 152
Attachments: 20170322123133584.pdf

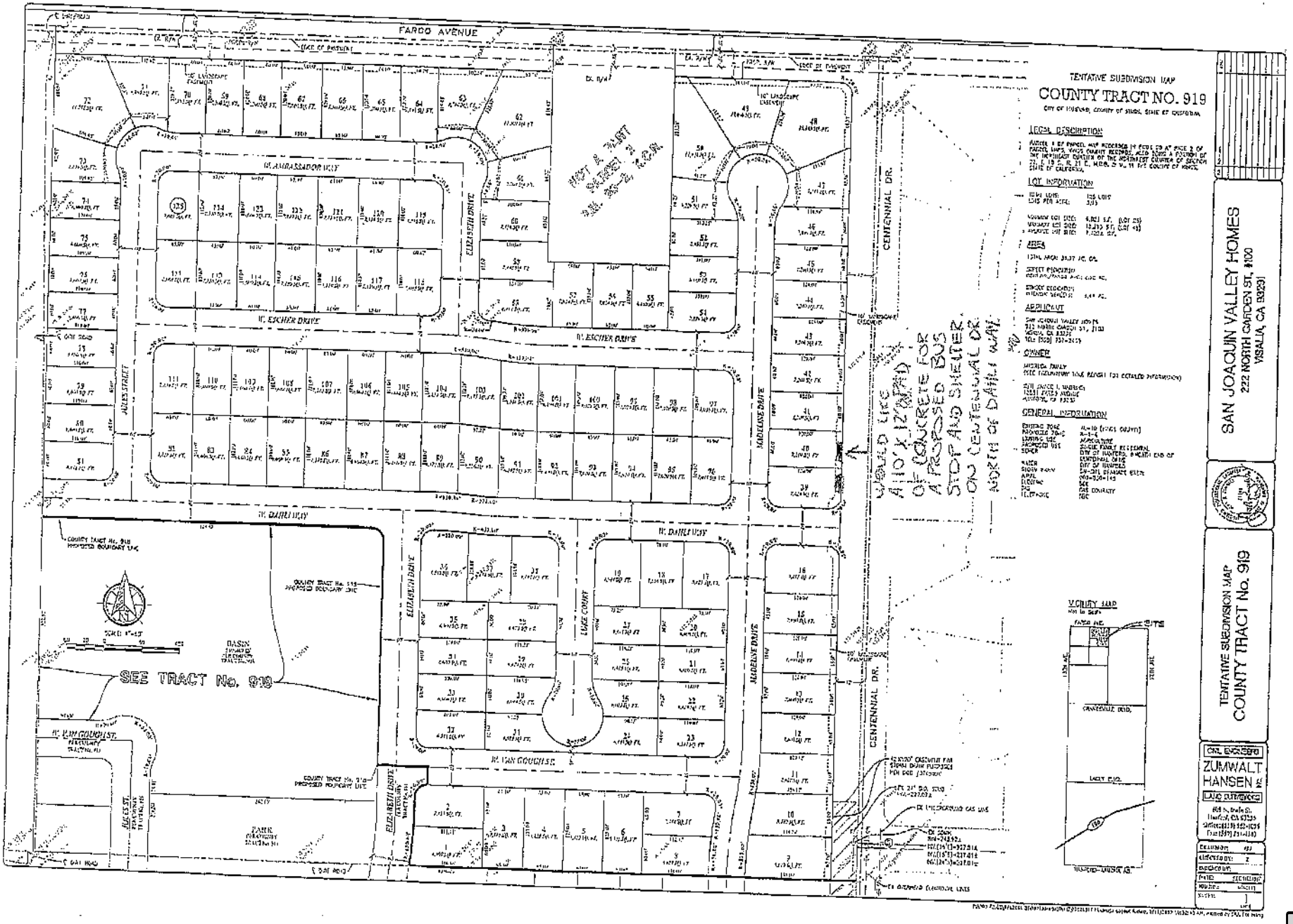
Darlene,

KART would like a 10' x 12' concrete pad for a proposed bus stop and shelter. Pad would fit on the 10' landscape easement. Location would be on Centennial Dr. north of W. Dahli Way behind Lot 40. I attached tentative subdivision map with my handwritten notes. Thank you.

Mark Pedreiro
Facilities and Fleet Specialist
Kings County Area Public Transit Agency
610 W. 7th St.
Hanford, CA 93230
(559) 852-2624 direct line
(559) 633-0280 cell
(559) 582-5003 fax
mark.pedreiro@co.kings.ca.us

KART Like us on Facebook!

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)


TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 919
LEGAL DESCRIPTION
LOT INFORMATION
AREA
APPLICANT
OWNER
GENERAL INFORMATION
SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST. #100
VISALIA, CA 93291
TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 919
ZUMWALT HANSEN
FARGO AVENUE
W. AMBASSADOR WAY
W. ESCHER DRIVE
W. DAHLI WAY
W. VAN GOUGH ST.
ELIZABETH DRIVE
MADELINE DRIVE
CENTENNIAL DR.
LAKE COURT
HOLES STREET
SEE TRACT No. 918
BASIN
PARK
VICINITY MAP
SITE
CENTENNIAL DRIVE
LACEY BLVD.
HOBSON-LANSING RD.
WOULD LIKE A 10' X 12' PAD OF CONCRETE FOR A PROPOSED BUS STOP AND SHELTER ON CENTENNIAL DR. NORTH OF DAHLI WAY.

AMENDED RESOLUTION 2017-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 2016-02 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO DIVIDE A 47.51–ACRE PARCEL INTO TWO PARCELS (PARCEL A: 27.48 ACRES; PARCEL B: 20.03 ACRES) IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-DENSITY

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 25, 2017 on motion of Commissioner **PERICO**, seconded by Commissioner **DOUGLAS**, and duly carried, the following resolution was adopted:

WHEREAS, on April 25, 2017, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2016-02, a request to divide a 47.51-acre property into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. the project is located at APN 009-030-041; and

WHEREAS, Tentative Parcel Map No. 2016-02 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 configuration of the proposed parcels are shown on attached **Exhibit A**; and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B,** and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding:

   ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-

frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

2. Design Finding:

ANALYSIS: That the proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet Both lots have a buildable lot configuration. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. Parcels will be within the city limits as part of the annexation and city water and services can be extended to the site. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. Staff evaluated Tentative Tract 918 and determined the project to be in conformance with the requirements of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the parcels are of adequate size to support the guidelines of the General Plan and Zoning Ordinance. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. A density finding was able to be supported for Tentative Tract 918, because the project has a gross density of 2.736 dwelling units per acre, which is within the allowable range of the "R-1-6" Low-Density Residential Zone District, between two and nine units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. 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.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along a public street, Centennial Drive. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, as part of the development of Tract 918, 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. The design of the subdivision and 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. The existing access easements shown on Tentative Parcel Map 918 and 919 will be quit claimed to APN 009-030-002.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2016-02 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT
Contact the City Attorney: (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 (559) 585-2578
concerning questions that you may have on the conditions listed below:

General:

1. 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.

2. That all approved proposals of the application be conditions of development if not mentioned herein.

3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.

4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval. That in

accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2016-02 will begin to run on the date of the approval of this application by the Planning Commission.

5. 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.

6. That all conditions cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B,** shall also become conditions of approval of this Tentative Parcel Map.

7. That Parcel A reflects Phase I of Tentative Tract 918. Development of Phase I includes development of the two-acre park and 5.02-acre storm drainage basin for Tract 918. Development of Phase I must proceed first.

8. That this Tentative Parcel Map shall expire with the expiration of Tract 918.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. New lot line shall not create any violations to current building codes.

2. Any future development will be required to meet the building codes at the time of construction.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 OFFICE; (559) 940-2943 CELL or by EMAIL at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**

2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

3. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:

    a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.

b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.

c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

4. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.

5. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.

6. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

a.	Inside Turn:	20 ft., 1 in.
b.	Curb to Curb:	36-ft, 3 in.
c.	Wall to Wall:	44 ft., 6 in.

7. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

8. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.

9. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

1. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

2. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS DEPARTMENT

Contact Samantha Long, Assistant Engineer at (559) 585-2556
concerning questions that you may have on the conditions listed below:

General Requirements:

1. That Applicant comply with the City of Hanford Public Works construction standards and specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.

2. That an encroachment permit for all construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction.

3. That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Water System:

1. That each parcel shall be provided with separate water service assemblies in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B and shall be noted on the final parcel map.

Sewer Improvements:

1. That each parcel shall be provided with separate sanitary sewer laterals in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B shall be noted on the final parcel map.

Street Improvements:

1. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

   i. Traffic index used for the design of the street structural section shall be a minimum of 7.0.

   ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Centennial Drive south of the development frontage, from Grangeville Ave to Devon Street, concurrent with the submittal of development improvement plans. Construction of Centennial

Drive, along the entire development frontage, will be required to conform to City Standards and Specifications.

iii. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

2. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

   i. Traffic index used for the design of street structural section shall be a minimum of 7.0.

   ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

   iii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

3. That installation of property frontage improvements is not required prior to recordation of the Parcel Map, however the subdivider shall enter into a deferral agreement for future construction of curb, gutter, sidewalk, and street pavement improvements to be installed at such time as the City Engineer shall determine that construction of said improvements is in the public interest. The agreement shall be recorded to run with the land, and shall remain in effect until street improvements have been completed in accordance with City Standards. This requirement shall be noted on the final Parcel Map.

4. A deferred improvement agreement shall be executed prior to recording of the final map for the improvements required along Centennial Drive and Devon Street by this project.

Attachment: Exhibit H: Signed Planning Commission Resolutions (1977 : CD: Annexation 152, Pre-zone

Dedications:

1. A 19 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Devon Street.

2. A 42 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Centennial Drive.

3. A 10 foot wide landscape easement shall be dedicated on the final parcel map along the right-of-way of Centennial Drive and Devon Street.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. 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, and any revisions thereof. 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 and any revisions thereof. 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 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION

This Tentative Parcel Map becomes null and void with the expiration of the Tentative Map for Tract 918, or after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

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

AYES:	Commissioners	PERICO, DOUGLAS, HAM, GALVAN, NAHAL, PADEN
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	JOHNSTON

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

I, **DARLENE R. MATA** 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 **25th** day of **April, 2017**.

Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Exhibit A:
Tentative Parcel Map No. 2016-02

13TH AVENUE
FRIGO AVENUE
CENTENNIAL DRIVE (ALIGNMENT)
PARCEL B
PARCEL A
Temporary Basin
VESTING TENTATIVE
PARCEL MAP
OWNER
APPLICANT
CENERAL INFORMATION
VICINITY MAP
TENTATIVE PARCEL MAP
FOR
SAN JOAQUIN VALLEY HOMES
ZUMWALT
HANSEN &
ENGINEERS
SURVEYORS

Exhibit B:
Mitigation Monitoring and Reporting Program

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, March 28, 2017 at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

ANNEXATION/REORGANIZATION No. 152 and **PREZONE NO. 2016-01**: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots.

TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential.

PROJECT LOCATION: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

COMMENT PERIOD: March 1, 2017 – March 21, 2017 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by March 21, 2017 and/or to appear at the hearing described above to present testimony in regard to the above listed request. All comments should be submitted to the City of Hanford, Attention: Darlene R. Mata, at the above listed address. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the above address.

If you challenge any action or decision regarding the project described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to, or at, the public hearing.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Publish: **Wednesday, March 1, 2017**

MITIGATED NEGATIVE DECLARATION NO. 2016-06

Project Title: Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919

File Number: ANX 152 (301.0221), PRZ 2016-01 (510.0229), TPM 2016-02 (506.0408), TT 918 (504.0524), and TT 919 (504.0525)

State Clearinghouse Number: n/a

Lead Agency: City of Hanford

Responsible Agency: Local Agency Formation Commission (LAFCO) of Kings County

Applicant: John Zumwalt
609 N. Irwin Street
Hanford, CA 93230

San Joaquin Valley Homes
222 N. Garden St. #100
Visalia, CA 93291

Property Owner(s): Miya Family (c/o Michael K. Miya)
7597 13th Avenue
Hanford, CA 93230

Janice Madruga Survivors Trust
12581 Fargo Avenue
Hanford, CA 93230

Project Description: Annexation/Reorganization152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned as "R-1-6" Low-Density Residential.

Location: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	(X)
Letters	(X)

Environmental Assessment: The Initial Study for the project is available for public review at the City of Hanford, Community Development Department, 317 N. Douty St., Hanford CA.

Declaration of No Significant Effect: The City of Hanford has completed the preparation of an initial study for the project described above. The initial study did not identify any potentially significant environmental effects that would result from the proposed project. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

(a) The project does not 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.

(b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

(c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual 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.

(d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Mitigated Negative Declaration has been prepared by the City of Hanford Community Development Department in accordance with the California Environmental Quality Act of 1970, as amended.

Contact Person: Darlene R. Mata **Phone:** (559) 585-2590

Signature: **Date:** March 1, 2017

Review Period: 20 days [March 1, 2017 – March 21, 2017]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2016-06

Prepared For

John Zumwalt and San Joaquin Valley Homes

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919

Prepared By

The City of Hanford

March 1, 2017

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the Project. This MND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the CEQA Guidelines.

The City of Hanford prepared a General Plan Update and certified a Program level Environmental Impact Report (EIR) in 2002. The CEQA Guidelines Section 15168 states that subsequent activities must be examined in the light of the program EIR to determine if the later activity would have effects that were not examined in the program EIR. Consistent with 15165, if a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

1) The initial study show there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or

2) The Initial Study identified potentially significant effects, but:

   a) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
   b) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If the Initial Study reveals that there may be a significant effect upon the environment, but those effects can be avoided or reduced to a less than significant level with revisions to the project plan and/or mitigation measures, and the applicant agrees to the revision and/or mitigation measures, the lead agency may prepare a mitigated negative declaration.

PROJECT DESCRIPTION:
The project has four components. Annexation/Reorganization152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 918 proposes an overall density of 2.7 units per acre, which is within the allowable range prescribed by the General Plan for the Low-Density Residential District, between two and nine units per acre. Tentative Tract No. 919: A request to subdivide a 31.77 acre parcel into 125 single-family, low-density residential lots. Tentative Tract 919 proposes an overall density of 3.93 units per acres which is within the allowable range prescribed by the General plan for the Low-Density Residential District, between two and nine units per acre. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project meets all General Plan policies and development standards of the City of Hanford and provides much needed housing, as stated in the City of Hanford Housing Element.

ENVIRONMENTAL IMPACTS
No significant adverse environmental impacts have been identified for this project. The City of Hanford Land Use Element, Zoning Ordinance, and Climate Action Plan contain policies and regulations and measures that are designed to mitigate impacts to a level of non-significance. Environmental measures are methods, measures, standard regulations or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the project. Environmental measures are also commonly listed as conditions of approval. The City Municipal Code and other agencies currently contain measures that assist to mitigate environmental impacts. Mitigation measures have been included in the environmental assessment that will mitigate any potential impacts to a level of less than significant.

Attachment: Exhibit I: MND 2016-06, Initial Study, and Mitigation Measures (1977 : CD: Annexation 152,

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Air Quality for the EIR prepared for the 2002 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2002 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 02-39-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties. The proposed development is consistent with the Low-Density Residential land use designation and the proposed project is consistent with the standards for development in the "R-1-6" Low-Density Residential Zone District, the proposed prezoning for the property.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919, in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2002 General Plan Update Environmental Impact Report (EIR) (SCH No. 2002021036), certified by the City Council June 18, 2002 for which a Statement of Overriding Considerations was adopted for Agriculture and Air Quality. The proposed project is being developed consistent with the land use that was designated at the time of the preparation of the General Plan Update and associated EIR.

The Proposed IS/MND analyzed the Project's potential impacts with regard to the following environmental topical areas: (1) aesthetics, (2) agriculture and forest resources, (3) air quality, (4) biological resources, (5) cultural resources, (6) geology and soils, (7) greenhouse gas emissions, (8) hazards and hazardous materials, (9) hydrology and water quality, (10) land use and planning, (11) mineral resources, (12) noise, (13) population and housing, (14) public services, (15) recreation, (16) transportation/traffic, and (17) utilities and services systems.

The proposed Project, as analyzed in the IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2002 General Plan EIR for purposes of determining environmental impacts of Project implementation. Based on the Project specific analysis presented in the IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, impacts that could be mitigated to a less than significant level or that project impacts were adequately analyzed in the 2002 General Plan Update EIR. The IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: Biological Resources, Hazards and Hazardous Materials, mineral resources, and population and housing.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures. The initial study utilized the full build out of the General Plan Planning Area as the area for consideration of cumulative impacts. Significant and unavoidable impacts to agricultural resources and air quality were identified with the full buildout of the General Plan Planning Area. These impacts were analyzed in the 2002 General Plan EIR and determined to be a significant and unavoidable impact associated with implementation of the 2002 General Plan, of which the Project is a part and consistent with. A Statement of Overriding Considerations for these significant unavoidable impacts were adopted by the City Council as part of the approval of the 2002 General Plan Update. There are no mitigation measures that would further reduce the short-term construction and longer term operational air quality impacts. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is re-affirmed for the proposed Project and a Mitigated Negative Declaration is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

CONSULTATION

Pre-consultation was sent to the interested agencies on November 3, 2016.
Responses were received from the following:

1. David Kemp – Sempra Energy
2. Mike Hawkins- Kings County Public Works Department
3. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
4. Troy Hommerding – Division of Environmental Health Services
5. Renee Creech – Hanford Joint Union High School District
6. Chuck Kinney – Local Agency Formation Commission

A notice of intent to adopt a mitigated negative declaration was sent to the interested agencies on November 17, 2016.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Response(s) were received from the following:

1. Lalo Franco – Santa Rosa Rancheria Tachi-Yokut Tribe

A second pre-consultation notice was sent prior to the re-circulation of the Mitigated Negative Declaration on January 31, 2017. No responses were received.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2016-06

1.	Project Title	Annexation/Reoganization152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
2.	Lead Agency Name and Address:	City of Hanford 317 N. Douty Street Hanford, CA 93230
3.	Responsible Agency Name and Address:	Local Agency Formation Commission (LAFCO) of Kings County 1400 W. Lacey Blvd Hanford, CA 93230
4.	Contact Person/Phone Number:	Darlene R. Mata Community Development Department (559) 585-2583; (559)585-2578
5.	Project Location:	The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).
6.	Project Sponsor's Name/Address:	John Zumwalt 609 N. Irwin Street Hanford, CA 93230 San Joaquin Valley Homes 222 N. Garden St. #100 Visalia, CA 93291
7.	General Plan Designation:	Low-Density Residential
8.	Zoning:	Proposed Prezone: "R-1-6" Low-Density Residential (currently County "AL-10" Limited Agriculture).
9.	Description of the Project:	**Annexation/Reorganization 152** and **Prezone No. 2016-01**: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. **Tentative Tract No. 918**: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned as "R-1-6" Low-Density Residential.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	County AL-10	Agriculture	Agriculture
East	"R-1-6"	Low-Density Residential	Future Residential
South	"R-1-6"	Low -Density Residential	Vacant
West	County AL-10	Low-Density Residential	Agriculture

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
San Joaquin Valley Air Pollution Control District; Local Agency Formation Commission (LAFCO) of Kings County)

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	☒ Agriculture Resources	☒ Air Quality
☐ Biological Resources	☒ Cultural Resources	☒ Geology/Soils
☒ Green House Gas Emissions	☐ Hazards & Hazardous Materials	☒ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☒ Population/Housing	☒ Public Services	☒ Recreation
☒ Transportation/Traffic	☒ Utilities/Service Systems	☒ Mandatory Findings of Significance

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED**.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**

☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitgated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

Darlene R. Mata
Community Development Director
City of Hanford

DATE 3/1/17

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

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

ENVIRONMENTAL SETTING:

The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land.

Implementation of the General Plan would result in an intensification of urban scale development in the Planning Area. Urban scale development will reduce the amount of rural character land within the Planning Area. It is the policy of the General Plan to not allow "leap frog" development into the planning area and reduce infrastructure sizing as it approaches the planning area boundary. There is reduced density of residential uses near the boundary of the planning area. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of General Plan policies, impacts to visual character are considered to be less than significant.

Open space and farmland is characterized as having a superior visual quality compared to an urban setting. The planning area lies adjacent to several acres of agricultural land. The urban area represents a break in the pastoral setting and diversity in the character of the Central Valley. To the extent that the values of the urban setting are uncluttered and visually interesting, the scenic value of the urban area may be complementary to the pastoral setting and not at all degrading.

As urban uses expand from the existing margins of the City new sources of light and glare will be introduced into the rural area; this represents an encroachment into an area that has not been subjected to urban level intensity. The General Plan contains policies that reduce the density and intensity of urban scale development at the boundary of the planning area. Very low density residential uses are planned at the boundary of the planning area. The low density use will produces less light and glare and provide a transition between more intense urban uses and the rural area outside of the planning area. The impact of new sources of light and glare are considered potentially significant, however, all light sources will be required to be hooded and directed onsite to mitigate the potential impact to a less than significant level.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Significance Criteria

The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences.

Checklist Discussion:

a) Less than Significant Impact – The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. The proposed project would not have a substantial adverse effect, as there is not a scenic vista present.

b) No Impact – the project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. No historic buildings are onsite. The project site is 2.2 miles north of the nearest highway, 198. Trees, outcroopings or state-scenic highways are not located on the site or within the immediate vicinity, therefore no impact.

c) Less than Significant Impact – The project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. The project would not degrade the existing visual character or quality of the site and its surroundings with the implementation of the General Plan's policies such as: not allowing "leap frog" development into the planning area and reducing infrastructure sizing as it approaches the planning area boundary. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of these General Plan policies, impacts to visual character are considered to be less than significant.

d) **Less than Significant Impact with Mitigation Incorporation**– The project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be requirements of development for the project.

Mitigation Measures:

Mitigation Measure Aesthetics 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.

Conclusion: Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light source.

Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☑	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☑	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☑
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☑	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

ENVIRONMENTAL SETTING:

The proposed project is located within the primary sphere of influence for the City of Hanford. The land is classified as Prime Farmland and Farmland of Statewide Importance according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014). "Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Farmland of statewide Importance is similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date." (Department of Conservation, 2012).

A Notice of Partial Non-Renewal of Land Conservation Contract No. 0192 was recorded for the subject property on December 31, 2003.

Significance Criteria
The Project may result in significant impacts to agricultural resources since the project results in the removal of lands designated as prime farmland by the Department of Conservation.

Additionally, in a consultation letter received from the Local Agency Formation Commission of Kings County, Chuck Kinney requested that the environmental document prepared address the impacts and any necessary mitigation, including but not limited to the annexation process. In particular, the environmental document should address the factors as identified in Government Code Section 56668. One item in particular to note is that the analysis of impacts to agricultural lands for the environmental document being prepared for Annexation 152 should describe not only those lands categorized on the Department of Conservation's Important Farmland Map, but also those lands that fall within the LAFCO definition of prime agricultural land (Government Code Section 56064).

The Government Code Section 56064 describes prime agricultural land "Prime agricultural land" to mean an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

a. Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible
b. Land that qualifies for rating 80 through 100 Storie Index Rating
c. Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003
d. Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre.
e. Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars ($400) per acre for three of the previous five calendar years.

The project site currently includes the use of agriculture for the production of walnuts. Therefore, the land meets the definition of prime agricultural land. However, the annexation territory is planned for Low-Density Residential uses under the City's General Plan. The City of Hanford is primarily surrounded by prime agricultural land and farming is currently practiced along most of the City's existing edges. These properties, however, are within the planned growth pattern of the City and are within the adopted 2008 Primary Sphere of Influence for the City. All of this territory is planned for residential uses in the City's 2002 General Plan. None of the three parcels are under a Williamson Act Contract and the subject land is bordered by the City on the south and east sides.
The

Checklist Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The City has planned for future growth to occur as outlined the 2002 General Plan. As the City expands,, impacts to prime agricultural land are considered unavoidable, and the 2002 General Plan EIR addresses this issue along with an adopted statement of overriding consideration. The General Plan recognizes the importance of prime agricultural land and the growth impacts to this valuable local and regional resource. To reduce land use impacts along the City's planned urban fringes, the General Plan incorporates transitioning buffers of less intensive urban uses along the planned agriculture/urban interface. Mitigation Measures: **Mitigation Measure Agriculture 1:** 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 project are aware of the adjacent agricultural uses and their right to continue to operate. **Conclusion:** Less than Significant with Mitigation Incorporation- The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be 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 project are aware of the adjacent agricultural uses and their right to continue to operate. **Source(s):** Department of Conservation Farmland Mapping and Monitoring Program map – Kings County (2012), Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☑	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☑	☐	☐
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)?	☐	☑	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☑	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☑	☐
ENVIRONMENTAL SETTING				

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

The California Air Resource Board (ARB) has divided California into regional air basins according to topographic air drainage features. The City of Hanford is located in the San Joaquin Valley Air Basin (SJVAB), which is approximately 250 miles long and averages 35 miles wide, is the second largest air basin in the state. Air pollution is directly related to a region's topographic features...The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straights where the San Joaquin – Sacramento Delta empties into San Francisco Bay. The San Joaquin Valley (SJV), thus, could be considered a "bowl" open only to the north.

Local climatological effects, including wind speed and direction, temperature, inversion layers, and precipitation and fog, can exacerbate the air quality problem in the SJVAB.

The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments laid the foundation for the regulatory activities in the 1970s and 1980s. In 1990, an amendment was approved that adopted more stringent standards. The California Clean Air Act (CCAA), signed in 1988, requires all areas of the state to achieve and maintain the California Ambient Air Quality Standards (AAQS). The California AAQS is more stringent that the National AAQS.

Both California and the federal government have established heath based AAQS for seven air pollutants as shown below. These pollutants are ozone (O3), nitrogen dioxide (NO2), carbon monoxide (CO), sulfur dioxide (SO2), coarse inhalable particulate matter (PM10), fine inhalable particulate matter (PM2.5) and lead (Pb). These standards are designed to protect the health and welfare of the population.

State and Federal Standards Table

POLLUTANT	AVERAGING TIME	FEDERAL STANDARD	STATE STANDARD
Ozone	1-Hour 8-Hour	- 0.075 ppm	0.09 ppm 0.07 ppm
Carbon Monoxide	8-Hour 1-Hour	9.0 ppm 35.0 ppm	9.0 ppm 20.0 ppm
Nitrogen Dioxide	Annual 1-Hour	0.053 ppm 0.100 ppm	0.03 ppm 0.18 ppm
Sulfur Dioxide	Annual 24-Hour 1-Hour	0.03 ppm 0.14 ppm 0.075 ppm	- 0.04 ppm 0.25 ppm
PM10	Annual 24-Hour	- 150 ug/m3	20 ug/m3 50 ug/m3
PM2.5	Annual 24-Hour	15 ug/m3 35 ug/m3	12 ug/m3 -
Lead	30 Day Avg 3 Month Avg	- 1.5 ug/m3	1.5 ug/m3 -

Notes: ppm=parts per million; ug/m3=micrograms per cubic meter
Source: California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08)
http://www.arb.ca.aqs

The Hanford General Plan provides for a number of policies which will be utilized throughout the implementation of the project to reduce air quality impacts. However, even with implementation of these policies, the General Plan EIR lists impacts in this category to be significant and unavoidable. With certification of the General Plan EIR, a Statement of Overriding Considerations was adopted. Further, the project is subject to the rules and regulations of the SJVAPCD, which will reduce potential impacts to a less than significant level.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Attainment Status

The air quality management plans prepared by the San Joaquin Valley Air Pollution Control District (SJVAPCD) provide the framework for SJVAB to achieve attainment of the state and federal Ambient Air Quality Standards (AAQS) through the State Implementation Plan (SIP). Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet air quality standards. Classifications of severity range from marginal, moderate, serious to sever and extreme.

At the federal level, the SJVAPCD is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM 10 and CO, and nonattainment for PM2.5. At the state level, the SJVAB is designated nonattainment for 8-hour zone, PM10, and PM2.5 standards.

The City of Hanford is in the Sar Joaquin Valley Air Basin, which has been designated as non-attainment for PM-2.5 and extreme non-attainment for ozone. Over the long-term, emissions from planned growth have 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. The project will not conflict with the existing air quality plan.

Significance Criteria

The SJVAPCD has established the following standards of significance, a project is considered to have a significant impact on air quality if:

1. A project results in new cirect or indirect emissions of ozone precursors (ROG and NOx) in excess of 10 tons per year.
2. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact.
3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact.
4. A project produces a PM10 emission of 15 tons per year (82 pounds per day)

While the SJVAPCD CEQA Guidance recognizes that PM10 is a major air quality issue in the basin, it has not established a numerical threshold for significant for PM10. For the purpose of this analysis, a threshold of 15 tons per year was used as the significance threshold. This is the threshold level at which new stationary sources requiring permits from SJVAPCD must provide offsets.

The SJVUAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The guidelines provide feasible control measures for construction emission of PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVUAPCD Rules and Regulations, which will be included in project approval.

A pre-consultation response was received from the San Joaquin Valley Air Pollution Control District. The letter is attached to this initial study. The San Joaquin Valley Air Pollution Control District has determined the following:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significant thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore the District concludes that the proposed project would be subject to Distric: Rue 9510 (indirect source review).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

- District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
- Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

Additional pre-consultation was received from the Division of Environmental Health Services. The response is attached to this initial study. Kings County Department of Public Health has determined the following:

1. Valley Fever: Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Checklist Discussion

a) **Less than Significant with Mitigation Incorporation**- The project is located within the San Joaquin Valley Air Basin, which is in non-attainment for the federal and state ambient air quality standards for zone and PM10. The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. With these mitigation measures, the project will have a less than significant impact.

b) **Less than Significant with Mitigation Incorporation** - The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Development of the site will be subject

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

c) **Less than Significant Impact with Mitigation Incorporation**- A CalEEMod analysis completed for the project established that the thresholds set forth by the San Joaquin Valley Air Pollution Control District (SJVAPCD) would not be exceeded for emissions of ozone precursors (ROG and NOx) or of PM10. The SJVAPCD establishes that a project is considered to have a significant impact on air quality if ozone precursors (ROG and NOx) exceed 10 tons per year. According to the CalEEMod analysis, Overall Construction emissions (over 2018-2025 period) yields approximately 0.9434 tons/year of ROG, 0.5985 tons/year of NOx. Operational totals calculated by CalEEMod calculate 2.6830 tons per year of ROG, and .0221 tons of NOx per year. The SJVAPCD establishes a significance threshold for PM10 as being 15 tons per year. According to the CalEEMod analysis, Overall Construction emissions (2018-2025) yields 0.5675 tons per year of PM10. CalEEMod analysis shows overall operation emissions for PM10 to be 0.0104 tons per year. The significance criteria established by the District is not exceeded, therefore, the project will have a less than significant impact. This project site was evaluated in the EIR for the Hanford General Plan Land Use Element Update for conversion to urban development. The City adopted a Statement of Overriding Considerations for Air Quality with the certification of the EIR. The applicant will be required to obtain permits from the SJVAPCD demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the future residential project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are to the east and south, where residential development is located, however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant.

e) Less than Significant Impact - When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project.

Mitigation Measures:

Mitigation Measure Air Quality 1:
Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

Mitigation Measure Air Quality 2: The applicant must implement the District's mandatory dust control measures. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. In order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. **Mitigation Measure Air Quality 3**: That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. **Conclusion:** Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR, of which the project is consistent. **Source(s):** Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), San Joaquin Valley Air Pollution Control District, CalEEmod analysis (attached), California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) http://www.arb.ca.ags; Consultation received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016). Consultation received from the Kings County Department of Public Health (Dated November 16, 2016).				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☑	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
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?	☐	☐	☐	☑

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☑	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑
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?	☐	☐	☑	☐

Environmental Setting

The California Natural Diversity Data Base identified a substantial area (including already developed portions of the City) that is considered to be San Joaquin Kit Fox habitat. Previous biological studies also noted the potential presence of a California species of special concern, the Borrowing Owl.

No undisturbed, natural habitat remains within the Planning Area. All areas of the Planning Area observable from public roads are currently in agricultural, residential, or non-residential uses. However, this does not mean that disturbed natural habitat could not support threatened or endangered species. Threatened and endangered species are known to use fallow fields when little natural habitat remains. Annexation would contribute cumulatively to the loss of open space through the conversion of agricultural fields to residential uses.

General Plan policies conserve open space through the creation of greenbelt/open space buffers around the perimeter of the City. This annexation is consistent with the General Plan in not expanding the City limits further than 13th Avenue along the westernmost boundary of the City.

No undisturbed, natural habitat remains within the Planning Area.

Standards of Significance

The project would have a significant effect on biological resources if it would:

1. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
2. Substantially diminish habitat for fish, wildlife or plants.
3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species.

Checklist Discussion

a) Less than significant impact - The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat

b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.

c) No Impact – the site is not identified as a federally protected wetland.

d) Less than significant impact - The project would not interfere with the movement of any native resident

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area.

e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy.

f) Less than Significant Impact – the proposed project would convert agricultural habitat to an urban use. There is not a Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan that includes this project site.

Conclusion: The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat, therefore, the project would have a less than significant cumulative impact for biological resources.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☑	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☑	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☑	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☑	☐	☐

Environmental Setting

The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is within one mile of the proposed project. Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
- **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
- **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.

b) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.

c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature.

d) **Less than Significant with Mitigation Incorporation** – The City of Hanford received a consultation letter from the Santa Rosa Rancheria Tachi Yokut Tribe station, "after a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe." For that reason, a meeting was initiated with the Tribe and mitigation measures were requested to mitigate the impact of development. The mitigation measures are as follows:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
- **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
- **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Also, project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measures:

Mitigation Measure Cultural Resources 1: the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Mitigation Measure Cultural Resources 3: (Project-Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

Mitigation Measure Cultural Resources 4: (Project-Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Conclusion:

The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Source(s): Hanford General Plan, California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b).				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☑	☐
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.	☐	☐	☑	☐
ii) Strong seismic ground shaking?	☐	☐	☑	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides?	☐	☐	☑	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☑	☐	☐
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?	☐	☐	☑	☐
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?	☐	☐	☑	☐
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?	☐	☐	☑	☐

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] "The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west" (City of Hanford General Plan EIR, 2002). The project area is not subject to landslides.

"Several studies around Hanford have concluded that liquefaction potential is low due to the medium dense nature of soils, the distance to active faults, and the relatively deep water table. Therefore, the potential for liquefaction to occur is considered to be low"

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

a) Less than Significant Impact - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the residential development may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses.

b) **Less than Significant Impact with Mitigation Measures –** Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff in the annexed area. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.

c) Less than Significant Impact - The proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions.

d) Less than Significant Impact – the project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division would not mitigate.

e) Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Mitigation Measures:

Mitigation Measure Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development.

Conclusion

The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively.

Source(s): General Plan and General Plan EIR (2002); Plan for Services – Public Works, 2016

VII. GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☑	☐	☐

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs), because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operations.

In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020.

In 2009, the California Office of Planning and Research (OPR) published revisions to CEQA to address GHG emissions. The amendments included the following:

Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impact, based upon its compliance with the plan.

Local governments are encouraged to quantify the greenhouse gas emissions of proposed project, noting that they have the freedom to select the models and methodologies that must meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significant, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance.

When creating thresholds of significance, local governments may consider thresholds of significance adopted by other agencies.

On December 30, 2009, the Natural Resources Agency adopted the proposed amendment to the CEQA Guidelines in the California Code of Regulations. Also in December 2009, the SJVAPCD adopted guidance documents for addressing GHG impacts. The guidance reflects on performance based standards know as Best Performance Standards (BPS), to assess significance of projects related GHG emissions on global climate change during the environmental process. Projects can mitigate their impacts to less than significant by including BPS in their project. Compliance with AB32 may also be achieved by reducing emissions 29% less than business as usual.

In May of 2014, the City of Hanford adopted a Climate Action Plan to quantify GHG emissions, ensure compliance with AB32 and to streamline the environmental review process in accordance with CEQA Guidelines Section 15152 and 15183.5.

Effective October 1, 2005 the State adopted new energy standards for all new buildings (Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air-conditioning systems, lighting systems (incorporating natural lighting where possible), and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and how it meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

buildings meet the standards in the building-permit process.

Significance Criteria

The project related effects of GHG emissions are cumulative; therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts:

Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then,

Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then

Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)?

Project that meet one of these guidelines would have less than significant impact.

Checklist Discussion

a. Less than Significant Impact - The project complies with the adopted Climate Action Plan and will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.

b. **Less than Significant with Mitigation Incorporation** - Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.

Mitigation Measures:

Mitigation Measure Greenhouse Gases 1: Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level.

Conclusion

With mitigation measures, the project will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Source(s): 2002 General Plan Update, 2002 General Plan Update EIR, San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan)

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☑	☐
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?	☐	☐	☑	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☑	☐
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐
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?	☐	☐	☑	☐

Environmental Setting

The General Plan contains a Hazards Management Element which was adopted to reduce potential safety issues associated with urban development. The project site is not listed as part of the State of California Hazardous Waste and Substances List. Field review by City staff did not reveal any potential for hazards or obvious signs of contamination on the site. Refer to previous sections for discussion of geologic and seismic hazards, water, water quality and flooding and air quality.

Significance Criteria

The project may result in significant hazards if it does any one of the following:

1. Create a public health hazard
2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

interferes with an emergency response plan

3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards.

Checklist Discussion

a) Less than Significant Impact – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of residential land use is not associated with substantial transportation, use, or disposal of hazardous materials.

b) Less than Significant Impact - Construction activities that could involve the release of hazardous materials include maintenance of on-site construction equipment, which could result in minor fuel or oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant.

c) Less than Significant Impact – there are no known hazardous materials that would be generated by the proposed future development of the residential site that would expose schools to substantial risk. The nearest existing school is Frontier Elementary School, located 0.80 miles southwest of the project site. The proposed residential land use is not associated with the emission or handling of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations.

d) No Impact - The project site is not listed as part of the State of California Hazardous Waste and Substances List (Cortese List) therefore, there is no impact.

e) No Impact – The proposed project site is 3.3 miles from the Hanford Municipal Airport. The proposed site is outside the airport land use plan for the Hanford Municipal Airport. The Hanford Municipal Airport is approximately 3.3 miles to the southeast.

f) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact.

g) Less than Significant Impact – the proposed project is located 2.2 miles north of State Highway 198, 0.5 miles north of Grangeville Blvd, and 1.0 mile south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route.

h) Less than Significant Impact– the proposed project is located within an urbanized area of the City and the risk of wildfire is very low.

Conclusion

The impact from hazards and hazardous materials are expected to be less than significant.

Source: 2002 General Plan, 2002 General Plan EIR, State of California Hazardous Waste and Substance List

IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☑	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	☐	☑	☐	☐
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?	☐	☑	☐	☐
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑
f) Otherwise substantially degrade water quality?	☐	☑	☐	☐
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?	☐	☐	☐	☑
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑

Environmental Setting

Recharge of groundwater in the City occurs by 1. Direct infiltration of precipitation falling in the area; 2. Infiltration of surface water entering the area in natural or manmade drainage; 3. Infiltration of a portion of water spread for irrigation (either surface water from drainage or pumped ground water); 4. Underflow of ground water in the area from the north and east; and 5) artificial recharge of excess surface water by KCWD and treated wastewater by City of Hanford.

The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal and State Arsenic MCL requirements. Hanford was given until December 31, 2009, to be in compliance. All the actions in the Arsenic Reduction Study were completed; therefore, the City's water system and water quality are currently in compliance with the Federal and State Arsenic MCL.

Significance Criteria

The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system.

Checklist Discussion

a) **Less than Significant Impact with Mitigation Incorporation** - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.

b) **Less than Significant Impact with Mitigation Incorporation** - The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.

c) **Less than Significant Impact with Mitigation Incorporation** - The project proposes a 5.02-acre basin for storm drainage of the site. The proposed drainage basin would not result in substantial erosion or siltation on- or off-site. The developer shall be required to comply with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.

d) Less than Significant – the proposed project is consistent with the Hanford General Plan and the General Plan EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

e) Less than Significant– Public Works has worked with the applicant to ensure that runoff water and planned stormwater drainage systems will be able to accommodate the project's capacity.

f) **Less than Significant Impact with Mitigation Incorporation** - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.

g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact.

h) See g above.

i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact.

j) No Impact. The project is not located near any ocean, coast, or seiche hazard area; therefore there is no impact.

Mitigation Measures:

Mitigation Measure Hydrology 1: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.

Mitigation Measure Hydrology 2: The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.

Mitigation Measure Hydrology 3: Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.

Mitigation Measure Hydrology 4: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.

Conclusion

Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.

Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources

X. LAND USE AND PLANNING - Would the project:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☑
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?	☐	☐	☐	☑
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☑

Environmental Setting
The proposed project is consistent with the General Plan, as the area is planned for future, Low-Density Residential Development. The proposed project is contiguous to the City on the east and south side and represents a logical extension of the City.

The City of Hanford has not established any habitat or farmland conservation plan.

Significance Criteria
The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion

a) Less than significant impact –There are future residences planned directly east and south of the property. The proposed project is consistent with the General Plan designation for the property, Low-Density residential. There is not an established community that would be affected by the proposed project.

b) No impact - The applicant is proposing to implement the Hanford General Plan at this location; the property will be prezoned in accordance with the General Plan land use designation Low-Density Residential.

c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact.

Conclusion
The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning.

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☑

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑

Environmental Setting
There are no known mineral resources on the project site based on Hanford's 2002 General Plan EIR; therefore, no impacts are anticipated to occur.

Significance Criteria
The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.

Checklist Discussion

a) No Impact – there are no known mineral resources in the City, therefore, the project could not result in the loss of availability of a known mineral resource.

b) No Impact. There are no known locally-important mineral resource recovery sites within the City of Hanford; therefore, the project would create an impact.

Conclusion

There will be no impact to mineral resources.

XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☑	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☑	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑
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?	☐	☐	☐	☑

Environmental Setting

According to the Hanford General Plan some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Commercial and retail facilities require very little speech communication and therefore are generally allowed in noisier environments. The proposed project location would not expose persons to noise levels or ground borne vibration in excess of the standards established in the Hazards Element of the General Plan. Noise levels have been established in the General Plan as shown in the Table below.

Table HZ-3

Noise-Level Performance Standards for New Projects Affected By or Including Non-Transportation Sources

		Exterior Noise-Level Standard (Applicable at Property Line)		Interior Noise-level Standard	
Land Use	Noise-Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Residential	L_{50} L_{max}	50 70	45 65	40 60	35 55
Transient lodging, hospitals, nursing homes	L_{max}	--	--	40 60	35 55
Theaters, auditoriums, music halls	L_{eq}	--	--	35	35
Churches, meeting halls	L_{eq}	--	--	40	40
Office buildings	L_{eq}	--	--	45	--
Schools, libraries, museums	L_{eq}	--	--	45	--
Playgrounds, parks	L_{eq}	65	--	--	--

Notes

Each of the noise levels specified above should be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or recurring impulsive noises. These noise level standards are not applicable to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

L_{eq} = Noise equivalent level
L_{max} = Maximum Noise level

Significance Criteria

Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.

Checklist Discussion

a) Less than Significant with mitigation incorporation– the project proposed and the future development of the property as a residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.

b) Less than Significant. The project may result in a temporary increase in ground borne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant.

c) Less than Significant. The project may result in an increase in permanent noise levels due to increased traffic, population, and activity. Noise was previously evaluated in the General Plan and the project is consistent with the planned land use in the General plan.

d) Less than Significant. A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. Impacts are less than significant.

e) No impact - The project is approximately 3.3 miles away from airport and is not located within an airport land use plan.

f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Mitigation Measure:

Mitigation Measure: Noise 1: Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime

Conclusion

The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. .

Source: 2002 General Plan Update, 2002 General Plan Update EIR

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

Environmental Setting

The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

existing City. The City must expand existing boundaries within the General Plan Planning Area to accommodate this growth. The General Plan contains policies and programs that accommodate growth while reducing the impacts of growth on the environment. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.

The existing site contains vacant land which will be replaced with intensive urban scale residential development.

Significance Criteria

The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance.

Checklist Discussion

a) Less than significant impact – The project will induce population growth in the area, since the project includes a plan to subdivide two properties, totaling 79 acres into 255 single-family residences. Using the current household population of 3.11, 255 single-family residences have the potential to bring approximately 793 persons to the area. The General Plan designates the land for future, single-family residential development. The General Plan EIR evaluated the impact of population growth in the area and determined the effect to be unavoidable. A statement of overriding considerations was adopted for the Population and Housing in the 2002 General Plan EIR. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.

b) No Impact - The project will not result in displacement of housing, as there are not residential units within the project location.

c) No Impact - The project will not result in displacement of people.

Conclusion

The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project will not result in a significant impact to population and housing.

XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☑	☐	☐
Police protection?	☐	☑	☐	☐

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools?	☐	☑	☐	☐
Parks?	☐	☑	☐	☐
Other public facilities?	☐	☐	☑	☐

Environmental Setting

Emergency services protection (Fire and Police) in the proposed project area are provided by the City of Hanford. The City of Hanford is currently served by two fire stations. Station No. 1 is a 10,000 sq. ft. facility located at 340 W. Grangeville Blvd. Station 2 is a 4,500 sq. ft. facility located at 10553 Houston Avenue. Additional stations have been planned at the northwest corner of Berkshire and Centennial Drive and at the northwest intersection of Woodland and 12th Avenue. Station service areas are designed to allow for an approximate 5 minute response time, which is the acceptable standard for the City. The City has adopted Development Impact Fees for Fire Services.

The Hanford Police Department (HPD) currently operates out of a single station, located at 425 N Irwin Street. This facility, while adequate for current programs and community demands, offers little room for expansion to meet increasing needs of the police services. As growth continues in Hanford, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law-enforcement supplies, and office space.

The project site is within the Pioneer Union Elementary School District and the Hanford Joint High School District. The Districts have adopted Development Impact fees for school impacts caused from new development. New development generates additional students and needs for the school districts to accommodate those new students with facilities.

The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 residents of neighborhood park and not less than 2 acres of community park per 1,000 residents. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.

Significance Criteria

The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion

a) **(FIRE) Less than Significant Impact with mitigation measures (payment of impact fees)** - the project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment. The project will be required to pay fire impact fees.

b) **(POLICE) Less than Significant Impact with mitigation measures (payment of impact fees)** - 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. The project will be required to pay police impact fees.

c) **(SCHOOLS) Less than Significant Impact with mitigation measures**. The payment of school impact fees, as required by law, and the future designation of a school site under the City of Hanford General Plan Update would reduce the impact to less than significant.

d) **(PARKS) Less than Significant Impact with mitigation measures (providing park space and/or payment of impact fees)** – applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.

e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies – in response to public facilities, a comment was received from David Kemp of Southern California Gas Company. Originally, So. Cal. Gas was requested a 10 ft wide public utility easement, however, after discussion with the Public Works Department agreed to the standard six-ft. public utility easement, and agreed the easement did not need to be 10 ft. wide.

Mitigation Measures:

Mitigation Measure Public Service 1: That the development is subject to Fire Impact Fees.

Mitigation Measure Public Service 2: That the development is subject to Police Impact Fees.

Mitigation Measure Public Service 3: That the development is subject to School Impact Fees.

Mitigation Measure Public Service 4: That the development is subject to Park Impact Fees or the dedication of park space for public use.

Conclusion

The project can be served by existing public services. The project will be subject to impacts fees (Fire, Police, School and Park). The project will not result in significant impacts to public services with the payment of impact fees to mitigate the project's effect.

Sources: Consultation letter received from David Kemp (Southern California Gas Company). 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution,

XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☑	☐	☐
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?	☐	☑	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Environmental Setting

The City of Hanford has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acre per 1,000 population of neighborhood park and not less than 2 acres of community park per 1,000 population. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.

Significance Criteria

The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.

Checklist Criteria

a) Less than Significant Impact with Mitigation Incorporation – the applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.

b) See a.

Mitigation Measures:

Mitigation Measure Recreation 1: The applicant will be to required to provide park space or pay impact fees for park space.

Conclusion.

With the integration of park space into the project, and payment of impact fees for any space not provided, the project has a less than significant impact on recreation.

Source: 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☑	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☑	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☑
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☑	☐
e) Result in inadequate emergency access?	☐	☐	☑	☐
f) Result in inadequate parking capacity?	☐	☑	☐	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☑	☐

Environmental Setting

"The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable" (City of Hanford General Plan, Circulation Element, 2002).

The project will be served by Centennial Drive, a collector street. Centennial Drive will be extended to accommodate the planned residential development. The Circulation Element planned for the extension of Centennial Drive north of Grangeville at the time of development.

Kings County Public Works Department offered, at the time Centennial drive connects to Fargo Avenue, a left turn pocket be constructed for west bound Fargo Avenue traffic. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Hanford Joint Union High School District offered that their concern is traffic congestion in the area that already has impacted intersections and ask for the consideration of installation of traffic signals. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Together with the development of Tract 861, Centennial Drive will be developed as a major collector street in conformance with City Standard ST-23, "Major Collector Street."

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following"

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Checklist Discussion

a) Less than Significant with payment of impact fees to mitigate effect –The project site will be subject to traffic impact fees and responsible for street improvements to Centenrial Drive, Devon Street, and Fargo Avenue.

b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable. Existing roads in Hanford have a LOS of C or greater, with the exception of portions of Fargo, Lacey and 10th Avenue.

c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located 3.3 miles away from the nearest municipal airport.

d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that increase hazards.

e) Less than Significant – the proposed project is located 2.2 miles north of State Highway 198, 1.5 miles north of Grangeville Boulevard, and 1 mile south of Flint Avenue which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. Emergency access by fire and police is sufficient, as proposed.

f) Less than Significant with Mitigation Incorporation – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, " b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport."

g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation.

Mitigation Measures

Mitigation Measure Transportation 1: That the development is subject to traffic impact fees and the developer will be responsible for traffic-related improvements.

Mitigation Measure Transportation 2: That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, " b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport."

Conclusion

The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project would have a less than significant impact on Traffic and Transportation with mitigation measures implemented and payment of the traffic impact fee.

Source: City of Hanford General Plan, Circulation Element, 2002, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution, Consultation letter received from Kings County Public Works Department, Consultation letter received from the Hanford Joint High School Union High School District.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☑	☐
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?	☐	☐	☑	☐
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?	☐	☑	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☑	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☑	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☑	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☑	☐

Environmental Setting

The City of Hanford is located in the southern portion of the San Joaquin Valley Groundwater basin, the San Joaquin Valley Ground-Water Basin is the largest ground-water basin in California. This basin covers approximately 13,500 square miles and has a storage capacity of 570 million acre-feet with a useable capacity of at least 80 million acre-feet. Groundwater in much of the southern portion of the San Joaquin Valley Ground-Water Basin occurs under unconfined, semi-confined or confined conditions. Confined conditions generally occur beneath a laterally extensive clay strata, known as the E-Clay (Corcoran Clay) which occurs at varyi8ng depths in the City's General Plan Area. Unconfined and/or semi-confined conditions generally occur above the E-clay, although confined conditions may also be present locally as a result of other clay layers located above the E-clay.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

The City withdraws groundwater for domestic service from below the E-clay layer.

The City of Hanford is situated in the north central portion of the Tulare Lake Hydrologic Study Area (TLHSA), as defined by the California Department of Water Resources. The TLHSA encompasses approximately 524,800 acres in the southern portion of the San Joaquin Valley, south of the Kings River Watershed, and the adjacent mountain slopes, including the west slope of the Sierra Nevada. According to a report prepared by DWR, the TLHSA has a storage capacity of 1.5 million acre feet and a perennial yield of 443,000 acre feet. Total annual extraction is estimated at 672,000 acre. DWR estimates the annual overdraft is 229,000 acre feet.

The City of Hanford receives its water supply from the underlying ground water aquifers. The City-wide average per capita water use in Hanford is 205 gallons per day. With a service population of approximately 55,000, the current City annual average day demand is approximately 11.28 million gallons per day. The City of Hanford has adopted a water conservation ordinance, which enforces limitations on domestic use of water.

The City's wastewater treatment facility permitted and designed to treat 8 million gallons per day is currently processing approximately 5.5 million gallons per day in domestic and industrial wastewater. The City of Hanford uses a nominal rate of 100 gallons per day of waste water per capita.

The City has initiated a program to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the Regional Water Quality Control Board for this purpose.

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.

The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities.

Thresholds of Significance

The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant.

b) Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant.

c) Less than Significant with Mitigation Measures: The project proposes a basin for storm drainage of the site. A requirement of development will be that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

d) **Less than Significant with Mitigation Incorporation** - The City of Hanford prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

e) No Impact. The project will not require a determination by a wastewater agency.

f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site. The City has achieved a 50% diversion rate from the landfill and has incorporated a greenwaste program and recycling at the Materials Recycling Facility.

g) No Impact. The project will be required to comply with all federal, state and local statues regulating solid waste.

Mitigation Measure:

Mitigation Measure Utilities 1: that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Mitigation Measure Utilities 2: Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.

Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures.

Source: 2002 General Plan, 2002 General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources. City staff

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☑	☐
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)?	☐	☑	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☑	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

a) Less than Significant - Based on the analysis provided in the initial study, the project does not 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 or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals.

b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects.

c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.

Darlene R. Mata
Community Development Director

3/1/17
Date
~~February 16,~~ 2017
3/1/2017

This section addresses the project's potential to contribute to cumulative impacts in the region, CEQA Guidelines Section 15355 defines cumulative impacts as two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects.

Cumulative Setting

The cumulative setting for the proposed project is the full build out of the annexed area as Low-Density Residential and the entitled project approved for the area, including, Annexation 151, Tentative Tract 917, 887, and 861.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, Tentative Tract 918 and 919, and future projects, Tentative Tract 917, 887, and 861, and Annexation 151.

Agriculture and Forest Resources

Less than Significant with Mitigation Incorporation- Impacts to agriculture and forest resources are anticipated to be less than significant with mitigation measures. The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed for the conversion of farmland to non-agricultural uses for this project and future projects, Tentative Tract 917, 887, 861, and Annexation 151, under the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development (and others within one mile of agriculture) will be 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Air Quality

Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts. Effects to air quality from new projects including this project, Tentative Tract 917, 887, 861, and Annexation 151, are not anticipated to be significant with the incorporation of the standard City conditions of approval for compliance with the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR of which the project, and future projects Tract 917, 887, 861, and Annexation 151, are consistent.

Biological Resources

Less than Significant – impacts to biological resources from this project, and future planned projects, Tract 917, 887, 861 and Annexation 151, are anticipated to be less than significant. This site and surrounding properties are proximal to urban development and land used for agricultural purposes, which therefore do not contain any natural, undisturbed areas that may be considered habitat; therefore, the project would have a less than significant cumulative impact for biological resources.

Cultural Resources

Less than Significant with Mitigation Incorporation –This project and future planned projects, Tract 917, 887, 861 and Annexation 151 would not create any significant impact to cultural resources; a mitigation measure is included for this project and others planned in the same area, that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.

Geology and Soils

Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in significant impacts to geophysical conditions, therefore, the impact is considered less than significant, cumulatively.

Greenhouse Gas Emissions
Less than Significant with Mitigation Incorporation - With mitigation measures, this project, and future planned projects, Tract 917, 887, 861 and Annexation 151 will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Hazards and Hazardous Materials
Less than Significant - The impact from hazards and hazardous materials from this project and future planned projects, Tract 917, 887, 861 and Annexation 151 are expected to be less than significant.

Hydrology/Water Quality
Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.

Land Use Planning and Population
Less than Significant -The projects are being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population.

Mineral Resources
Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 are not anticipated to have any impacts to mineral resources as there are no known mineral resources in the City; therefore cumulative impacts are anticipated to be less than significant.

Noise
Less than Significant with Mitigation Incorporation- this project and future planned projects, Tract 917, 887, 861 and Annexation 151 would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. Normal use of residential does not constitute excessive noise.

Population and Housing
Less than Significant - The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan and the Housing Element. The project will not result in a significant impact to population and housing. This project and future planned projects, Tract 917, 887, 861 and Annexation 151 provide housing for the City's growing population.

Public Services
Less than Significant with Payment of Impact Fees to Mitigate Effect -The project and future planned projects, Tract 917, 887, 861 and Annexation 151 can be served by existing public services and planned future public facility projects, such as a planned third and fourth fire station. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will be subject to impacts fees to be used for expansion and addition of public services and personnel. The project will not result in significant impacts to public services. A future school location is anticipated under the new General Plan, which serve the area overall

Recreation
Less than Significant with Payment of Impact Fees to Mitigate Effect -The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in impacts to recreation with mitigation measures in place; therefore cumulative impacts are less than significant.

Transportation/Traffic
Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect - The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project and planned projects in the area, Tract 917, 887, 861 and Annexation 151, would have a less than significant impact on Traffic and Transportation with mitigation measures implemented. Street and traffic improvements have been conditions of approval for the projects within the vicinity. Construction of improvements include the development and expansion of Fargo Avenue and Centennial Drive, which will alleviate traffic-related issues from development.

Utilities and Service Systems
Less than Significant with Mitigation Incorporation – Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. This project and future projects in the area have been accounted for and can be served by the City's utilities and service systems.

Sources:

2010 Urban Water Management Plan. (2011, June 11). *City of Hanford -*

California Building Standards Code (Title 24, California Code Regulations). (2013, October 1). *Codes.*

CalEEMod Version 2013.2.2 Report prepared by the City of Hanford

City of Hanford 2002 General Plan Update (2002, June 18).

City of Hanford General Plan Update, 2002 – Environmental Impact Report. (June 18, 2002). Hanford, California.

City of Hanford Storm Drainage Water Master Plan (1995, August)

City of Hanford Engineering Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

County Important Farmland Data Information. *County Important Farmland Data Information.*

Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 17) *San Joaquin Valley Air Pollution Control District Climale Change Action Report.*

San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), Revised March19, 2015.

San Joaquin Valley Air Pollution Control District Small Project Analysis Level (SPAL)

Flood Map Service Center – Kngs County. (2009, June 16). *06031C0185C.*

Hanford Municipal Code (Hanford, California). (2002). *Hanford Municipal Code.*

United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009)

Final Regional Climate Action Plan (May 28, 2014)

Pre-consultation Letter Received from David Kemp, Sempra Energy, (Dated November 3, 2016)

Pre-consultation letter received from Mike Hawkins from the Kings County Public Works Department (Dated November 11, 2016).

Pre-consultation Letter received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016).

Pre-consultation letter received from Troy Hommerding, Division of Environmental Health Services (Dated November 16, 2016)

Pre-consultation letter received from Renee Creech, Hanford Joint Union High School District (Dated November 16, 2016).

Pre-consultation letter received from Chuck Kinney of Local Agency Formation Commission, Kings County (Dated November 17, 2016).

Consultation received from Lalo Franco, Cultural Department: Santa Rosa Rancheria Tachi Tribe (Dated December 6, 2016).

Consultation meeting with Santa Rosa Rancheria Tachi Yokut Tribe Cultural Department Conducted January 10, 2017.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Pre-consultation letters received:

1. David Kemp – Sempra Energy
2. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
3. Troy Hommerding – Division of Environmental Health Services
4. Renee Creech – Hanford Joint Union High School District
5. Lalo Franco - Cultural Department: Santa Rosa Rancheria Tachi Tribe

Gabrielle deSilva

From: Samantha Long
Sent: Thursday, November 03, 2016 2:17 PM
To: Gabrielle deSilva
Cc: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Gabby,

I spoke with David about the Public Utility Easement, and he is fine with our standard 6 foot wide easement. It doesn't need to be 10ft wide.

Samantha Long, EIT
Assistant Engineer
City of Hanford Public Works
900 S. 10th Avenue
Hanford, CA 93230
(559) 585-2556 fax (559) 583-1529
slong@cityofhanfordca.com

From: Diana Black
Sent: Thursday, November 03, 2016 11:27 AM
To: Gabrielle deSilva; Samantha Long
Subject: FW: Consultation Notice / Tentative Tract Map No. 918

See phone number below.

Diana Black
Permit Specialist, Planning Division
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

From: Kemp, David L [mailto:DKemp@semprautilities.com]
Sent: Thursday, November 03, 2016 11:26 AM
To: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

(559) 739-2224

David Kemp
Pipeline Planning Asst.
Southern California Gas Co.
404 N. Tipton St. Visalia, CA 93292
(559) 739-2224
DKemp@semprautilities.com

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Thursday, November 03, 2016 11:19 AM
To: Kemp, David L
Cc: Gabrielle deSilva; Samantha Long
Subject: [EXTERNAL] RE: Consultation Notice / Tentative Tract Map No. 918

Dave,

Could we have your contact phone number, please? Our city engineer would like to speak with you regarding your request.

Diana Black
Permit Specialist, Planning Division
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

From: Kemp, David L [mailto:DKemp@semprautilities.com]
Sent: Thursday, November 03, 2016 10:16 AM
To: Diana Black
Cc: Larco, Johnathan A
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Good morning Diana, So. Cal. Gas Co. would like to request that a 10 foot in width Public Utility Easement be added to both sides of all new streets of Tentative Tract Map No. 918. Please feel free to contact me if you have any questions. Thanks, Dave.

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Thursday, November 03, 2016 9:42 AM
To: 9-1-1 Dispatch; AMERICAN AMBULANCE; AT&T; AT&T - Frank Robles; CALTRANS; CHAMBER OF COMMERCE; Susan Martinez; Chris Ekk; Comcast; DRAINAGE DISTRICT; HANFORD ELEMENTARY SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; John Doyel; KINGS CO BOARD OF REALTORS; KINGS CO HEALTH; KINGS CO HEALTH ; KINGS CO PLANNING - CHUCK KINNEY; KINGS CO PW - HAWKINS, MIKE; Kings Co Tax Assessor; MAIN STREET HANFORD; Mike Cosenza; PEOPLE'S DITCH; PG&E; SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT; SCE; SCE; SCE-Regional Manager; SoCal Gas Co; Kemp, David L; TACHI TRIBE-Shana Powers; TACHI YOKUT TRIBE CULTURAL DEPT-Hector Franco; Tom Webb; Water Quality Control Board; Will Smith
Subject: [EXTERNAL] Consultation Notice

Please review the attached information, and reply as requested.

Diana Black
Permit Specialist, Planning Division
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

    - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
    - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services

For:
Brian Clements
Program Manager

AM: cc

Gabrielle deSilva

From: Hommerding, Troy [Troy.Hommerding@co.kings.ca.us]
Sent: Wednesday, November 16, 2016 3:31 PM
To: Gabrielle deSilva
Subject: Consultation Notice Annexation 152, Prezone 2016-01, Tentative Parcel Map No. 2016-02, and Temative Track Map 918
Attachments: 201611161457.pdf

Thank you for the opportunity to comment on this project. Our office officer the following comment.

1. Valley Fever: Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Troy Hommerding
Kings County Department of Public Health
Division of Environmental Health Services
330 Campus Dr.
Hanford CA 93230

Gabrielle deSilva

From: Creech, Renee [rcreech@hjuhsd.k12.ca.us]
Sent: Wednesday, November 16, 2016 2:49 PM
To: Gabrielle deSilva
Cc: Cheryl Silva
Subject: Project Review comments

Hi Gabrielle,

I would like to provide some feedback for Hanford Joint Union High School District as it pertains to the project - Annexation 152, Prezone No 2016-01, Tentative Parcel Map No. 2016-02 and Tentative Tract Map 918.

Our concern is the traffic congestion in this area that already has impacted intersections. We feel that traffic signals should be considered, planned for and in place prior to this project beginning.

Thanks, Renee

--
Renee Creech
Director of Business
Hanford Joint Union High School District
823 W. Lacey Blvd.
Hanford, CA 93230
559-583-5901 ext. 3112
559-583-5931 fax
rcreech@hjuhsd.k12.ca.us

SANTA ROSA RANCHERIA TACHI TRIBE

A FEDERALLY RECOGNIZED TRIBE

Cultural and Historic Preservation Department

December 6, 2016

Re: Annexation 152 Prezore # 2016-1, Tentative Parcel Map # 2016-2 and Tract Map 918

Dear Ms. Melody Haigh,

The Santa Rosa Rancheria Tachi Tribe would like to thank you for the opportunity to comment on the proposed Annexation and Development of parcels for the San Joaquin Valley Homes project in Hanford, California.

After a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe. As stated in your 11/17/2016 notification, a Mitigated Negative Declaration has already been created without AB 52, or SB 18 Consultation, but the Tribe has not been privy to this report, nor has there been a discussion about culturally appropriate mitigation measures for such a sensitive area.

The Tachi Yokut Tribe wishes to begin a meaningful consultation on this proposed Annexation as is outlined in SB 18, as well as to consult on the proposed project.

Thank you very much for your time. Please contact the Santa Rosa Rancheria's Cultural Department at your earliest convenience in order to begin formal consultation.

Sincerely,

Lalo Franco

Lalo Franco

Cultural Department Director

HFranco@tachi-yokut-nsn.gov

559-924-1278 Ext: 4011

P.O. Box. 8 ▲ Lemoore, CA 93245 ▲ (559) 924-1278 ▲ Fax (559) 924-3583
Tax Exempt #94-2344086

Annex 152 (918 and 919)

San Joaquin Valley Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
	2.00		2.00	87,120.00	0
	255.00		82.79	459,000.00	729

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - no demo req.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	150	0
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	PhaseEndDate	3/26/2018	8/10/2018
tblConstructionPhase	PhaseStartDate	1/2/2018	5/19/2018
tblProjectCharacteristics	OperationalYear	2014	2018

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.4022	4.3990	3.2908	4.4600e-003	1.2266	0.2128	1.4394	0.5800	0.1957	0.7757	0.0000	403.9853	403.9853	0.1230	0.0000	406.5682
2019	0.4773	4.0254	4.1781	7.7200e-003	0.8868	0.2074	1.0942	0.3364	0.1935	0.5298	0.0000	629.9671	629.9671	0.1141	0.0000	632.3621
2020	0.3911	2.9240	3.7176	7.5900e-003	0.2662	0.1534	0.4196	0.0715	0.1441	0.2156	0.0000	589.0322	589.0322	0.0826	0.0000	590.7673
2021	0.3545	2.6162	3.5892	7.5600e-003	0.2652	0.1315	0.3967	0.0712	0.1235	0.1947	0.0000	583.6248	583.6248	0.0811	0.0000	585.3277
2022	0.3227	2.3349	3.4764	7.5300e-003	0.2642	0.1115	0.3757	0.0710	0.1048	0.1757	0.0000	578.7857	578.7857	0.0800	0.0000	580.4652
2023	0.2989	2.1386	3.3869	7.5300e-003	0.2642	0.0970	0.3611	0.0710	0.0911	0.1621	0.0000	576.3558	576.3558	0.0791	0.0000	578.0177
2024	0.2833	2.0274	3.3429	7.5900e-003	0.2662	0.0864	0.3527	0.0715	0.0812	0.1527	0.0000	578.9083	578.9083	0.0791	0.0000	580.5694
2025	5.0171	0.8087	1.4335	2.8000e-003	0.0646	0.0365	0.1011	0.0173	0.0341	0.0513	0.0000	224.1256	224.1256	0.0478	0.0000	225.1284
Total	**7.5472**	**21.2741**	**26.4215**	**0.0528**	**3.5040**	**1.0364**	**4.5403**	**1.2897**	**0.9679**	**2.2576**	**0.0000**	**4,164.7848**	**4,164.7848**	**0.6867**	**0.0000**	**4,179.2060**

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.4022	4.3990	3.2966	4.4600e-003	1.2266	0.2128	1.4394	0.5800	0.1957	0.7757	0.0000	403.9848	403.9848	0.1230	0.0000	406.5677
2019	0.4773	4.0254	4.1781	7.7200e-003	0.8868	0.2074	1.0942	0.3364	0.1935	0.5298	0.0000	629.9667	629.9667	0.1140	0.0000	632.3616
2020	0.3911	2.9240	3.7176	7.5900e-003	0.2662	0.1534	0.4196	0.0715	0.1441	0.2156	0.0000	589.0318	589.0318	0.0826	0.0000	590.7670
2021	0.3545	2.6162	3.5892	7.5600e-003	0.2652	0.1315	0.3967	0.0712	0.1235	0.1947	0.0000	583.6244	583.6244	0.0811	0.0000	585.3274
2022	0.3227	2.3349	3.4764	7.5300e-003	0.2642	0.1115	0.3757	0.0710	0.1048	0.1757	0.0000	578.7853	578.7853	0.0800	0.0000	580.4649
2023	0.2989	2.1386	3.3869	7.5300e-003	0.2642	0.0970	0.3611	0.0710	0.0911	0.1621	0.0000	576.3555	576.3555	0.0791	0.0000	578.0174
2024	0.2833	2.0274	3.3429	7.5900e-003	0.2662	0.0864	0.3527	0.0715	0.0812	0.1527	0.0000	578.9080	578.9080	0.0791	0.0000	580.5690
2025	5.0171	0.8087	1.4335	2.8000e-003	0.0646	0.0365	0.1011	0.0173	0.0341	0.0513	0.0000	224.1254	224.1254	0.0478	0.0000	225.1282
Total	**7.5472**	**21.2741**	**26.4215**	**0.0528**	**3.5040**	**1.0364**	**4.5403**	**1.2897**	**0.9679**	**2.2576**	**0.0000**	**4,164.7819**	**4,164.7819**	**0.6867**	**0.0000**	**4,179.2030**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Total	**2.6830**	**0.0221**	**1.9068**	**1.0000e-004**		**0.0104**	**0.0104**		**0.0104**	**0.0104**	**0.0000**	**3.0929**	**3.0929**	**3.0700e-003**	**0.0000**	**3.1573**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Total	**2.6830**	**0.0221**	**1.9068**	**1.0000e-004**		**0.0104**	**0.0104**		**0.0104**	**0.0104**	**0.0000**	**3.0929**	**3.0929**	**3.0700e-003**	**0.0000**	**3.1573**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2018	1/1/2018	5	1	
2	Site Preparation	Site Preparation	5/19/2018	8/10/2018	5	60	
3	Grading	Grading	8/11/2018	3/15/2019	5	155	
4	Building Construction	Building Construction	3/16/2019	2/21/2025	5	1550	
5	Paving	Paving	2/22/2025	7/25/2025	5	110	
6	Architectural Coating	Architectural Coating	7/26/2025	12/26/2025	5	110	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 387.5

Acres of Paving: 0

Residential Indoor: 929,475; Residential Outdoor: 309,825; Non-Residential Indoor: 130,680; Non-Residential Outdoor: 43,560 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	220.00	42.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	44.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173

3.2 Demolition - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	**2.0000e-005**	**3.0000e-005**	**2.8000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0497**	**0.0497**	**0.0000**	**0.0000**	**0.0498**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	**1.7800e-003**	**0.0184**	**0.0159**	**2.0000e-005**		**9.0000e-004**	**9.0000e-004**		**8.4000e-004**	**8.4000e-004**	**0.0000**	**1.8068**	**1.8068**	**5.0000e-004**	**0.0000**	**1.8173**

3.2 Demolition - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	**2.0000e-005**	**3.0000e-005**	**2.8000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0497**	**0.0497**	**0.0000**	**0.0000**	**0.0498**

3.3 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003		0.0710	0.0710		0.0653	0.0653	0.0000	107.2231	107.2231	0.0334	0.0000	107.9240
Total	**0.1288**	**1.3683**	**1.0870**	**1.1700e-003**	**0.5420**	**0.0710**	**0.6130**	**0.2979**	**0.0653**	**0.3632**	**0.0000**	**107.2231**	**107.2231**	**0.0334**	**0.0000**	**107.9240**

3.3 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	**1.5800e-003**	**2.0400e-003**	**0.0199**	**5.0000e-005**	**4.3200e-003**	**3.0000e-005**	**4.3500e-003**	**1.1500e-003**	**3.0000e-005**	**1.1800e-003**	**0.0000**	**3.5813**	**3.5813**	**1.8000e-004**	**0.0000**	**3.5850**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003		0.0710	0.0710		0.0653	0.0653	0.0000	107.2229	107.2229	0.0334	0.0000	107.9239
Total	**0.1288**	**1.3683**	**1.0870**	**1.1700e-003**	**0.5420**	**0.0710**	**0.6130**	**0.2979**	**0.0653**	**0.3632**	**0.0000**	**107.2229**	**107.2229**	**0.0334**	**0.0000**	**107.9239**

3.3 Site Preparation - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	**1.5800e-003**	**2.0400e-003**	**0.0199**	**5.0000e-005**	**4.3200e-003**	**3.0000e-005**	**4.3500e-003**	**1.1500e-003**	**3.0000e-005**	**1.1800e-003**	**0.0000**	**3.5813**	**3.5813**	**1.8000e-004**	**0.0000**	**3.5850**

3.4 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408		0.1295	0.1295	0.0000	284.6261	284.6261	0.0886	0.0000	286.4869
Total	**0.2671**	**3.0065**	**2.1365**	**3.1200e-003**	**0.6722**	**0.1408**	**0.8130**	**0.2787**	**0.1295**	**0.4083**	**0.0000**	**284.6261**	**284.6261**	**0.0886**	**0.0000**	**286.4869**

3.4 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	**2.9600e-003**	**3.8200e-003**	**0.0372**	**1.0000e-004**	**8.0700e-003**	**6.0000e-005**	**8.1300e-003**	**2.1500e-003**	**5.0000e-005**	**2.2000e-003**	**0.0000**	**6.6983**	**6.6983**	**3.3000e-004**	**0.0000**	**6.7052**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408		0.1295	0.1295	0.0000	284.6258	284.6258	0.0886	0.0000	286.4866
Total	**0.2671**	**3.0065**	**2.1365**	**3.1200e-003**	**0.6722**	**0.1408**	**0.8130**	**0.2787**	**0.1295**	**0.4083**	**0.0000**	**284.6258**	**284.6258**	**0.0886**	**0.0000**	**286.4866**

3.4 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	**2.9600e-003**	**3.8200e-003**	**0.0372**	**1.0000e-004**	**8.0700e-003**	**6.0000e-005**	**8.1300e-003**	**2.1500e-003**	**5.0000e-005**	**2.2000e-003**	**0.0000**	**6.6983**	**6.6983**	**3.3000e-004**	**0.0000**	**6.7052**

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1321	1.4633	1.0878	1.6700e-003		0.0676	0.0676		0.0622	0.0622	0.0000	149.6904	149.6904	0.0474	0.0000	150.6850
Total	**0.1321**	**1.4633**	**1.0878**	**1.6700e-003**	**0.6722**	**0.0676**	**0.7398**	**0.2787**	**0.0622**	**0.3410**	**0.0000**	**149.6904**	**149.6904**	**0.0474**	**0.0000**	**150.6850**

3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	**1.4300e-003**	**1.8500e-003**	**0.0180**	**5.0000e-005**	**4.3200e-003**	**3.0000e-005**	**4.3500e-003**	**1.1500e-003**	**3.0000e-005**	**1.1800e-003**	**0.0000**	**3.4521**	**3.4521**	**1.6000e-004**	**0.0000**	**3.4555**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1321	1.4633	1.0878	1.6700e-003		0.0676	0.0676		0.0622	0.0622	0.0000	149.6902	149.6902	0.0474	0.0000	150.6848
Total	**0.1321**	**1.4633**	**1.0878**	**1.6700e-003**	**0.6722**	**0.0676**	**0.7398**	**0.2787**	**0.0622**	**0.3410**	**0.0000**	**149.6902**	**149.6902**	**0.0474**	**0.0000**	**150.6848**

3.4 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	**1.4300e-003**	**1.8500e-003**	**0.0180**	**5.0000e-005**	**4.3200e-003**	**3.0000e-005**	**4.3500e-003**	**1.1500e-003**	**3.0000e-005**	**1.1800e-003**	**0.0000**	**3.4521**	**3.4521**	**1.6000e-004**	**0.0000**	**3.4555**

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3171	242.3171	0.0590	0.0000	243.5552
Total	**0.2434**	**2.1699**	**1.7720**	**2.7700e-003**		**0.1330**	**0.1330**		**0.1251**	**0.1251**	**0.0000**	**242.3171**	**242.3171**	**0.0590**	**0.0000**	**243.5552**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5436	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7568	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	**0.1005**	**0.3903**	**1.3004**	**3.2300e-003**	**0.2103**	**6.6800e-003**	**0.2170**	**0.0565**	**6.1500e-003**	**0.0626**	**0.0000**	**234.5076**	**234.5076**	**7.5700e-003**	**0.0000**	**234.6664**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3168	242.3168	0.0590	0.0000	243.5549
Total	**0.2434**	**2.1699**	**1.7720**	**2.7700e-003**		**0.1330**	**0.1330**		**0.1251**	**0.1251**	**0.0000**	**242.3168**	**242.3168**	**0.0590**	**0.0000**	**243.5549**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5436	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7568	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	**0.1005**	**0.3903**	**1.3004**	**3.2300e-003**	**0.2103**	**6.6800e-003**	**0.2170**	**0.0565**	**6.1500e-003**	**0.0626**	**0.0000**	**234.5076**	**234.5076**	**7.5700e-003**	**0.0000**	**234.6664**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973
Total	**0.2766**	**2.5000**	**2.2019**	**3.5100e-003**		**0.1458**	**0.1458**		**0.1371**	**0.1371**	**0.0000**	**302.1514**	**302.1514**	**0.0736**	**0.0000**	**303.6973**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.6370	1.3000e-003	0.0358	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	**0.1145**	**0.4240**	**1.5157**	**4.0800e-003**	**0.2662**	**7.6100e-003**	**0.2738**	**0.0715**	**7.0100e-003**	**0.0785**	**0.0000**	**286.8808**	**286.8808**	**9.0100e-003**	**0.0000**	**287.0701**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969
Total	**0.2766**	**2.5000**	**2.2019**	**3.5100e-003**		**0.1458**	**0.1458**		**0.1371**	**0.1371**	**0.0000**	**302.1510**	**302.1510**	**0.0736**	**0.0000**	**303.6969**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.6370	1.3000e-003	0.0358	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	**0.1145**	**0.4240**	**1.5157**	**4.0800e-003**	**0.2662**	**7.6100e-003**	**0.2738**	**0.0715**	**7.0100e-003**	**0.0785**	**0.0000**	**286.8808**	**286.8808**	**9.0100e-003**	**0.0000**	**287.0701**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0339	301.0339	0.0725	0.0000	302.5568
Total	**0.2471**	**2.2629**	**2.1582**	**3.5000e-003**		**0.1246**	**0.1246**		**0.1172**	**0.1172**	**0.0000**	**301.0339**	**301.0339**	**0.0725**	**0.0000**	**302.5568**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3786
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	**0.1074**	**0.3533**	**1.4311**	**4.0600e-003**	**0.2652**	**6.8700e-003**	**0.2721**	**0.0712**	**6.3300e-003**	**0.0776**	**0.0000**	**282.5909**	**282.5909**	**8.5700e-003**	**0.0000**	**282.7709**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0335	301.0335	0.0725	0.0000	302.5565
Total	**0.2471**	**2.2629**	**2.1582**	**3.5000e-003**		**0.1246**	**0.1246**		**0.1172**	**0.1172**	**0.0000**	**301.0335**	**301.0335**	**0.0725**	**0.0000**	**302.5565**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3786
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	**0.1074**	**0.3533**	**1.4311**	**4.0600e-003**	**0.2652**	**6.8700e-003**	**0.2721**	**0.0712**	**6.3300e-003**	**0.0776**	**0.0000**	**282.5909**	**282.5909**	**8.5700e-003**	**0.0000**	**282.7709**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9946	299.9946	0.0718	0.0000	301.5017
Total	**0.2209**	**2.0197**	**2.1226**	**3.4900e-003**		**0.1047**	**0.1047**		**0.0986**	**0.0986**	**0.0000**	**299.9946**	**299.9946**	**0.0718**	**0.0000**	**301.5017**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.6900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.0615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	**0.1018**	**0.3152**	**1.3538**	**4.0400e-003**	**0.2642**	**6.7400e-003**	**0.2709**	**0.0710**	**6.2100e-003**	**0.0772**	**0.0000**	**278.7911**	**278.7911**	**8.2200e-003**	**0.0000**	**278.9635**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9943	299.9943	0.0718	0.0000	301.5013
Total	**0.2209**	**2.0197**	**2.1226**	**3.4900e-003**		**0.1047**	**0.1047**		**0.0986**	**0.0986**	**0.0000**	**299.9943**	**299.9943**	**0.0718**	**0.0000**	**301.5013**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.6900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.0615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	**0.1018**	**0.3152**	**1.3538**	**4.0400e-003**	**0.2642**	**6.7400e-003**	**0.2709**	**0.0710**	**6.2100e-003**	**0.0772**	**0.0000**	**278.7911**	**278.7911**	**8.2200e-003**	**0.0000**	**278.9635**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0980	300.0980	0.0713	0.0000	301.5949
Total	**0.2036**	**1.8606**	**2.1072**	**3.4900e-003**		**0.0906**	**0.0906**		**0.0852**	**0.0852**	**0.0000**	**300.0980**	**300.0980**	**0.0713**	**0.0000**	**301.5949**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5650	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.0580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7953
Total	**0.0954**	**0.2779**	**1.2797**	**4.0400e-003**	**0.2642**	**6.3800e-003**	**0.2706**	**0.0710**	**5.8800e-003**	**0.0768**	**0.0000**	**276.2579**	**276.2579**	**7.8500e-003**	**0.0000**	**276.4228**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0976	300.0976	0.0713	0.0000	301.5946
Total	**0.2036**	**1.8606**	**2.1072**	**3.4900e-003**		**0.0906**	**0.0906**		**0.0852**	**0.0852**	**0.0000**	**300.0976**	**300.0976**	**0.0713**	**0.0000**	**301.5946**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5650	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.0580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7953
Total	**0.0954**	**0.2779**	**1.2797**	**4.0400e-003**	**0.2642**	**6.3800e-003**	**0.2706**	**0.0710**	**5.8800e-003**	**0.0768**	**0.0000**	**276.2579**	**276.2579**	**7.8500e-003**	**0.0000**	**276.4228**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4646	302.4646	0.0714	0.0000	303.9643
Total	**0.1920**	**1.7524**	**2.1135**	**3.5200e-003**		**0.0800**	**0.0800**		**0.0752**	**0.0752**	**0.0000**	**302.4646**	**302.4646**	**0.0714**	**0.0000**	**303.9643**

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0361	0.2054	0.5471	1.2900e-003	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	0.0000	109.4433	109.4433	7.9000e-004	0.0000	109.4599
Worker	0.0553	0.0695	0.6824	2.7800e-003	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	**0.0913**	**0.2749**	**1.2294**	**4.0700e-003**	**0.2662**	**6.4600e-003**	**0.2727**	**0.0715**	**5.9600e-003**	**0.0775**	**0.0000**	**276.4438**	**276.4438**	**7.6800e-003**	**0.0000**	**276.6051**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4642	302.4642	0.0714	0.0000	303.9639
Total	**0.1920**	**1.7524**	**2.1135**	**3.5200e-003**		**0.0800**	**0.0800**		**0.0752**	**0.0752**	**0.0000**	**302.4642**	**302.4642**	**0.0714**	**0.0000**	**303.9639**

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0361	0.2054	0.5471	1.2900e-003	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	0.0000	109.4433	109.4433	7.9000e-004	0.0000	109.4599
Worker	0.0553	0.0695	0.6824	2.7800e-003	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	**0.0913**	**0.2749**	**1.2294**	**4.0700e-003**	**0.2662**	**6.4600e-003**	**0.2727**	**0.0715**	**5.9600e-003**	**0.0775**	**0.0000**	**276.4438**	**276.4438**	**7.6800e-003**	**0.0000**	**276.6051**

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8823	43.8823	0.0103	0.0000	44.0986
Total	**0.0259**	**0.2358**	**0.3050**	**5.1000e-004**		**9.9800e-003**	**9.9800e-003**		**9.3800e-003**	**9.3800e-003**	**0.0000**	**43.8823**	**43.8823**	**0.0103**	**0.0000**	**44.0986**

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0297	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.6400e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	8.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9616	23.9616	9.7000e-004	0.0000	23.9819
Total	**0.0127**	**0.0393**	**0.1705**	**5.9000e-004**	**0.0386**	**9.4000e-004**	**0.0396**	**0.0104**	**8.6000e-004**	**0.0112**	**0.0000**	**39.8352**	**39.8352**	**1.0900e-003**	**0.0000**	**39.8580**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8822	43.8822	0.0103	0.0000	44.0985
Total	**0.0259**	**0.2358**	**0.3050**	**5.1000e-004**		**9.9800e-003**	**9.9800e-003**		**9.3800e-003**	**9.3800e-003**	**0.0000**	**43.8822**	**43.8822**	**0.0103**	**0.0000**	**44.0985**

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0297	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.6400e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	8.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9616	23.9616	9.7000e-004	0.0000	23.9819
Total	**0.0127**	**0.0393**	**0.1705**	**5.9000e-004**	**0.0386**	**9.4000e-004**	**0.0396**	**0.0104**	**8.6000e-004**	**0.0112**	**0.0000**	**39.8352**	**39.8352**	**1.0900e-003**	**0.0000**	**39.8580**

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7634	107.7634	0.0349	0.0000	108.4953
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0494**	**0.4632**	**0.7853**	**1.2300e-003**		**0.0226**	**0.0226**		**0.0208**	**0.0208**	**0.0000**	**107.7634**	**107.7634**	**0.0349**	**0.0000**	**108.4953**

3.6 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	**1.5100e-003**	**1.8900e-003**	**0.0186**	**8.0000e-005**	**6.6000e-003**	**5.0000e-005**	**6.6400e-003**	**1.7500e-003**	**4.0000e-005**	**1.8000e-003**	**0.0000**	**4.7293**	**4.7293**	**1.9000e-004**	**0.0000**	**4.7333**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7633	107.7633	0.0349	0.0000	108.4952
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0494**	**0.4632**	**0.7853**	**1.2300e-003**		**0.0226**	**0.0226**		**0.0208**	**0.0208**	**0.0000**	**107.7633**	**107.7633**	**0.0349**	**0.0000**	**108.4952**

3.6 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	**1.5100e-003**	**1.8900e-003**	**0.0186**	**8.0000e-005**	**6.6000e-003**	**5.0000e-005**	**6.6400e-003**	**1.7500e-003**	**4.0000e-005**	**1.8000e-003**	**0.0000**	**4.7293**	**4.7293**	**1.9000e-004**	**0.0000**	**4.7333**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	**4.9232**	**0.0630**	**0.0995**	**1.6000e-004**		**2.8300e-003**	**2.8300e-003**		**2.8300e-003**	**2.8300e-003**	**0.0000**	**14.0429**	**14.0429**	**7.7000e-004**	**0.0000**	**14.0590**

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843
Total	**4.4200e-003**	**5.5500e-003**	**0.0546**	**2.3000e-004**	**0.0194**	**1.4000e-004**	**0.0195**	**5.1400e-003**	**1.3000e-004**	**5.2700e-003**	**0.0000**	**13.8725**	**13.8725**	**5.6000e-004**	**0.0000**	**13.8843**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	**4.9232**	**0.0630**	**0.0995**	**1.6000e-004**		**2.8300e-003**	**2.8300e-003**		**2.8300e-003**	**2.8300e-003**	**0.0000**	**14.0429**	**14.0429**	**7.7000e-004**	**0.0000**	**14.0590**

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843
Total	**4.4200e-003**	**5.5500e-003**	**0.0546**	**2.3000e-004**	**0.0194**	**1.4000e-004**	**0.0195**	**5.1400e-003**	**1.3000e-004**	**5.2700e-003**	**0.0000**	**13.8725**	**13.8725**	**5.6000e-004**	**0.0000**	**13.8843**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Total					

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.411222	0.062718	0.156221	0.175699	0.050886	0.007831	0.019556	0.102845	0.001787	0.001576	0.006435	0.000923	0.002302

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: Y

5.1 Mitigation Measures Energy

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Unmitigated	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Consumer Products	2.1329					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0588	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Architectural Coating	0.4914					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.6830**	**0.0221**	**1.9068**	**1.0000e-004**		**0.0104**	**0.0104**		**0.0104**	**0.0104**	**0.0000**	**3.0929**	**3.0929**	**3.0700e-003**	**0.0000**	**3.1573**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0588	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Architectural Coating	0.4914					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.1329					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.6830**	**0.0221**	**1.9068**	**1.0000e-004**		**0.0104**	**0.0104**		**0.0104**	**0.0104**	**0.0000**	**3.0929**	**3.0929**	**3.0700e-003**	**0.0000**	**3.1573**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**1.** That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. **2.** Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

RESOLUTION NO. 17-28-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING TENTATIVE TRACT 918. THE PROJECT IS A REQUEST TO SUBDIVIDE 47.51 ACRES INTO 130 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN, OR "R-L-5" LOW-DENSITY RESIDENTIAL, SHOULD THE NEW ZONING ORDINANCE BE IN EFFECT PRIOR TO THE RECORDATION OF ANNEXATION 152

At a regular meeting of the City Council of the City of Hanford duly called and held on May 16, 2017, by motion of Councilmember Sorensen, and seconded by Councilmember Ramirez, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 918, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, located at APN 009-030-041and a portion of 009-030-148, as shown in **Exhibit A,** has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of May 16, 2017, and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the City Council has made the following findings, pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-L-5" Low-Density Residential Zone District and the "R-1-6" Low-Density Residential Zone District. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

2. Design Finding:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-L-5" Low-Density Residential Zone District and the "R-1-6" Low-Density Residential Zone District. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the "R-L-5" Low-Density Residential Zone District and the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The 2002 General Plan prescribes a density range between two and nine units per acre. The 2035 General Plan prescribes a density range between two and ten units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. 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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

ANALYSIS: That the design of the subdivision and 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. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit B,** and certifies that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Tentative Tract 918 subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
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 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 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 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

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

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

General:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

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 compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

5. 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).

6. 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.

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B,** are also conditions of approval of the project.

10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.

12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601

(Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphault, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

Special Requirements

1. 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply. *(Should the new zoning ordinance be in effect prior to the recordation of Annexation 152, all requirements of the "R-L-5" Low-Density Residential Zone District shall apply, instead.*

Architectural Conditions:

1. 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.

2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

3. 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.

4. 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 archeologist 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.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

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 devices 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 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, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

2. 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."

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

3. 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.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

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:

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 Department and Building Division 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 Division 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 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.

4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 Office; (559) 940-2943 Cell or by E-mail at smartinez@cityofhanfordca.com

General:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

2. **Deferred submittals must be received prior to issuance of building permit.**

3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.

3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

Storage Tanks:

1. IF APPLICABLE, All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit.

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.

2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long (559) 585-2556

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

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

PROJECT: Tract 918 San Joaquin Homes – 12771 Fargo Ave

Maps and Plans:

1. That the developer shall 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, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete 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 all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

    a.) Centennial Drive – Ten feet (Landscape/Public Utility)
    b.) Devon Street – Ten feet (Landscape/Public Utility)
    c.) All residential streets – Six feet (Public Utility)

Dedications:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.

4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall 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 tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:

   a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

      1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.

      2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

1. Traffic index used for the design of street structural section shall be a minimum of 7.0.

2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:

a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets 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 new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.

3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall 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 development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Devon Street located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 and any revisions thereof. 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 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).
   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
   - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C.**

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411
Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION:

That this 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 tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of May, 2017, by the following vote:

AYES: Sue Sorensen, Francisco Ramirez, Justin Mendes, David Ayers

NOES: —

ABSTAIN: —

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

ABSENT: Martin Devine

DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 16th day of May, 2017.

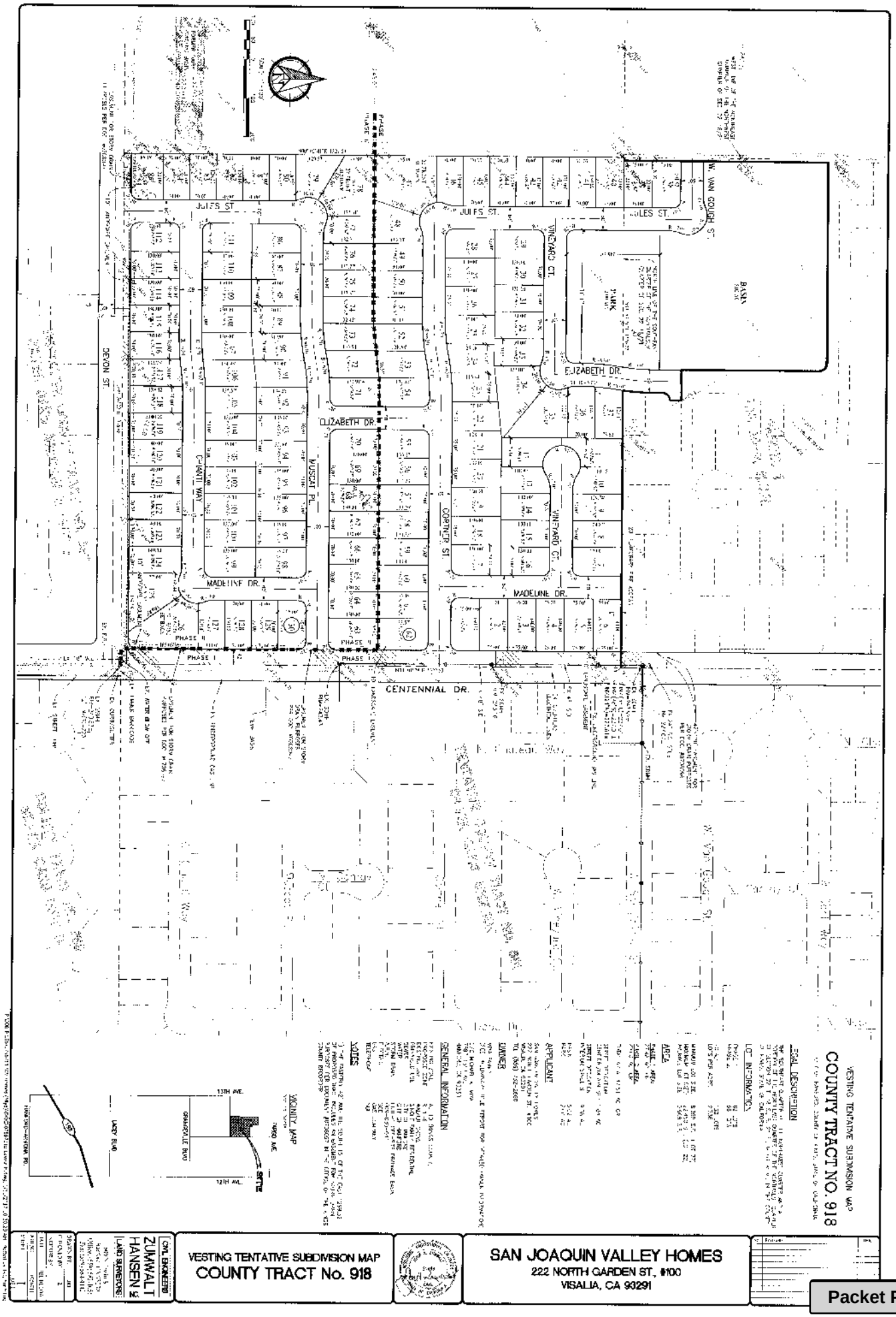
Date: 05-17-17

City Clerk

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Exhibit A:
Tentative Tract Map 918

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)



Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**1.** That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. **2.** Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Exhibit C:
Comments from the SJVAPCD

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

    - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
    - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

4. The District recommends that a copy of the District's comments be provided to the project proponent.

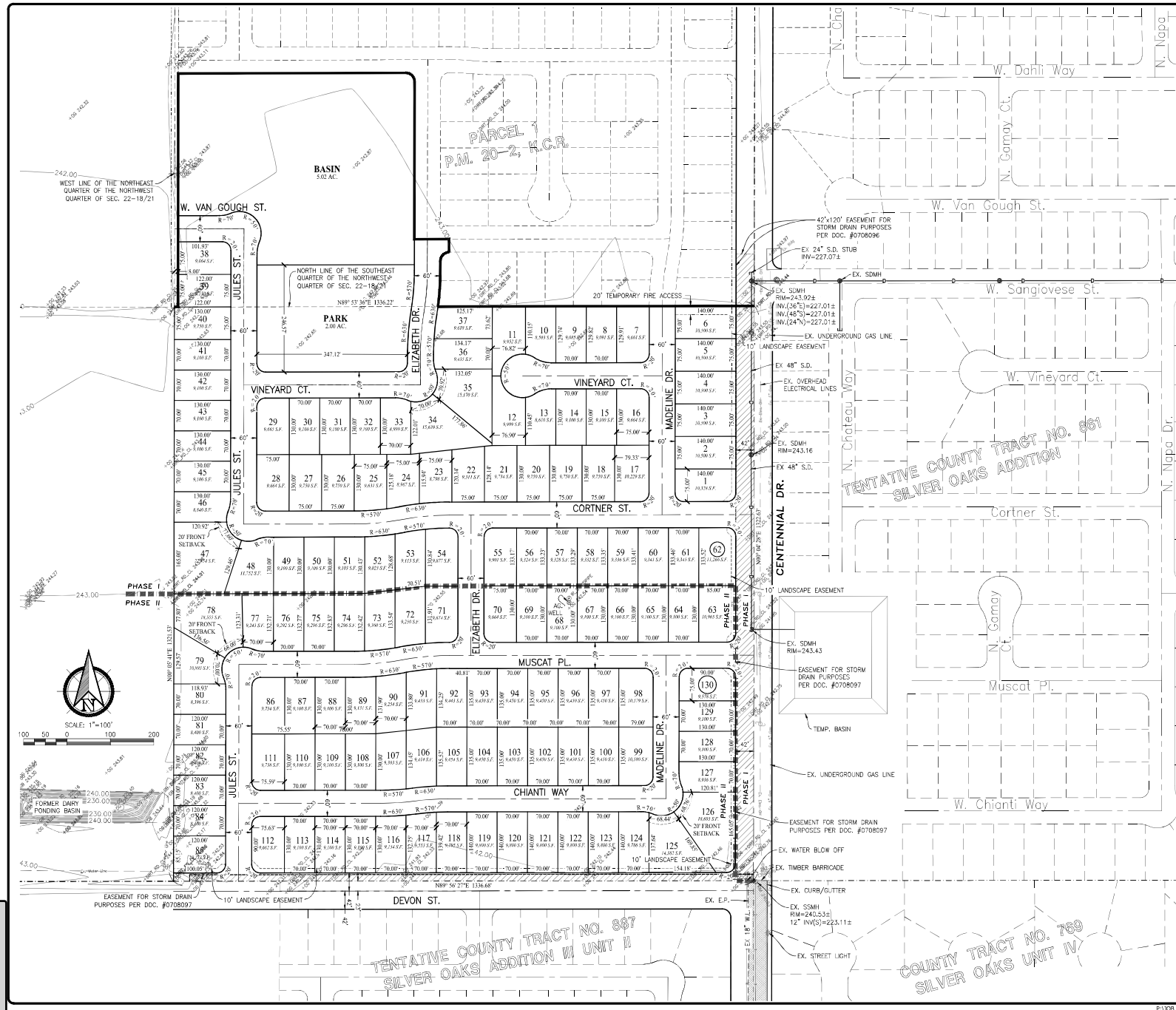
If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services

For:
Brian Clements
Program Manager

AM: cc



VESTING TENTATIVE SUBDIVISION MAP

COUNTY TRACT NO. 918

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION

PHASE 1:	62 LOTS
PHASE 2:	68 LOTS
TOTAL:	130 LOTS
LOTS PER ACRE:	2.736
MINIMUM LOT SIZE:	8,399 S.F. (LOT 77)
MAXIMUM LOT SIZE:	22,450 S.F. (LOT 22)
AVERAGE LOT SIZE:	9,908 S.F.

AREA

PHASE 1 AREA: 27.48 AC. GR.

PHASE 2 AREA: 20.03 AC. GR.

TOTAL AREA: 47.51 AC. GR.

STREET DEDICATION CENT.DR./DEVON ST.: 1.84 AC.

STREET DEDICATION INTERIOR STREETS: 9.08 AC.

BASIN: 5.02 AC.
PARK: 2.00 AC.

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER

MIYA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED OWNER INFORMATION)

C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

GENERAL INFORMATION

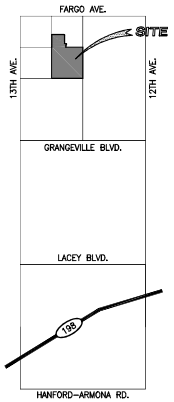
EXISTING ZONE	AL-10 (KINGS COUNTY)
PROPOSED ZONE	R-1-6
EXISTING USE	WALNUT GROVE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	FUTURE OFF-SITE DRAINAGE BASIN
A.P.N.	009-030-041
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	SBC

NOTES

1) THE EASTERLY 42' AND THE SOUTH 15' OF THE EAST 1299.32' OF PROPOSED TRACT INCLUDES AN EASEMENT FOR STORM DRAIN PURPOSES PER DOCUMENT #0708097 IN THE OFFICE OF THE KINGS COUNTY RECORDER.

VICINITY MAP

Not to Scale



SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JRJ
CHECKED BY:	Z
INDEXED BY:	
DATE:	SEE BELOW
JOB NO.:	
SHEET:	

P:\JOB FILES\0756711 SJV Homes (Miya)\DWG\0756711p Layout E.dwg, 1/11/2017 10:30:29 AM, Plotted

Attachment: Exhibit D Previously Approved Tentative Tract 918 (Revised Tentative Tract 918)

15.A.d

Addendum No. 1 to
Initial Study/Negative Declaration No. 2016-06
For: Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tract 918 and 919
August 1, 2017

Overview

On May 16, 2017, the City of Hanford City Council approved Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tract Map No. 918 and 919, for which an initial study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted. A Notice of Determination was filed with Kings County on May 17, 2017. A revision to the approved project, specifically Tentative Tract 919, was filed on July 20, 2017, by John Zumwalt on behalf of San Joaquin Valley Homes. The revised tentative tract includes the addition of 12 residential lots, changing the lot count from 130 to 142.

Staff determined an addendum to Initial Study and Mitigated Negative Declaration No. 2016-06 would adequately address the revisions proposed under Revised Tentative Tract 918.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the revised Tentative Tract 918 would not result in any of the conditions under which a subsequent Environmental Impact Report (EIR) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of addendums to previous EIRs and negative declarations.

CEQA Guidelines Section 15162(a) states:

> *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
>
> *(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 previous EIR was certified as complete shows any of the following:*
>
> > *a. The project will have one or more significant effects not discussed in the EIR.*
> >
> > *b. Significant effects previously examined will be substantially more severe than shown in the previous EIR*
> >
> > *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*

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

the project, but the project proponents decline to adopt the mitigation measure; or

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: *"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 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."*

The following analysis demonstrates that the revised Tenttive Tract Map No. 918 does not raise any new environmental issues and requires only minor changes or additions to the previous Negative Declaration No. 2015-01 and Addendum No. 1 to satisfy the requirements of CEQA.

Project Description

Tentative Tract Map 918

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See previously approved Tentative Tract 918, attached as Exhibit B.

Project Design:

Project applicable to: APN 009-030-041 (the southern-most parcel)

Total Area: 47.51 acres

Number of Lots: 130 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin

Number of Dwelling Units: 130 single-family residences

Units per acre: 2.736 dwelling units/acre

Potential population increase: 3.11 persons per household x 130 households = 404 persons

Lot Sizes

Smallest	Largest	Average	Required
8,399 sq. ft.	22,450 sq. ft.	9,908 sq. ft.	5,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-L-5" Low-Density Residential Zone District.

Revised Tentative Tract 918

The revised tentative tract includes the following changes:

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

- Addition of 12 lots
    - From 130 to 142 residential lots
- Changed lot sizes and configurations

The project is a request to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See revised Tentative Tract 918, attached as Exhibit A.

Project Design:

Project applicable to: APN 009-030-041 (the southern-most parcel)

Total Area: 47.51 acres

Number of Lots: 142 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin

Number of Dwelling Units: 142 single-family residences

Units per acre: 2.99 dwelling units/acre

Potential population increase: 3.11 persons per household x 142 households = 442 persons

Lot Sizes

Smallest	Largest	Average	Required
6,604 sq. ft.	18,917 sq. ft.	9,071 sq. ft.	5,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-L-5" Low-Density Residential Zone District.

Environmental Analysis and Conclusions

Population and Housing – That the project would induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

a) Less than significant impact – The project will induce population growth in the area, since the project includes a plan to subdivide two properties, totaling 79 acres into ~~255~~ **267** single-family residences. Using the current household population of 3.11, ~~255~~ **267** single-family residences have the potential to bring approximately ~~793~~ **830** persons to the area. The General Plan designates the land for future, single-family residential development. The General Plan EIR evaluated the impact of population growth in the area and determined the effect to be unavoidable. A statement of overriding considerations was adopted for the Population and Housing in the 2002 General Plan EIR. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.

Attachment: Exhibit B - Planning Commission Staff Report and Exhibits (CD: Revised Tentative Tract 918)

The impact to Population and Housing from the revised tentative tract map proposing a 12 lot increase remains less than significant.

Public Services – that the project would 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: (Parks)

a) PARKS) Less than Significant Impact with mitigation measures (providing park space and/or payment of impact fees) – applicant's request includes the subdivision of approximately 79 acres into ~~255~~ **267** single-family residences, which has the potential to increase the population of the area by ~~793~~ **830** persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide ~~1.19 acres of neighborhood park space and 1.59 acres of community park space~~ **2.9 acres of public open space**. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.

Recreation - 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?

a) Less than Significant Impact with Mitigation Incorporation – the applicant's request includes the subdivision of approximately 79 acres into ~~255~~ **267** single-family residences, which has the potential to increase the population of the area by ~~793~~ **830** persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide ~~1.19 acres of neighborhood park space and 1.59 acres of community park space~~ **2.9 acres of public open space**. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.

There is no substantial evidence that approval of the revised Tentative Tract 918 map will result in new significant environmental impact or impacts that would be more severe than described in the previous Negative Declaration No. 2016-06. Consequently, a subsequent or supplemental EIR or IS/MND is not required.

RESOLUTION 2017-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF REVISED TENTATIVE TRACT 918 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO SUBDIVIDE 47.51 ACRES INTO 142 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN. THE PROJECT IS LOCATED SOUTH OF FARGO AVENUE, BETWEEN 12TH AND 13TH AVENUES, WEST OF THE FUTURE CENTENNIAL DRIVE (APN 009-030-041 AND A PORTION OF 009-030-148).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 12, 2017, by motion of Commissioner **PADEN ,** and seconded by Commissioner **HAM**, and duly carried, the following resolution was adopted:

WHEREAS, Revised Tentative Subdivision Map No. 918, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, located at APN 009-030-041 and a portion of 009-030-148, as shown in **Exhibit A,** has been reviewed by the Planning Commission of the City of Hanford, 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 September 12, 2017, and

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

WHEREAS, Mitigated Negative Declaration No. 2016-06 was certified by the City of Hanford City Council on May 16, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919, and due to the revisions to the approved Tentative Tract 918, an addendum was prepared and attached to the Mitigated Negative Declaration, in accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission has made the following findings, pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

   ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan,

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District, which is 5,000 square feet. The minimum lot size within the subdivision is 6,604 sq. ft. The average lot size is 9,071 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for low-density residential-type development, proposed under Revised Tentative Tract 918. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and ten units per acre. The project has a density of 2.99 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted on June 6, 2017 for Annexation 152, Rezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tracts 918 and 919. Due to revisions proposed to Tentative Tract 918, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of 12 lots in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2016-06.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

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 Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

   ANALYSIS: That the design of the subdivision and 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed revision to the project not previously addressed under the original initial study, Mitigated Negative Declaration No. 2016-06, and Addendum No. 1 and that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford hereby recommends approval of Revised Tentative Tract 918 to the City Council, subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
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 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,

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

litigation costs, or attorney 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 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 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's 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 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 Associate 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 compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.

4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.

5. 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).

6. 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.

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B,** are also conditions of approval of the project.

10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.

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

Special Requirements

1. 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 project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning Hanford Municipal Code, Chapter 17.10

1. That all requirements of the R-L-5 Low-Density Residential Zone District shall apply.

Dwelling Units per Lot HMC, Section 17.10.050

1. That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage HMC, Section 17.10.060

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

1. That the maximum coverage of a lot in the R-L-5 zone shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Areas HMC, Section 17.10.070

1. That no structure shall be placed within a building setback area.

2. That the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space.

3. That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.

4. That the rear building setback area shall be increased by 10 feet for buildings over one story high.

5. That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line.

6. That where there is a landscape easement with a wall or fence on the street side of the lot, the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures HMC Section 17.10.080

1. That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures HMC Section 17.10.090

1. That the maximum structure height shall be 35 feet.

Driveways HMC Section 17.10.110

1. That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.

2. That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

3. That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space HMC Section 17.10.150

1. That each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum 15 feet wide.

Landscaping HMC Section 17.10.160

1. That landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

2. That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

3. That in order to provide a tree lined streets in the residential zone districts, the following requirements shall be provided in the required parkway:

   a. That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two front yard trees must be planted 12 feet (no greater or no less) from the face of the front lot line street curb.

   b. That there shall be two additional street trees, a minimum of 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

Cultural Requirements:

1. That in the case that any human remains are discovered at any time, construction will cease and the City shall be notified, as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

2. (Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

3. (Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

Environmental Requirements:

1. 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.

2. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

3. 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 is 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.

Rooftop Equipment HMC Section 17.50.100

1. That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

1. That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

2. That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

3. That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

4. That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

5. That the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

    a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

    b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

    c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

    d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

6. That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

7. That freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings

1. That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

    a. Standard window and door awnings

    b. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

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.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

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.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

BUILDING DIVISION

Contact Building Official: Tom Webb (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 Department and Building Division 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 Division 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 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.

4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez concerning questions that you may have regarding the conditions listed below at (559) 585-4793 Office; (559) 940-2943 Cell or by E-mail at smartinez@cityofhanfordca.com

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

2. **Deferred submittals must be received prior to issuance of building permit.**

3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.

2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.

3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

4. Temporary emergency fire department access road shall be marked with a sign that's legible from 100 feet at the street entrance. **See Exhibit C.**

Storage Tanks:

1. IF APPLICABLE, All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit.

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.

2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long (559) 585-2556
Concerning questions that you may have on the conditions listed below:
PROJECT: Tract 918 San Joaquin Homes – 12771 Fargo Ave

Maps and Plans:

1. That the developer shall 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, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete 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 all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

a.) Centennial Drive – Ten feet (Landscape/Public Utility)
b.) Devon Street – Ten feet (Landscape/Public Utility)
c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.

4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.

2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall 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 tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:

   a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.

2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

1. Traffic index used for the design of street structural section shall be a minimum of 7.0.

2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:

a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.

c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets 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 new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements,

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.

3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.

3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall 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 development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Devon Street located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. 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, and any revisions thereof. 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 and any revisions thereof. 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 and any revisions thereof. Fee payable with each building permit.

5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. 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 or any revisions thereof. Fee payable with each building permit.

7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).
   - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
   - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
   - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit D.**

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

KINGS COUNTY HEALTH DEPARTMENT
Contact Troy Hommerding at (559) 584-1411
Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION:

That this 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 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:

AYES:	Commissioners	PADEN, HAM, GALVAN, DOUGLAS, PERICO, JOHNSTON
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	NONE

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

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

I, **DARLENE R. MATA** 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 **12th** day of **September, 2017**.

Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

Exhibit A:
Tentative Tract Map 918

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

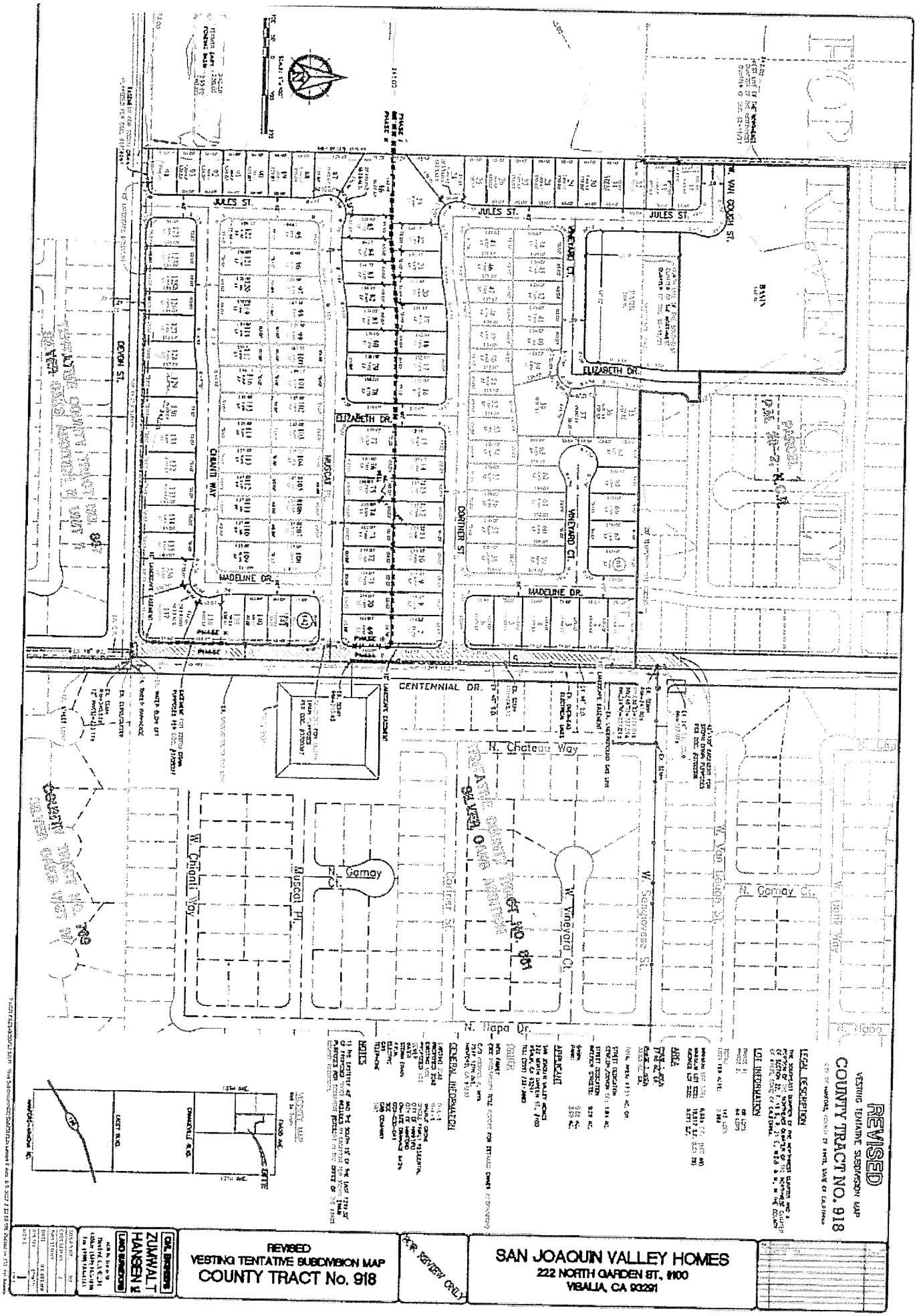

REVISED
VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918
SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
FOR REVIEW ONLY
ZUMWALT HANSEN
CENTENNIAL DR.
N. Chateau Way
N. Tiapa Dr.
W. Chianti Way
Muscat Pl.
N. Gamay Ct.
W. Vineyard Ct.
W. Sunglowers St.
N. Gamay Dr.
Courtier St.
Madeline Dr.
Elizabeth Dr.
Jules St.
Chianti Way
Dolcini St.
Vineyard Ct.
Van Council St.
LEGAL DESCRIPTION
LOT INFORMATION
APPLICANT
GENERAL INFORMATION
NOTES

Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	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.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially 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)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be to required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**1.** That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. **2.** Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Exhibit C:
Fire Mark-up

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

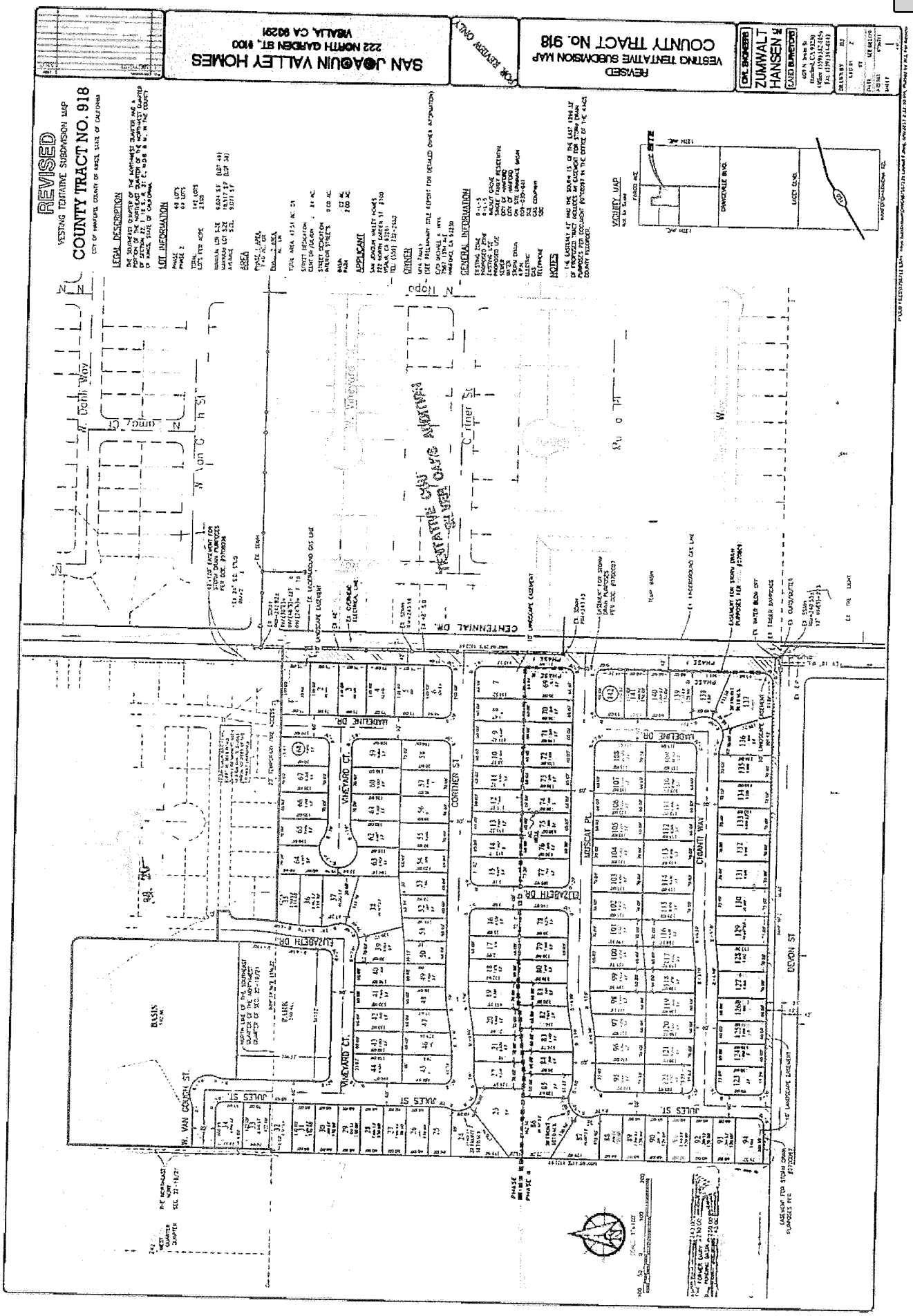

REVISED
VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 918
CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA
LEGAL DESCRIPTION
LOT INFORMATION
AREA
APPLICANT
OWNER
GENERAL INFORMATION
NOTES
VICINITY MAP
SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
FOR REVIEW ONLY
REVISED
VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 918
CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYOR
CENTENNIAL DR.
CORTNEY ST.
VINEYARD CT.
MADELINE DR.
ELIZABETH DR.
MUSCAT PL.
CHANTI WAY
DEVON ST.
JULES ST.
W. VAN COUCH ST.
BASIN
PARK
TENTATIVE CITY OF MANTECA
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
PHASE VI
PHASE VII
PHASE VIII
PHASE IX
PHASE X
PHASE XI
PHASE XII
PHASE XIII
PHASE XIV
PHASE XV
PHASE XVI
PHASE XVII
PHASE XVIII
PHASE XIX
PHASE XX
PHASE XXI
PHASE XXII
PHASE XXIII
PHASE XXIV
PHASE XXV
PHASE XXVI
PHASE XXVII
PHASE XXVIII
PHASE XXIX
PHASE XXX
PHASE XXXI
PHASE XXXII
PHASE XXXIII
PHASE XXXIV
PHASE XXXV
PHASE XXXVI
PHASE XXXVII
PHASE XXXVIII
PHASE XXXIX
PHASE XL
PHASE XLI
PHASE XLII
PHASE XLIII
PHASE XLIV
PHASE XLV
PHASE XLVI
PHASE XLVII
PHASE XLVIII
PHASE XLIX
PHASE L
PHASE LI
PHASE LII
PHASE LIII
PHASE LIV
PHASE LV
PHASE LVI
PHASE LVII
PHASE LVIII
PHASE LIX
PHASE LX
PHASE LXI
PHASE LXII
PHASE LXIII
PHASE LXIV
PHASE LXV
PHASE LXVI
PHASE LXVII
PHASE LXVIII
PHASE LXIX
PHASE LXX
PHASE LXXI
PHASE LXXII
PHASE LXXIII
PHASE LXXIV
PHASE LXXV
PHASE LXXVI
PHASE LXXVII
PHASE LXXVIII
PHASE LXXIX
PHASE LXXX
PHASE LXXXI
PHASE LXXXII
PHASE LXXXIII
PHASE LXXXIV
PHASE LXXXV
PHASE LXXXVI
PHASE LXXXVII
PHASE LXXXVIII
PHASE LXXXIX
PHASE XC
PHASE XCI
PHASE XCII
PHASE XCIII
PHASE XCIV
PHASE XCV
PHASE XCVI
PHASE XCVII
PHASE XCVIII
PHASE XCIX
PHASE C
PHASE CI
PHASE CII
PHASE CIII
PHASE CIV
PHASE CV
PHASE CVI
PHASE CVII
PHASE CVIII
PHASE CIX
PHASE CX
PHASE CXI
PHASE CXII
PHASE CXIII
PHASE CXIV
PHASE CXV
PHASE CXVI
PHASE CXVII
PHASE CXVIII
PHASE CXIX
PHASE CXX
PHASE CXXI
PHASE CXXII
PHASE CXXIII
PHASE CXXIV
PHASE CXXV
PHASE CXXVI
PHASE CXXVII
PHASE CXXVIII
PHASE CXXIX
PHASE CXXX
PHASE CXXXI
PHASE CXXXII
PHASE CXXXIII
PHASE CXXXIV
PHASE CXXXV
PHASE CXXXVI
PHASE CXXXVII
PHASE CXXXVIII
PHASE CXXXIX
PHASE CXL
PHASE CXLI
PHASE CXLII
PHASE CXLIII
PHASE CXLIV
PHASE CXLV
PHASE CXLVI
PHASE CXLVII
PHASE CXLVIII
PHASE CXLIX
PHASE CL
PHASE CLI
PHASE CLII
PHASE CLIII
PHASE CLIV
PHASE CLV
PHASE CLVI
PHASE CLVII
PHASE CLVIII
PHASE CLIX
PHASE CLX
PHASE CLXI
PHASE CLXII
PHASE CLXIII
PHASE CLXIV
PHASE CLXV
PHASE CLXVI
PHASE CLXVII
PHASE CLXVIII
PHASE CLXIX
PHASE CLXX
PHASE CLXXI
PHASE CLXXII
PHASE CLXXIII
PHASE CLXXIV
PHASE CLXXV
PHASE CLXXVI
PHASE CLXXVII
PHASE CLXXVIII
PHASE CLXXIX
PHASE CLXXX
PHASE CLXXXI
PHASE CLXXXII
PHASE CLXXXIII
PHASE CLXXXIV
PHASE CLXXXV
PHASE CLXXXVI
PHASE CLXXXVII
PHASE CLXXXVIII
PHASE CLXXXIX
PHASE CXC
PHASE CXCI
PHASE CXCII
PHASE CXCIII
PHASE CXCIV
PHASE CXCV
PHASE CXCVI
PHASE CXCVII
PHASE CXCVIII
PHASE CXCIX
PHASE CC
PHASE CCI
PHASE CCII
PHASE CCIII
PHASE CCIV
PHASE CCV
PHASE CCVI
PHASE CCVII
PHASE CCVIII
PHASE CCIX
PHASE CCX
PHASE CCXI
PHASE CCXII
PHASE CCXIII
PHASE CCXIV
PHASE CCXV
PHASE CCXVI
PHASE CCXVII
PHASE CCXVIII
PHASE CCXIX
PHASE CCXX
PHASE CCXXI
PHASE CCXXII
PHASE CCXXIII
PHASE CCXXIV
PHASE CCXXV
PHASE CCXXVI
PHASE CCXXVII
PHASE CCXXVIII
PHASE CCXXIX
PHASE CCXXX
PHASE CCXXXI
PHASE CCXXXII
PHASE CCXXXIII
PHASE CCXXXIV
PHASE CCXXXV
PHASE CCXXXVI
PHASE CCXXXVII
PHASE CCXXXVIII
PHASE CCXXXIX
PHASE CCXL
PHASE CCXLI
PHASE CCXLII
PHASE CCXLIII
PHASE CCXLIV
PHASE CCXLV
PHASE CCXLVI
PHASE CCXLVII
PHASE CCXLVIII
PHASE CCXLIX
PHASE CCL
PHASE CCLI
PHASE CCLII
PHASE CCLIII
PHASE CCLIV
PHASE CCLV
PHASE CCLVI
PHASE CCLVII
PHASE CCLVIII
PHASE CCLIX
PHASE CCLX
PHASE CCLXI
PHASE CCLXII
PHASE CCLXIII
PHASE CCLXIV
PHASE CCLXV
PHASE CCLXVI
PHASE CCLXVII
PHASE CCLXVIII
PHASE CCLXIX
PHASE CCLXX
PHASE CCLXXI
PHASE CCLXXII
PHASE CCLXXIII
PHASE CCLXXIV
PHASE CCLXXV
PHASE CCLXXVI
PHASE CCLXXVII
PHASE CCLXXVIII
PHASE CCLXXIX
PHASE CCLXXX
PHASE CCLXXXI
PHASE CCLXXXII
PHASE CCLXXXIII
PHASE CCLXXXIV
PHASE CCLXXXV
PHASE CCLXXXVI
PHASE CCLXXXVII
PHASE CCLXXXVIII
PHASE CCLXXXIX
PHASE CCXC
PHASE CCXCI
PHASE CCXCII
PHASE CCXCIII
PHASE CCXCIV
PHASE CCXCV
PHASE CCXCVI
PHASE CCXCVII
PHASE CCXCVIII
PHASE CCXCIX
PHASE CCC
PHASE CCCI
PHASE CCCII
PHASE CCCIII
PHASE CCCIV
PHASE CCCV
PHASE CCCVI
PHASE CCCVII
PHASE CCCVIII
PHASE CCCIX
PHASE CCCX
PHASE CCCXI
PHASE CCCXII
PHASE CCCXIII
PHASE CCCXIV
PHASE CCCXV
PHASE CCCXVI
PHASE CCCXVII
PHASE CCCXVIII
PHASE CCCXIX
PHASE CCCXX
PHASE CCCXXI
PHASE CCCXXII
PHASE CCCXXIII
PHASE CCCXXIV
PHASE CCCXXV
PHASE CCCXXVI
PHASE CCCXXVII
PHASE CCCXXVIII
PHASE CCCXXIX
PHASE CCCXXX
PHASE CCCXXXI
PHASE CCCXXXII
PHASE CCCXXXIII
PHASE CCCXXXIV
PHASE CCCXXXV
PHASE CCCXXXVI
PHASE CCCXXXVII
PHASE CCCXXXVIII
PHASE CCCXXXIX
PHASE CCCXL
PHASE CCCXLI
PHASE CCCXLII
PHASE CCCXLIII
PHASE CCCXLIV
PHASE CCCXLV
PHASE CCCXLVI
PHASE CCCXLVII
PHASE CCCXLVIII
PHASE CCCXLIX
PHASE CCCL
PHASE CCCLI
PHASE CCCLII
PHASE CCCLIII
PHASE CCCLIV
PHASE CCCLV
PHASE CCCLVI
PHASE CCCLVII
PHASE CCCLVIII
PHASE CCCLIX
PHASE CCCLX
PHASE CCCLXI
PHASE CCCLXII
PHASE CCCLXIII
PHASE CCCLXIV
PHASE CCCLXV
PHASE CCCLXVI
PHASE CCCLXVII
PHASE CCCLXVIII
PHASE CCCLXIX
PHASE CCCLXX
PHASE CCCLXXI
PHASE CCCLXXII
PHASE CCCLXXIII
PHASE CCCLXXIV
PHASE CCCLXXV
PHASE CCCLXXVI
PHASE CCCLXXVII
PHASE CCCLXXVIII
PHASE CCCLXXIX
PHASE CCCLXXX
PHASE CCCLXXXI
PHASE CCCLXXXII
PHASE CCCLXXXIII
PHASE CCCLXXXIV
PHASE CCCLXXXV
PHASE CCCLXXXVI
PHASE CCCLXXXVII
PHASE CCCLXXXVIII
PHASE CCCLXXXIX
PHASE CCCXC
PHASE CCCXCI
PHASE CCCXCII
PHASE CCCXCIII
PHASE CCCXCIV
PHASE CCCXCV
PHASE CCCXCVI
PHASE CCCXCVII
PHASE CCCXCVIII
PHASE CCCXCIX
PHASE CCCC
PHASE CCCCI
PHASE CCCCII
PHASE CCCCIII
PHASE CCCCIV
PHASE CCCCV
PHASE CCCCVI
PHASE CCCCVII
PHASE CCCCVIII
PHASE CCCCIX
PHASE CCCCX
PHASE CCCCXI
PHASE CCCCXII
PHASE CCCCXIII
PHASE CCCCXIV
PHASE CCCCXV
PHASE CCCCXVI
PHASE CCCCXVII
PHASE CCCCXVIII
PHASE CCCCXIX
PHASE CCCCXX
PHASE CCCCXXI
PHASE CCCCXXII
PHASE CCCCXXIII
PHASE CCCCXXIV
PHASE CCCCXXV
PHASE CCCCXXVI
PHASE CCCCXXVII
PHASE CCCCXXVIII
PHASE CCCCXXIX
PHASE CCCCXXX
PHASE CCCCXXXI
PHASE CCCCXXXII
PHASE CCCCXXXIII
PHASE CCCCXXXIV
PHASE CCCCXXXV
PHASE CCCCXXXVI
PHASE CCCCXXXVII
PHASE CCCCXXXVIII
PHASE CCCCXXXIX
PHASE CCCCXL
PHASE CCCCXLI
PHASE CCCCXLII
PHASE CCCCXLIII
PHASE CCCCXLIV
PHASE CCCCXLV
PHASE CCCCXLVI
PHASE CCCCXLVII
PHASE CCCCXLVIII
PHASE CCCCXLIX
PHASE CCCCL
PHASE CCCCLI
PHASE CCCCLII
PHASE CCCCLIII
PHASE CCCCLIV
PHASE CCCCLV
PHASE CCCCLVI
PHASE CCCCLVII
PHASE CCCCLVIII
PHASE CCCCLIX
PHASE CCCCLX
PHASE CCCCLXI
PHASE CCCCLXII
PHASE CCCCLXIII
PHASE CCCCLXIV
PHASE CCCCLXV
PHASE CCCCLXVI
PHASE CCCCLXVII
PHASE CCCCLXVIII
PHASE CCCCLXIX
PHASE CCCCLXX
PHASE CCCCLXXI
PHASE CCCCLXXII
PHASE CCCCLXXIII
PHASE CCCCLXXIV
PHASE CCCCLXXV
PHASE CCCCLXXVI
PHASE CCCCLXXVII
PHASE CCCCLXXVIII
PHASE CCCCLXXIX
PHASE CCCCLXXX
PHASE CCCCLXXXI
PHASE CCCCLXXXII
PHASE CCCCLXXXIII
PHASE CCCCLXXXIV
PHASE CCCCLXXXV
PHASE CCCCLXXXVI
PHASE CCCCLXXXVII
PHASE CCCCLXXXVIII
PHASE CCCCLXXXIX
PHASE CCCCXC
PHASE CCCCXCI
PHASE CCCCXCII
PHASE CCCCXCIII
PHASE CCCCXCIV
PHASE CCCCXCV
PHASE CCCCXCVI
PHASE CCCCXCVII
PHASE CCCCXCVIII
PHASE CCCCXCIX
PHASE CCCCC
PHASE CCCCCI
PHASE CCCCCII
PHASE CCCCCIII
PHASE CCCCCIV
PHASE CCCCCV
PHASE CCCCCVI
PHASE CCCCCVII
PHASE CCCCCVIII
PHASE CCCCCIX
PHASE CCCCCX
PHASE CCCCCXI
PHASE CCCCCXII
PHASE CCCCCXIII
PHASE CCCCCXIV
PHASE CCCCCXV
PHASE CCCCCXVI
PHASE CCCCCXVII
PHASE CCCCCXVIII
PHASE CCCCCXIX
PHASE CCCCCXX
PHASE CCCCCXXI
PHASE CCCCCXXII
PHASE CCCCCXXIII
PHASE CCCCCXXIV
PHASE CCCCCXXV
PHASE CCCCCXXVI
PHASE CCCCCXXVII
PHASE CCCCCXXVIII
PHASE CCCCCXXIX
PHASE CCCCCXXX
PHASE CCCCCXXXI
PHASE CCCCCXXXII
PHASE CCCCCXXXIII
PHASE CCCCCXXXIV
PHASE CCCCCXXXV
PHASE CCCCCXXXVI
PHASE CCCCCXXXVII
PHASE CCCCCXXXVIII
PHASE CCCCCXXXIX
PHASE CCCCCXL
PHASE CCCCCXLI
PHASE CCCCCXLII
PHASE CCCCCXLIII
PHASE CCCCCXLIV
PHASE CCCCCXLV
PHASE CCCCCXLVI
PHASE CCCCCXLVII
PHASE CCCCCXLVIII
PHASE CCCCCXLIX
PHASE CCCCCL
PHASE CCCCCLI
PHASE CCCCCLII
PHASE CCCCCLIII
PHASE CCCCCLIV
PHASE CCCCCLV
PHASE CCCCCLVI
PHASE CCCCCLVII
PHASE CCCCCLVIII
PHASE CCCCCLIX
PHASE CCCCCLX
PHASE CCCCCLXI
PHASE CCCCCLXII
PHASE CCCCCLXIII
PHASE CCCCCLXIV
PHASE CCCCCLXV
PHASE CCCCCLXVI
PHASE CCCCCLXVII
PHASE CCCCCLXVIII
PHASE CCCCCLXIX
PHASE CCCCCLXX
PHASE CCCCCLXXI
PHASE CCCCCLXXII
PHASE CCCCCLXXIII
PHASE CCCCCLXXIV
PHASE CCCCCLXXV
PHASE CCCCCLXXVI
PHASE CCCCCLXXVII
PHASE CCCCCLXXVIII
PHASE CCCCCLXXIX
PHASE CCCCCLXXX
PHASE CCCCCLXXXI
PHASE CCCCCLXXXII
PHASE CCCCCLXXXIII
PHASE CCCCCLXXXIV
PHASE CCCCCLXXXV
PHASE CCCCCLXXXVI
PHASE CCCCCLXXXVII
PHASE CCCCCLXXXVIII
PHASE CCCCCLXXXIX
PHASE CCCCCXC
PHASE CCCCCXCI
PHASE CCCCCXCII
PHASE CCCCCXCIII
PHASE CCCCCXCIV
PHASE CCCCCXCV
PHASE CCCCCXCVI
PHASE CCCCCXCVII
PHASE CCCCCXCVIII
PHASE CCCCCXCIX
PHASE CCCCCC
PHASE CCCCCCI
PHASE CCCCCCII
PHASE CCCCCCIII
PHASE CCCCCCIV
PHASE CCCCCCV
PHASE CCCCCCVI
PHASE CCCCCCVII
PHASE CCCCCCVIII
PHASE CCCCCCIX
PHASE CCCCCCX
PHASE CCCCCCXI
PHASE CCCCCCXII
PHASE CCCCCCXIII
PHASE CCCCCCXIV
PHASE CCCCCCXV
PHASE CCCCCCXVI
PHASE CCCCCCXVII
PHASE CCCCCCXVIII
PHASE CCCCCCXIX
PHASE CCCCCCXX
PHASE CCCCCCXXI
PHASE CCCCCCXXII
PHASE CCCCCCXXIII
PHASE CCCCCCXXIV
PHASE CCCCCCXXV
PHASE CCCCCCXXVI
PHASE CCCCCCXXVII
PHASE CCCCCCXXVIII
PHASE CCCCCCXXIX
PHASE CCCCCCXXX
PHASE CCCCCCXXXI
PHASE CCCCCCXXXII
PHASE CCCCCCXXXIII
PHASE CCCCCCXXXIV
PHASE CCCCCCXXXV
PHASE CCCCCCXXXVI
PHASE CCCCCCXXXVII
PHASE CCCCCCXXXVIII
PHASE CCCCCCXXXIX
PHASE CCCCCCXL
PHASE CCCCCCXLI
PHASE CCCCCCXLII
PHASE CCCCCCXLIII
PHASE CCCCCCXLIV
PHASE CCCCCCXLV
PHASE CCCCCCXLVI
PHASE CCCCCCXLVII
PHASE CCCCCCXLVIII
PHASE CCCCCCXLIX
PHASE CCCCCCL
PHASE CCCCCCLI
PHASE CCCCCCLII
PHASE CCCCCCLIII
PHASE CCCCCCLIV
PHASE CCCCCCLV
PHASE CCCCCCLVI
PHASE CCCCCCLVII
PHASE CCCCCCLVIII
PHASE CCCCCCLIX
PHASE CCCCCCLX
PHASE CCCCCCLXI
PHASE CCCCCCLXII
PHASE CCCCCCLXIII
PHASE CCCCCCLXIV
PHASE CCCCCCLXV
PHASE CCCCCCLXVI
PHASE CCCCCCLXVII
PHASE CCCCCCLXVIII
PHASE CCCCCCLXIX
PHASE CCCCCCLXX
PHASE CCCCCCLXXI
PHASE CCCCCCLXXII
PHASE CCCCCCLXXIII
PHASE CCCCCCLXXIV
PHASE CCCCCCLXXV
PHASE CCCCCCLXXVI
PHASE CCCCCCLXXVII
PHASE CCCCCCLXXVIII
PHASE CCCCCCLXXIX
PHASE CCCCCCLXXX
PHASE CCCCCCLXXXI
PHASE CCCCCCLXXXII
PHASE CCCCCCLXXXIII
PHASE CCCCCCLXXXIV
PHASE CCCCCCLXXXV
PHASE CCCCCCLXXXVI
PHASE CCCCCCLXXXVII
PHASE CCCCCCLXXXVIII
PHASE CCCCCCLXXXIX
PHASE CCCCCCXC
PHASE CCCCCCXCI
PHASE CCCCCCXCII
PHASE CCCCCCXCIII
PHASE CCCCCCXCIV
PHASE CCCCCCXCV
PHASE CCCCCCXCVI
PHASE CCCCCCXCVII
PHASE CCCCCCXCVIII
PHASE CCCCCCXCIX
PHASE CCCCCCC
PHASE CCCCCCCI
PHASE CCCCCCCII
PHASE CCCCCCCIII
PHASE CCCCCCCIV
PHASE CCCCCCCV
PHASE CCCCCCCVI
PHASE CCCCCCCVII
PHASE CCCCCCCVIII
PHASE CCCCCCCIX
PHASE CCCCCCCX
PHASE CCCCCCCXI
PHASE CCCCCCCXII
PHASE CCCCCCCXIII
PHASE CCCCCCCXIV
PHASE CCCCCCCXV
PHASE CCCCCCCXVI
PHASE CCCCCCCXVII
PHASE CCCCCCCXVIII
PHASE CCCCCCCXIX
PHASE CCCCCCCXX
PHASE CCCCCCCXXI
PHASE CCCCCCCXXII
PHASE CCCCCCCXXIII
PHASE CCCCCCCXXIV
PHASE CCCCCCCXXV
PHASE CCCCCCCXXVI
PHASE CCCCCCCXXVII
PHASE CCCCCCCXXVIII
PHASE CCCCCCCXXIX
PHASE CCCCCCCXXX
PHASE CCCCCCCXXXI
PHASE CCCCCCCXXXII
PHASE CCCCCCCXXXIII
PHASE CCCCCCCXXXIV
PHASE CCCCCCCXXXV
PHASE CCCCCCCXXXVI
PHASE CCCCCCCXXXVII
PHASE CCCCCCCXXXVIII
PHASE CCCCCCCXXXIX
PHASE CCCCCCCXL
PHASE CCCCCCCXLI
PHASE CCCCCCCXLII
PHASE CCCCCCCXLIII
PHASE CCCCCCCXLIV
PHASE CCCCCCCXLV
PHASE CCCCCCCXLVI
PHASE CCCCCCCXLVII
PHASE CCCCCCCXLVIII
PHASE CCCCCCCXLIX
PHASE CCCCCCCL
PHASE CCCCCCCLI
PHASE CCCCCCCLII
PHASE CCCCCCCLIII
PHASE CCCCCCCLIV
PHASE CCCCCCCLV
PHASE CCCCCCCLVI
PHASE CCCCCCCLVII
PHASE CCCCCCCLVIII
PHASE CCCCCCCLIX
PHASE CCCCCCCLX
PHASE CCCCCCCLXI
PHASE CCCCCCCLXII
PHASE CCCCCCCLXIII
PHASE CCCCCCCLXIV
PHASE CCCCCCCLXV
PHASE CCCCCCCLXVI
PHASE CCCCCCCLXVII
PHASE CCCCCCCLXVIII
PHASE CCCCCCCLXIX
PHASE CCCCCCCLXX
PHASE CCCCCCCLXXI
PHASE CCCCCCCLXXII
PHASE CCCCCCCLXXIII
PHASE CCCCCCCLXXIV
PHASE CCCCCCCLXXV
PHASE CCCCCCCLXXVI
PHASE CCCCCCCLXXVII
PHASE CCCCCCCLXXVIII
PHASE CCCCCCCLXXIX
PHASE CCCCCCCLXXX
PHASE CCCCCCCLXXXI
PHASE CCCCCCCLXXXII
PHASE CCCCCCCLXXXIII
PHASE CCCCCCCLXXXIV
PHASE CCCCCCCLXXXV
PHASE CCCCCCCLXXXVI
PHASE CCCCCCCLXXXVII
PHASE CCCCCCCLXXXVIII
PHASE CCCCCCCLXXXIX
PHASE CCCCCCCXC
PHASE CCCCCCCXCI
PHASE CCCCCCCXCII
PHASE CCCCCCCXCIII
PHASE CCCCCCCXCIV
PHASE CCCCCCCXCV
PHASE CCCCCCCXCVI
PHASE CCCCCCCXCVII
PHASE CCCCCCCXCVIII
PHASE CCCCCCCXCIX
PHASE CCCCCCCC
PHASE CCCCCCCCI
PHASE CCCCCCCCII
PHASE CCCCCCCCIII
PHASE CCCCCCCCIV
PHASE CCCCCCCCV
PHASE CCCCCCCCVI
PHASE CCCCCCCCVII
PHASE CCCCCCCCVIII
PHASE CCCCCCCCIX
PHASE CCCCCCCCX
PHASE CCCCCCCCXI
PHASE CCCCCCCCXII
PHASE CCCCCCCCXIII
PHASE CCCCCCCCXIV
PHASE CCCCCCCCXV
PHASE CCCCCCCCXVI
PHASE CCCCCCCCXVII
PHASE CCCCCCCCXVIII
PHASE CCCCCCCCXIX
PHASE CCCCCCCCXX
PHASE CCCCCCCCXXI
PHASE CCCCCCCCXXII
PHASE CCCCCCCCXXIII
PHASE CCCCCCCCXXIV
PHASE CCCCCCCCXXV
PHASE CCCCCCCCXXVI
PHASE CCCCCCCCXXVII
PHASE CCCCCCCCXXVIII
PHASE CCCCCCCCXXIX
PHASE CCCCCCCCXXX
PHASE CCCCCCCCXXXI
PHASE CCCCCCCCXXXII
PHASE CCCCCCCCXXXIII
PHASE CCCCCCCCXXXIV
PHASE CCCCCCCCXXXV
PHASE CCCCCCCCXXXVI
PHASE CCCCCCCCXXXVII
PHASE CCCCCCCCXXXVIII
PHASE CCCCCCCCXXXIX
PHASE CCCCCCCCXL
PHASE CCCCCCCCXLI
PHASE CCCCCCCCXLII
PHASE CCCCCCCCXLIII
PHASE CCCCCCCCXLIV
PHASE CCCCCCCCXLV
PHASE CCCCCCCCXLVI
PHASE CCCCCCCCXLVII
PHASE CCCCCCCCXLVIII
PHASE CCCCCCCCXLIX
PHASE CCCCCCCCL
PHASE CCCCCCCCLI
PHASE CCCCCCCCLII
PHASE CCCCCCCCLIII
PHASE CCCCCCCCLIV
PHASE CCCCCCCCLV
PHASE CCCCCCCCLVI
PHASE CCCCCCCCLVII
PHASE CCCCCCCCLVIII
PHASE CCCCCCCCLIX
PHASE CCCCCCCCLX
PHASE CCCCCCCCLXI
PHASE CCCCCCCCLXII
PHASE CCCCCCCCLXIII
PHASE CCCCCCCCLXIV
PHASE CCCCCCCCLXV
PHASE CCCCCCCCLXVI
PHASE CCCCCCCCLXVII
PHASE CCCCCCCCLXVIII
PHASE CCCCCCCCLXIX
PHASE CCCCCCCCLXX
PHASE CCCCCCCCLXXI
PHASE CCCCCCCCLXXII
PHASE CCCCCCCCLXXIII
PHASE CCCCCCCCLXXIV
PHASE CCCCCCCCLXXV
PHASE CCCCCCCCLXXVI
PHASE CCCCCCCCLXXVII
PHASE CCCCCCCCLXXVIII
PHASE CCCCCCCCLXXIX
PHASE CCCCCCCCLXXX
PHASE CCCCCCCCLXXXI
PHASE CCCCCCCCLXXXII
PHASE CCCCCCCCLXXXIII
PHASE CCCCCCCCLXXXIV
PHASE CCCCCCCCLXXXV
PHASE CCCCCCCCLXXXVI
PHASE CCCCCCCCLXXXVII
PHASE CCCCCCCCLXXXVIII
PHASE CCCCCCCCLXXXIX
PHASE CCCCCCCCXC
PHASE CCCCCCCCXCI
PHASE CCCCCCCCXCII
PHASE CCCCCCCCXCIII
PHASE CCCCCCCCXCIV
PHASE CCCCCCCCXCV
PHASE CCCCCCCCXCVI
PHASE CCCCCCCCXCVII
PHASE CCCCCCCCXCVIII
PHASE CCCCCCCCXCIX
PHASE CCCCCCCCC
PHASE CCCCCCCCCI
PHASE CCCCCCCCCII
PHASE CCCCCCCCCIII
PHASE CCCCCCCCCIV
PHASE CCCCCCCCCV
PHASE CCCCCCCCCVI
PHASE CCCCCCCCCVII
PHASE CCCCCCCCCVIII
PHASE CCCCCCCCCIX
PHASE CCCCCCCCCX
PHASE CCCCCCCCCXI
PHASE CCCCCCCCCXII
PHASE CCCCCCCCCXIII
PHASE CCCCCCCCCXIV
PHASE CCCCCCCCCXV
PHASE CCCCCCCCCXVI
PHASE CCCCCCCCCXVII
PHASE CCCCCCCCCXVIII
PHASE CCCCCCCCCXIX
PHASE CCCCCCCCCXX
PHASE CCCCCCCCCXXI
PHASE CCCCCCCCCXXII
PHASE CCCCCCCCCXXIII
PHASE CCCCCCCCCXXIV
PHASE CCCCCCCCCXXV
PHASE CCCCCCCCCXXVI
PHASE CCCCCCCCCXXVII
PHASE CCCCCCCCCXXVIII
PHASE CCCCCCCCCXXIX
PHASE CCCCCCCCCXXX
PHASE CCCCCCCCCXXXI
PHASE CCCCCCCCCXXXII
PHASE CCCCCCCCCXXXIII
PHASE CCCCCCCCCXXXIV
PHASE CCCCCCCCCXXXV
PHASE CCCCCCCCCXXXVI
PHASE CCCCCCCCCXXXVII
PHASE CCCCCCCCCXXXVIII
PHASE CCCCCCCCCXXXIX
PHASE CCCCCCCCCXL
PHASE CCCCCCCCCXLI
PHASE CCCCCCCCCXLII
PHASE CCCCCCCCCXLIII
PHASE CCCCCCCCCXLIV
PHASE CCCCCCCCCXLV
PHASE CCCCCCCCCXLVI
PHASE CCCCCCCCCXLVII
PHASE CCCCCCCCCXLVIII
PHASE CCCCCCCCCXLIX
PHASE CCCCCCCCCL
PHASE CCCCCCCCCLI
PHASE CCCCCCCCCLII
PHASE CCCCCCCCCLIII
PHASE CCCCCCCCCLIV
PHASE CCCCCCCCCLV
PHASE CCCCCCCCCLVI
PHASE CCCCCCCCCLVII
PHASE CCCCCCCCCLVIII
PHASE CCCCCCCCCLIX
PHASE CCCCCCCCCLX
PHASE CCCCCCCCCLXI
PHASE CCCCCCCCCLXII
PHASE CCCCCCCCCLXIII
PHASE CCCCCCCCCLXIV
PHASE CCCCCCCCCLXV
PHASE CCCCCCCCCLXVI
PHASE CCCCCCCCCLXVII
PHASE CCCCCCCCCLXVIII
PHASE CCCCCCCCCLXIX
PHASE CCCCCCCCCLXX
PHASE CCCCCCCCCLXXI
PHASE CCCCCCCCCLXXII
PHASE CCCCCCCCCLXXIII
PHASE CCCCCCCCCLXXIV
PHASE CCCCCCCCCLXXV
PHASE CCCCCCCCCLXXVI
PHASE CCCCCCCCCLXXVII
PHASE CCCCCCCCCLXXVIII
PHASE CCCCCCCCCLXXIX
PHASE CCCCCCCCCLXXX
PHASE CCCCCCCCCLXXXI
PHASE CCCCCCCCCLXXXII
PHASE CCCCCCCCCLXXXIII
PHASE CCCCCCCCCLXXXIV
PHASE CCCCCCCCCLXXXV
PHASE CCCCCCCCCLXXXVI
PHASE CCCCCCCCCLXXXVII
PHASE CCCCCCCCCLXXXVIII
PHASE CCCCCCCCCLXXXIX
PHASE CCCCCCCCCXC
PHASE CCCCCCCCCXCI
PHASE CCCCCCCCCXCII
PHASE CCCCCCCCCXCIII
PHASE CCCCCCCCCXCIV
PHASE CCCCCCCCCXCV
PHASE CCCCCCCCCXCVI
PHASE CCCCCCCCCXCVII
PHASE CCCCCCCCCXCVIII
PHASE CCCCCCCCCXCIX
PHASE CCCCCCCCCC
PHASE CCCCCCCCCCI
PHASE CCCCCCCCCCII
PHASE CCCCCCCCCCIII
PHASE CCCCCCCCCCIV
PHASE CCCCCCCCCCV
PHASE CCCCCCCCCCVI
PHASE CCCCCCCCCCVII
PHASE CCCCCCCCCCVIII
PHASE CCCCCCCCCCIX
PHASE CCCCCCCCCCX
PHASE CCCCCCCCCCXI
PHASE CCCCCCCCCCXII
PHASE CCCCCCCCCCXIII
PHASE CCCCCCCCCCXIV
PHASE CCCCCCCCCCXV
PHASE CCCCCCCCCCXVI
PHASE CCCCCCCCCCXVII
PHASE CCCCCCCCCCXVIII
PHASE CCCCCCCCCCXIX
PHASE CCCCCCCCCCXX
PHASE CCCCCCCCCCXXI
PHASE CCCCCCCCCCXXII
PHASE CCCCCCCCCCXXIII
PHASE CCCCCCCCCCXXIV
PHASE CCCCCCCCCCXXV
PHASE CCCCCCCCCCXXVI
PHASE CCCCCCCCCCXXVII
PHASE CCCCCCCCCCXXVIII
PHASE CCCCCCCCCCXXIX
PHASE CCCCCCCCCCXXX
PHASE CCCCCCCCCCXXXI
PHASE CCCCCCCCCCXXXII
PHASE CCCCCCCCCCXXXIII
PHASE CCCCCCCCCCXXXIV
PHASE CCCCCCCCCCXXXV
PHASE CCCCCCCCCCXXXVI
PHASE CCCCCCCCCCXXXVII
PHASE CCCCCCCCCCXXXVIII
PHASE CCCCCCCCCCXXXIX
PHASE CCCCCCCCCCXL
PHASE CCCCCCCCCCXLI
PHASE CCCCCCCCCCXLII
PHASE CCCCCCCCCCXLIII
PHASE CCCCCCCCCCXLIV
PHASE CCCCCCCCCCXLV
PHASE CCCCCCCCCCXLVI
PHASE CCCCCCCCCCXLVII
PHASE CCCCCCCCCCXLVIII
PHASE CCCCCCCCCCXLIX
PHASE CCCCCCCCCCL
PHASE CCCCCCCCCCLI
PHASE CCCCCCCCCCLII
PHASE CCCCCCCCCCLIII
PHASE CCCCCCCCCCLIV
PHASE CCCCCCCCCCLV
PHASE CCCCCCCCCCLVI
PHASE CCCCCCCCCCLVII
PHASE CCCCCCCCCCLVIII
PHASE CCCCCCCCCCLIX
PHASE CCCCCCCCCCLX
PHASE CCCCCCCCCCLXI
PHASE CCCCCCCCCCLXII
PHASE CCCCCCCCCCLXIII
PHASE CCCCCCCCCCLXIV
PHASE CCCCCCCCCCLXV
PHASE CCCCCCCCCCLXVI
PHASE CCCCCCCCCCLXVII
PHASE CCCCCCCCCCLXVIII
PHASE CCCCCCCCCCLXIX
PHASE CCCCCCCCCCLXX
PHASE CCCCCCCCCCLXXI
PHASE CCCCCCCCCCLXXII
PHASE CCCCCCCCCCLXXIII
PHASE CCCCCCCCCCLXXIV
PHASE CCCCCCCCCCLXXV
PHASE CCCCCCCCCCLXXVI
PHASE CCCCCCCCCCLXXVII
PHASE CCCCCCCCCCLXXVIII
PHASE CCCCCCCCCCLXXIX
PHASE CCCCCCCCCCLXXX
PHASE CCCCCCCCCCLXXXI
PHASE CCCCCCCCCCLXXXII
PHASE CCCCCCCCCCLXXXIII
PHASE CCCCCCCCCCLXXXIV
PHASE CCCCCCCCCCLXXXV
PHASE CCCCCCCCCCLXXXVI
PHASE CCCCCCCCCCLXXXVII
PHASE CCCCCCCCCCLXXXVIII
PHASE CCCCCCCCCCLXXXIX
PHASE CCCCCCCCCCXC
PHASE CCCCCCCCCCXCI
PHASE CCCCCCCCCCXCII
PHASE CCCCCCCCCCXCIII
PHASE CCCCCCCCCCXCIV
PHASE CCCCCCCCCCXCV
PHASE CCCCCCCCCCXCVI
PHASE CCCCCCCCCCXCVII
PHASE CCCCCCCCCCXCVIII
PHASE CCCCCCCCCCXCIX
PHASE CCCCCCCCCCC
PHASE CCCCCCCCCCCI
PHASE CCCCCCCCCCCII
PHASE CCCCCCCCCCCIII
PHASE CCCCCCCCCCCIV
PHASE CCCCCCCCCCCV
PHASE CCCCCCCCCCCVI
PHASE CCCCCCCCCCCVII
PHASE CCCCCCCCCCCVIII
PHASE CCCCCCCCCCCIX
PHASE CCCCCCCCCCCX
PHASE CCCCCCCCCCCXI
PHASE CCCCCCCCCCCXII
PHASE CCCCCCCCCCCXIII
PHASE CCCCCCCCCCCXIV
PHASE CCCCCCCCCCCXV
PHASE CCCCCCCCCCCXVI
PHASE CCCCCCCCCCCXVII
PHASE CCCCCCCCCCCXVIII
PHASE CCCCCCCCCCCXIX
PHASE CCCCCCCCCCCXX
PHASE CCCCCCCCCCCXXI
PHASE CCCCCCCCCCCXXII
PHASE CCCCCCCCCCCXXIII
PHASE CCCCCCCCCCCXXIV
PHASE CCCCCCCCCCCXXV
PHASE CCCCCCCCCCCXXVI
PHASE CCCCCCCCCCCXXVII
PHASE C

Exhibit D:
Comments from the SJVAPCD

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

    - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
    - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

Printed on recycled paper

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

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

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

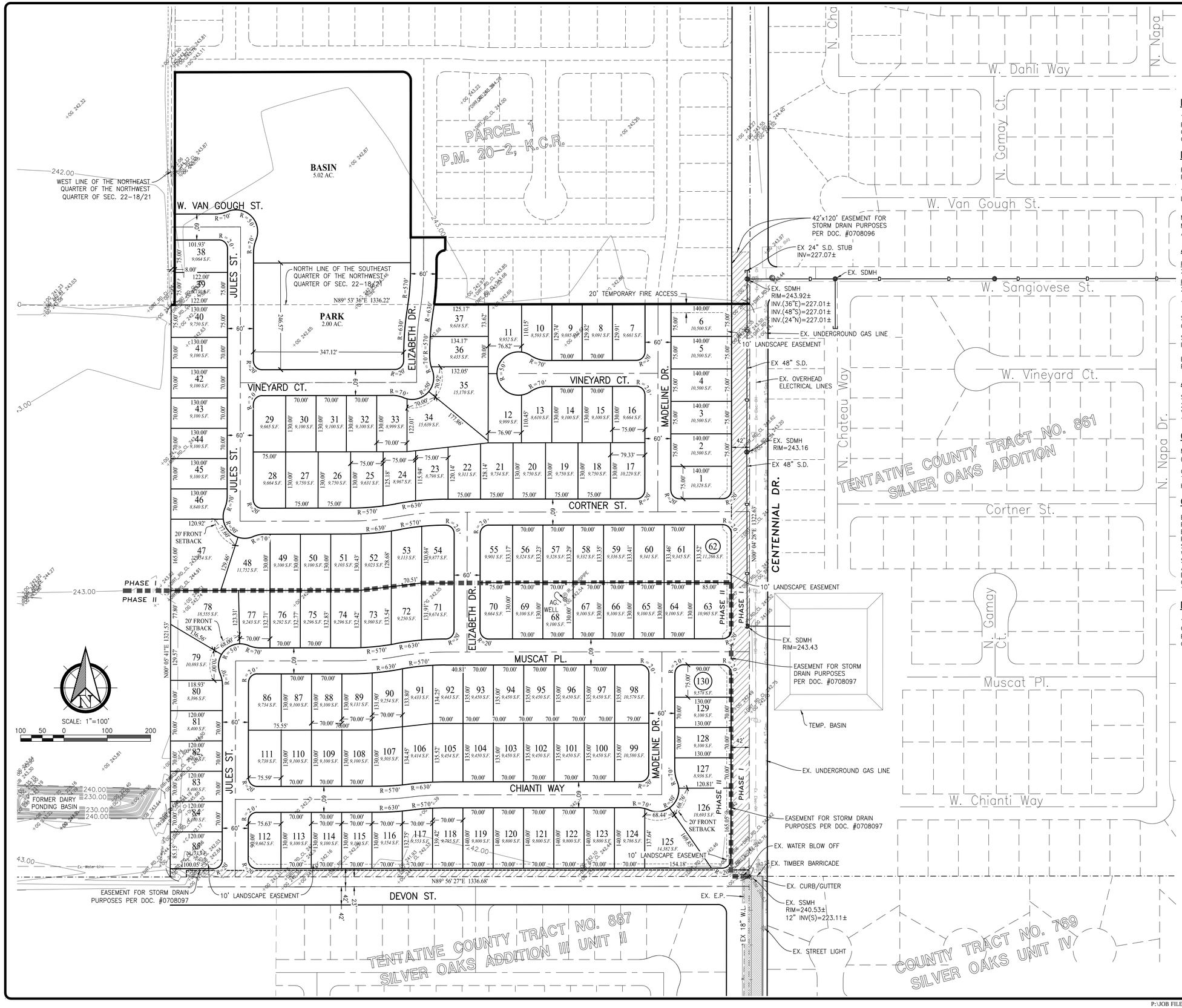
Sincerely,

Arnaud Marjollet
Director of Permit Services

For:
Brian Clements
Program Manager

AM: cc

Attachment: Exhibit C Signed PC Resolution 2017-14 [Revision 1] (CD: Revised Tentative Tract 918)



VESTING TENTATIVE SUBDIVISION MAP

COUNTY TRACT NO. 918

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION

PHASE 1:	62 LOTS
PHASE 2:	68 LOTS
TOTAL:	130 LOTS
LOTS PER ACRE:	2.736
MINIMUM LOT SIZE:	8,399 S.F. (LOT 77)
MAXIMUM LOT SIZE:	22,450 S.F. (LOT 22)
AVERAGE LOT SIZE:	9,908 S.F.

AREA

PHASE 1 AREA:
27.48 AC. GR.

PHASE 2 AREA:
20.03 AC. GR.

TOTAL AREA: 47.51 AC. GR.

STREET DEDICATION CENT.DR./DEVON ST.:	1.84 AC.
STREET DEDICATION INTERIOR STREETS:	9.08 AC.
BASIN:	5.02 AC.
PARK:	2.00 AC.

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER

MIYA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED OWNER INFORMATION)

C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

GENERAL INFORMATION

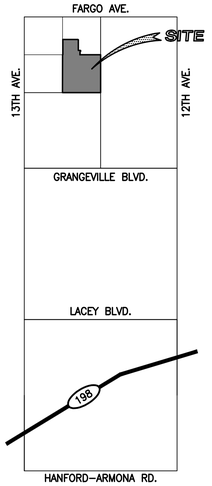
EXISTING ZONE	AL-10 (KINGS COUNTY)
PROPOSED ZONE	R-1-6
EXISTING USE	WALNUT GROVE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	FUTURE OFF-SITE DRAINAGE BASIN
A.P.N.	009-030-041
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	SBC

NOTES

1) THE EASTERLY 42' AND THE SOUTH 15' OF THE EAST 1299.32' OF PROPOSED TRACT INCLUDES AN EASEMENT FOR STORM DRAIN PURPOSES PER DOCUMENT #0708097 IN THE OFFICE OF THE KINGS COUNTY RECORDER.

VICINITY MAP

Not to Scale



No.	Revisions	Date

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291

REGISTERED PROFESSIONAL ENGINEER JOHN K. ZUMWALT 21489 STATE OF CALIFORNIA

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JRJ
CHECKED BY:	Z
INDEXED BY:	
DATE:	SEE BELOW
JOB NO.:	0756711
SHEET:	1 OF 1

Attachment: Exhibit D Previously Approved Tentative Tract 918 (CD: Revised Tentative Tract 918)

Addendum No. 1 to
Initial Study/Negative Declaration No. 2016-06
For: Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tract 918 and 919
August 1, 2017

Overview

On May 16, 2017, the City of Hanford City Council approved Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tract Map No. 918 and 919, for which an initial study was prepared and Mitigated Negative Declaration No. 2016-06 was adopted. A Notice of Determination was filed with Kings County on May 17, 2017. A revision to the approved project, specifically Tentative Tract 919, was filed on July 20, 2017, by John Zumwalt on behalf of San Joaquin Valley Homes. The revised tentative tract includes the addition of 12 residential lots, changing the lot count from 130 to 142.

Staff determined an addendum to Initial Study and Mitigated Negative Declaration No. 2016-06 would adequately address the revisions proposed under Revised Tentative Tract 918.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the revised Tentative Tract 918 would not result in any of the conditions under which a subsequent Environmental Impact Report (EIR) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of addendums to previous EIRs and negative declarations.

CEQA Guidelines Section 15162(a) states:

> *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
>
> *(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 previous EIR was certified as complete shows any of the following:*
>
> > *a. The project will have one or more significant effects not discussed in the EIR.*
> >
> > *b. Significant effects previously examined will be substantially more severe than shown in the previous EIR*
> >
> > *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 project proponents decline to adopt the mitigation measure; or

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: *"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 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."*

The following analysis demonstrates that the revised Tenttive Tract Map No. 918 does not raise any new environmental issues and requires only minor changes or additions to the previous Negative Declaration No. 2015-01 and Addendum No. 1 to satisfy the requirements of CEQA.

Project Description

Tentative Tract Map 918

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See previously approved Tentative Tract 918, attached as Exhibit B.

Project Design:

Project applicable to: APN 009-030-041 (the southern-most parcel)

Total Area: 47.51 acres

Number of Lots: 130 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin

Number of Dwelling Units: 130 single-family residences

Units per acre: 2.736 dwelling units/acre

Potential population increase: 3.11 persons per household x 130 households = 404 persons

Lot Sizes

Smallest	Largest	Average	Required
8,399 sq. ft.	22,450 sq. ft.	9,908 sq. ft.	5,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-L-5" Low-Density Residential Zone District.

Revised Tentative Tract 918

The revised tentative tract includes the following changes:

- Addition of 12 lots
    - From 130 to 142 residential lots
- Changed lot sizes and configurations

The project is a request to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See revised Tentative Tract 918, attached as Exhibit A.

Project Design:

Project applicable to: APN 009-030-041 (the southern-most parcel)

Total Area: 47.51 acres

Number of Lots: 142 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin

Number of Dwelling Units: 142 single-family residences

Units per acre: 2.99 dwelling units/acre

Potential population increase: 3.11 persons per household x 142 households = 442 persons

Lot Sizes

Smallest	Largest	Average	Required
6,604 sq. ft.	18,917 sq. ft.	9,071 sq. ft.	5,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the "R-L-5" Low-Density Residential Zone District.

Environmental Analysis and Conclusions

Population and Housing **–** That the project would induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

a) Less than significant impact – The project will induce population growth in the area, since the project includes a plan to subdivide two properties, totaling 79 acres into ~~255~~ **267** single-family residences. Using the current household population of 3.11, ~~255~~ **267** single-family residences have the potential to bring approximately ~~793~~ **830** persons to the area. The General Plan designates the land for future, single-family residential development. The General Plan EIR evaluated the impact of population growth in the area and determined the effect to be unavoidable. A statement of overriding considerations was adopted for the Population and Housing in the 2002 General Plan EIR. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.

Attachment: Exhibit E Addendum No. 1 (TT 918 Revised) (CD: Revised Tentative Tract 918)

The impact to Population and Housing from the revised tentative tract map proposing a 12 lot increase remains less than significant.

Public Services **–** that the project would 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: (Parks)

a) PARKS) Less than Significant Impact with mitigation measures (providing park space and/or payment of impact fees) – applicant's request includes the subdivision of approximately 79 acres into ~~255~~ **267** single-family residences, which has the potential to increase the population of the area by ~~793~~ **830** persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide ~~1.19 acres of neighborhood park space and 1.59 acres of community park space~~ **2.9 acres of public open space**. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.

Recreation - 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?

a) Less than Significant Impact with Mitigation Incorporation – the applicant's request includes the subdivision of approximately 79 acres into ~~255~~ **267** single-family residences, which has the potential to increase the population of the area by ~~793~~ **830** persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide ~~1.19 acres of neighborhood park space and 1.59 acres of community park space~~ **2.9 acres of public open space**. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.

There is no substantial evidence that approval of the revised Tentative Tract 918 map will result in new significant environmental impact or impacts that would be more severe than described in the previous Negative Declaration No. 2016-06. Consequently, a subsequent or supplemental EIR or IS/MND is not required.

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** A

SUBJECT:
City Clerk: Appointment for Three (3) seats to Parks & Recreation Commission

---

RECOMMENDATION:
That the Mayor appoint Commissioners with the approval of the City Council.

BACKGROUND:

Appointments need to be made to fill three vacancies on the Parks & Recreation Commission whose terms vary and will expire December 31, 2017, December 31, 2018, and December 31, 2019.

Parks & Recreation Commission: (3 Seats)

Applicants are:
Shaka Sudds
Desiree Aragon
Lilian Koenig
Karen Clancy
Cheyne Strawn
Joseph Castaneda
Gregory Kelley

Copies of the applications are on file at the City Clerk's Office.

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** B

SUBJECT:
Police: Introduce and waive the first reading of Ordinance 17-17 Adding Chapter 12.18 of Title 12 Regulating Bicycle Parking, Civic Park

---

RECOMMENDATION:
That the Council, by motion, introduce and waive the first reading of Ordinance 17-17.

BACKGROUND:
The City of Hanford continues to have issues with Civic Park and the free use and enjoyment of it. Part of this issue has been bicycles which are left all over the park and chained in various locations. Some of these same people have been conducting bicycle repairs and taking up large spaces in the park. This type of activity discourages park use, is injurious to health and creates visual blight.

The City of Hanford has placed bike racks in the park providing for the safe and secure storage and they are not being utilized for there intended purpose.

FISCAL IMPACT:
None

ATTACHMENTS:
Ordinance 17-17

ORDINANCE NO. 17-17–

AN ORDINANCE OF THE CITY OF HANFORD PERTAINING TO THE ADDITION OF CHAPTER 12.18 OF TITLE 12, REGULATING BICYCLE PARKING, CIVIC PARK

The City Council of Hanford does ordain as follows:

Section 1: Chapter 12.18 of Title 12 is added to the Hanford Municipal Code, to read as follows:

CHAPTER 12.18

BICYCLE PARKING, CIVIC PARK

12.18.010 Purpose and Findings

12.18.020 Definitions.

12.18.030 General Requirements.

12.18.040 Bicycle Parking Rack Location.

12.18.050 Exemptions.

12.18.060 Violation-Infraction.

12.18.010 Purpose

The purpose of this chapter is to control the placement, tethering and securing of bicycles in Civic Park.

a) The uncontrolled placement of bicycles in Civic Park presents a danger to persons using, crossing or playing in the park and is a danger to persons entering or exiting businesses in the vicinity of the park.
b) Bicycles located throughout the park are unsightly.
c) These factors constitute an unreasonable interference with and obstruction of the use of Civic Park and are injurious to health, offensive to the senses, create visual blight and constitute a public nuisance.
d) The city council recognizes, however, that many residents use bicycles as a primary source of transportation, as well as for recreational purposes, and that adequate facilities need to be in place for the safe and secure parking and storage of these bicycles. These competing issues require a reasonable accommodation which can be satisfactorily achieved through this chapter designed to provide for

the placement of bicycle parking racks and to regulate the place and manner of bicycle parking at Civic Park.

12.18.020 Definitions

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section:

a) "Bicycle parking rack" means a rack for the storage, parking and securing of bicycles.
b) "Bicycle rack space" means the space sufficient for securing one bicycle to a bicycle parking rack.
c) "Bicycle" shall mean and include any device as defined by California Vehicle Code section 39000, as may be amended, and includes "motorized bicycle," as defined in California Vehicle Code section 406, as may be amended.

12.18.030 General Restrictions

a) No person shall park, tether or secure a bicycle upon or to any sidewalks, grassy or landscaped areas, poles, traffic signs or signals, hydrants, mailboxes, trees, fences, benches, trash cans, handrailings, decorative element, building or structure, or similar appurtenances or in any other fashion on or to anything other than a bicycle parking rack installed for that purpose.
b) Bicycles and attachments thereto, including, without limitation, trailers and other items towed behind bicycles, that are attached to or are otherwise secured to a bicycle parking rack shall fit in one bicycle rack space and shall not protrude into any adjacent bicycle rack spaces or outside of the bicycle rack space.
c) All bicycles discovered by the city to have been secured in violation of subdivision (a) of this section may be seized and impounded by the city. The bicycles shall be stored at the Hanford Police Department in accordance with the city's requirements for found property. The owners of the bicycles may claim impounded bicycles from the city by paying the fine associated with the violation of this chapter and a storage fee in the amount of $1.00 per day, or an amount to be established by city council resolution. The city shall have the right to impound and retain possession of such bicycle until the provisions of this chapter are complied with. Bicycles that remain in an impounded state for longer than ninety (90) calendar days will be disposed of in accordance with the practices and procedures of the Hanford Police Department.

12.18.040 Bicycle Parking Rack Location

The number, location, and configuration of bicycle racks will be at the discretion of the Parks and Recreation Department. Interested persons may obtain a list of bicycle parking rack locations from the Parks and Recreation Department or the Hanford Police Department.

12.18.050 Exemptions

This chapter shall not apply to:

a) Any bicycle that exceeds the number of spaces available for the parking of bicycles; or
b) Events that are sanctioned and approved by the Parks and Recreation Department; or
c) Cases in which bicycle parking racks are unavailable or inaccessible.

12.18.060 Violation—Infraction.

Any person who shall violate any of the provisions of this chapter shall be guilty of an infraction and shall be punishable by a fine of TWENTY-FIVE DOLLARS ($25.00) for each violation or an amount to be established by resolution of the City Council. This section shall not be interpreted to limit the remedies available to the city; rather, the city may seek and utilize all remedies available under this code and state law in order to enforce the provisions of this chapter.

Section 2: This Ordinance shall take effect thirty (30) days after its adoption, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the City Council approves Ordinance 17-17.

PASSED, ADOPTED AND APPROVED this 17th day of October, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
DAVID AYERS
MAYOR of the City of Hanford

Attest:

_____
JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Ordinance was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 17th day of October, 2017.

Date: _____ _____
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** C

SUBJECT:
Police: Introduce and waive the first reading of Ordinance 17-18 Amending Chapter 8.32 for language and general consistency with the new Hanford Municipal Code Chapter 5.56 Commercial Cannabis Activity

---

RECOMMENDATION:
That the Council, by motion, introduce and waive the first reading of Ordinance 17-18 amending Chapter 8.32.

BACKGROUND:
The City of Hanford recently adopted chapter 5.56 Commercial Cannabis Activity, which allows commercial cannabis in the heavy industrial zone in the City of Hanford. It was therefore necessary to amend Hanford Municipal Code Chapter 8.32 which banned commercial cultivation activity.

In the attached amended sections the term marijuana was removed and changed to cannabis wherever appropriate. This was for consistency with the newly added sections. For ease of reading, the added changes were underlined in the document and are as follows;

1. Title of section changed to Cannabis
2. 8.32.050 Exemption for commercial growers from delivery bans. Some deliveries may be necessary between labs and manufacturing facilities.
3. 8.32.060 Allow a person with an allowed personal grow to also work in a commercial cannabis operation.
4. 8.32.070 Title changed removing commercial cannabis grows.
5. 8.32.070 D Exemption for commercial growers from delivery bans. Some deliveries may be necessary between labs and manufacturing facilities.

This amendment was done due to the conflicting language between this existing section and newly adopted sections. Additional amendments will be necessary to this and other sections as the rules from the State of California become finalized.

FISCAL IMPACT:
None

ATTACHMENTS:
Ordinance 17-18

ORDINANCE NO. 17-18

AN ORDINANCE OF THE CITY OF HANFORD PERTAINING TO THE AMENDMENT OF CHAPTER 8.32 OF TITLE 8, CANNABIS

The City Council of Hanford does ordain as follows:

Section 1: Chapter 8.32 of Title 8 of the Hanford Municipal Code is amended to read as follows:

CHAPTER 8.32

CANNABIS

8.32.010 Findings

8.32.020 Purpose and Intent.

8.32.030 Relationship with other laws.

8.32.040 Definitions.

8.32.050 Cannabis collectives and dispensaries as prohibited activities and prohibition of cannabis delivery.

8.32.060 Regulations applicable to the cultivation of cannabis.

8.32.070 Cannabis dispensaries and deliveries prohibited.

8.32.080 Regulations applicable to the consumption of cannabis.

8.32.090 Nuisance and penalties for violation.

8.32.100 Severability.

8.32.010 Findings.

The city council of Hanford finds and declares as follows:

A. In 1996, the voters of the State of California approved Proposition 215, codified as California Health and Safety Code Section 11362.5, "Compassionate Use Act of 1996." The intent of Proposition 215 was to allow persons who are in need of cannabis for medical purposes, under limited and specified circumstances, to obtain and use it without fear of criminal prosecution.

B. In 2004, Senate Bill 420 was enacted, codified as California Health and Safety Code Section 11362.7 et seq. ("Medical Marijuana Program Act"), to clarify the scope of California Health and Safety Code Section 11362.5. Which Allowed cities and counties to adopt supplemental rules and regulations.

C. In 2011, Assembly Bill 2650 was enacted, codified as California Health and Safety Code Section 11362.768. This law affirms that city governments may restrict the location and establishment of a medical cannabis collective or dispensary through local ordinances.

D. On October 9, 2015, almost twenty (20) years after passage of the Compassionate Use Act, the Governor signed the Medical Marijuana Regulation and Safety Act ("Act"), comprised of California legislative bills AB 243, AB 266, and SB 643. The Act creates a comprehensive state licensing system for the commercial cultivation, manufacture, retail sale, transport, distribution, delivery, and testing of medical cannabis, all subject to local control. One of the purposes of the Act is to ensure uniformity among jurisdictions that wished to allow commercial cannabis operations.

E. In 2014 and as amended in 2015, the city adopted Chapter 8.32 of the Hanford Municipal Code pertaining to medical cannabis. The existing medical cannabis ordinance places a complete ban on cannabis cultivation, processing, deliveries, and dispensaries in the city based upon various health, safety and welfare and land use findings relating to cannabis cultivation, dispensing, and consumption, which findings are incorporated herein by reference.

F. Pending before the voters in November 2016 is the Adult Use of Marijuana Act ("AUMA"). The purpose of AUMA is to establish a comprehensive system to legalize, control and regulate the cultivation, processing, manufacture, distribution, testing, and sale of nonmedical cannabis, including cannabis products. Adults, age twenty-one (21) and older, will be allowed to possess cannabis and grow certain amounts at home for personal use if AUMA is approved by the voters.

G. The city of Hanford has identified a number of health, safety, and welfare concerns associated with cannabis activities. These concerns are set forth in the findings sections as previously reported in the medical cannabis ordinance. These concerns continue and have been exemplified throughout Kings County and the state as evidenced by numerous area agency police reports and news articles and stories.

H. Cannabis collectives or dispensaries operated in Fresno and Kern Counties for several years with minimal local regulation and had been the subject of armed robberies with shots fired, incidents with juveniles and young adults, and closure and arrests of operators for violation of both state and federal laws, including seizure of illegal firearms. Some of the individuals arrested would be disqualified from operating a cannabis collective or dispensary based on reasonable standards relating to their criminal history backgrounds. Other public agencies have documented violence related to the operation of a cannabis collective or dispensary. A cannabis collective or dispensary results in loitering, increased traffic, noise, and loss of trade for other businesses located nearby. A cannabis collective or dispensary is harmful to the welfare of the surrounding community and its residents and constitutes a public nuisance.

I. Unrestricted cannabis cultivation in the city would pose an urgent and immediate threat to the public peace, health and safety. Other jurisdictions have experienced adverse impacts from outdoor cultivation of medical cannabis, including offensive odors, trespassing and burglary, and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes. Cannabis grows emerged in Fresno and Kern Counties, which were very visible by the public, including children and youths. Some of these grows contained boobytrap devices that threatened severe bodily harm or death to those who attempted to access them. During the harvest and processing season, there is an immediate threat of violent crime due to the size, location, and monetary value of these mature cannabis grows.

J. Unrestricted cannabis grows create a nuisance and threaten the safety and property of nearby landowners and their families. The strong odor of cannabis plants, which increases as the plants mature, is offensive to many individuals and creates an attractive nuisance, alerting people to the location of valuable cannabis plants, which creates a risk of crime.

K. Unrestricted indoor cannabis grows create hazards. Equipment utilized for indoor cultivation, including heat lamps, requires large amounts of electricity. Many buildings, including residences, are not equipped for such power needs and modifications to electrical systems to provide the required power are a common cause of fires. The ventilation systems of many structures, including homes, are not equipped for the indoor cultivation of cannabis; ventilation rates are sometimes intentionally reduced to increase carbon dioxide levels, which is conducive to plant growth. Inadequate ventilation, coupled with temperature and humidity levels involved with indoor cannabis cultivation, can result in fungal growth, which could endanger the health of building inhabitants and others, including first responders, who may enter such buildings. Some indoor cultivation operations utilize carbon dioxide-generating equipment that burns fossil fuels, which also creates carbon monoxide and other potentially dangerous substances resulting from the combustion process; carbon monoxide and similar combustion-related byproducts can be deadly to building inhabitants, especially in instances of inadequate ventilation. The use of pesticides and fertilizers by unqualified persons may result in health risks to the inhabitants of buildings in which cannabis cultivation occurs and to the surrounding neighborhood.

L. If cannabis grows are not regulated, large quantities of illegal cannabis could be introduced into the local market in the near term.

M. Cannabis, alone or in combination with food products, may constitute a unique health hazard to the public because, unlike all other ingestibles, cannabis is not presently regulated, inspected, or analyzed for contamination by the state or federal government and could contain harmful chemicals and contaminants from unapproved sources that could endanger the already poor health of ill persons and the good health of others. Children are particularly vulnerable to the effects of cannabis use, and the presence of cannabis plants has proven to be an attractive nuisance for children, creating an unreasonable hazard in areas frequented by children such as schools, parks, and similar location.

N. Cannabis varies in quality, with significant variations in the concentration of the active ingredient tetrahydrocannabinol (THC). Consumers cannot accurately ascertain the strength of the drug when they buy it. Also, it cannot be assured that customers will be adequately warned that cannabis use impairs the user's fine motor skills and negatively affects the safe operation of motor vehicles. A new trend entails the extraction of THC from cannabis through a process that utilizes volatile chemicals. Fires and explosions have occurred in other jurisdictions as a result of the flammable chemicals utilized in this extraction process.

O. The city has a compelling interest in protecting the public health, safety, and welfare of its residents and businesses, in preserving the peace and quiet of the neighborhoods in which a medical cannabis collective or dispensary could operate and in which cannabis could be cultivated. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.020 Purpose and Intent.

It is the purpose and intent of this chapter to promote the health, safety, morals, and general welfare of the residents and businesses within the city by regulating the cultivation, processing, extraction, manufacturing, testing, distribution, transportation, sale, and consumption of cannabis, whether for medical purposes as currently allowed under state law, or for recreational use should recreational use become lawful under state law. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.030 Relationship with other laws.

This chapter is not intended to, nor shall it be construed or given effect in a manner that causes it to apply to, any activity that is regulated by federal or state law to the extent that application of this chapter would conflict with such law or would unduly interfere with the achievement of federal or state regulatory purposes. It is the intention of the city council that this chapter be interpreted to be compatible and consistent with federal, state, and city enactments and in furtherance of the public purposes which those enactments express. It is the intention that the provisions of this chapter will supersede any other provisions of this code found to be in conflict. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.040 Definitions.

For the purposes of this chapter, these words and phrases shall be defined as follows:

"Cannabis" or "marijuana" shall have the meaning set forth in California Business and Professions Code Section 19300.5(f), as may be amended.

"City" shall mean the city of Hanford.

"Collective or cooperative cultivation" means the association within California of qualified patients, persons with valid identification cards, and designated primary care givers to cultivate cannabis for medical purposes as may be allowed under the Compassionate Use Act, the Medical Marijuana Program Act, or the California Medical Marijuana Regulation and Safety Act adopted on October 9, 2015 with legislative bills AB 243, AB 266, and SB 643 ("MMRSA").

"Commercial cannabis operation" means any commercial cannabis activity as set forth in California Business and Professions Code Section 19300.5(k) and allowed under MMRSA, and the implementing regulations, as MMRSA and the implementing regulations may be amended from time to time, and all uses permitted under any subsequently enacted state law pertaining to the same or similar uses for recreational cannabis.

"Delivery" shall be as defined in the Medical Marijuana Regulation and Safety Act, California Business and Professions Code Section 19300.5(m), as that section may be amended from time to time, and includes the commercial transfer of medical cannabis and medical cannabis products from a dispensary as well as the use of any technology platform that enables qualified patients and caregivers to arrange for or facilitate the transfer.

"Cannabis dispensary" or "dispensary" means any facility or location, whether fixed or mobile, and any building or structure, where cannabis is made available, sold, offered for sale, given, distributed, traded, or otherwise provided to one or more persons.

"Cannabis products" means cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing cannabis or concentrated cannabis and other ingredients.

"Medical cannabis or medical cannabis use" means the use of cannabis for the purposes set forth in the Compassionate Use Act and the Medical Marijuana Program Act, California Health and Safety Code Sections 11362.5 and 11362.7 et seq.

"Recreational cannabis or recreational cannabis use" means all uses of cannabis not included within the definition of medical cannabis use. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.050 Cannabis collectives and dispensaries as prohibited activities and prohibition of cannabis delivery.

A. Cannabis collectives and dispensaries are prohibited uses in all zone districts in the city.

B. All forms of delivery of cannabis, including, without limitation, delivery by a mobile cannabis dispensary, are prohibited within the city, and mobile cannabis dispensaries are a prohibited use in all zone districts in the city. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

C. Commercial cannabis growers properly licensed by the City of Hanford and the State of California are exempt from this section 8.32.050 B.

8.32.060 Regulations applicable to the cultivation of cannabis.

To the extent that the city is required to allow the cultivation of cannabis, whether for medical or recreational use, under state law, the rules set forth herein shall apply. Nothing in this section shall be interpreted to permit marijuana dispensaries otherwise prohibited by this chapter.

A. Personal Use Cultivation. The cultivation of cannabis shall be subject to the limits set forth in any applicable state law. An individual that has a right to cultivate cannabis for personal

use shall be allowed to cultivate cannabis within his or her private residence, in an attached garage, or in an enclosed accessory building if the property is detached single-family residential. Outdoor cultivation of cannabis is prohibited. Cannabis cultivation for personal use shall be subject to the following requirements:

1. Area. The cannabis cultivation area shall not exceed thirty-two (32) square feet measured by the canopy and not exceed ten (10) feet in height per residence. This limit applies regardless of the number of individuals residing in the residence. The cultivation area shall be a single designated area.

2. Lighting. Cannabis cultivation lighting shall not exceed a total of one thousand two hundred (1,200) watts.

3. Building Code Requirements. Any alterations or additions to a residence, including garages and accessory buildings, for the purpose of cultivating cannabis shall be subject to applicable building and fire codes, including plumbing and electrical, and all applicable zoning codes, including lot coverage, setback, height requirements, and parking requirements.

4. Gas Products. The use of gas products (CO2, butane, etc.) for cannabis cultivation or processing is prohibited.

5. Evidence of Cultivation. From a public right-of-way, there shall be no exterior evidence of cannabis cultivation occurring on the site.

6. Residence. An individual may cultivate cannabis only at his or her own residence.

7. Cultivation Elsewhere in City. An individual shall not participate in marijuana cultivation in any location within the city other than the individual's residence <u>or a licensed commercial cannabis cultivation operation.</u>

8. Incidental Use. The residence shall maintain kitchen, bathrooms, and primary bedrooms for their intended use and not be used primarily for cannabis cultivation.

9. Ventilation. The cannabis cultivation area shall include a ventilation and filtration system designed to ensure that odors from the cultivation are not detectable beyond the residence, or property line for detached single-family residential, and designed to prevent mold and moisture and otherwise protect the health and safety of persons residing in the residence. This shall include at a minimum, a system meeting the requirements of the current, adopted edition of the California Building Code Section 1203.4 Natural Ventilation or Section 402.3 Mechanical Ventilation (or its equivalent(s)).

10. Storage of Chemicals. Any chemicals used for cannabis cultivation shall be stored outside of the habitable areas of the residence and outside of public view from neighboring properties and public rights-of-way.

11. Nuisance. The cannabis cultivation area shall not: (a) adversely affect the health, safety, or comfort of nearby residents by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts; and (b) be hazardous due to the use or storage of materials, processes, products or wastes, or from other actions related to the cultivation.

12. Property Owner Authorization. For rental property, the lessee shall obtain written authorization from the property owner or property management company to cultivate cannabis.

13. Notification. The owner and any lessee of the residence upon which cultivation will occur shall inform the police department of the intent to cultivate cannabis and pick up a handout setting forth the owner and lessee responsibilities under this section. This notification shall be provided prior to the commencement of the cultivation except that for existing cultivation, the information shall be provided within ten (10) days of the effective date of the ordinance codified in this chapter. The police department may direct the owner and lessee to the city's community development department for more information about building code and permit requirements that may be applicable if alterations or additions to the residence are contemplated. The police department and the community development department shall keep patient information confidential to the extent required by law.

14. Additional Requirements for Garages and Accessory Buildings. The following additional requirements shall apply for personal use cultivation that occurs in a garage or accessory building: the garage or accessory building shall be secure, locked, and fully enclosed, with a ceiling, roof or top, and entirely opaque. The garage or building shall include a burglar alarm monitored by an alarm company or private security company. The garage or building, including all walls, doors, and the roof, shall be constructed with a firewall assembly of green board meeting the minimum building code requirements for residential structures and include material strong enough to prevent entry except through an open door.

15. Collective or cooperative cultivation. The collective or cooperative cultivation of medical or recreational cannabis shall be prohibited in the city. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.070 Cannabis dispensaries and deliveries prohibited.

A. Dispensaries. Cannabis dispensaries are prohibited within all zone districts in the city.

B. Deliveries. The delivery of cannabis is prohibited in the city regardless of whether the delivery is initiated within or outside of the city, and regardless of whether a technology platform is used for delivery by the dispensary.

No person shall deliver any cannabis -infused product, including, without limitation, tinctures and baked and baked goods and other consumable products, to any location within the city from a mobile cannabis dispensary, regardless of where the mobile cannabis dispensary is located, or engage in any operation for this purpose.

C. Public Nuisance Declared. Operation of any mobile cannabis dispensary within the city in violation of the provisions of this chapter and is hereby declared a public nuisance and may be abated pursuant to all available remedies. (Ord. 16-11 § 1, 2016)

D. Commercial cannabis growers properly licensed by the City of Hanford and the State of California are exempt from section 8.32.070 B.

8.32.080 Regulations applicable to the consumption of cannabis.

No person shall smoke, ingest, or otherwise consume cannabis or cannabis products, whether recreational or medical, in the city unless such smoking, ingesting or consumption occurs entirely within a private residence. "Within a private residence" shall mean inside habitable areas and shall not include garages, whether attached or detached, and other accessory buildings unless those buildings are at all times fully enclosed during the consumption.

All consumption shall be done in a manner so as to not cause a nuisance to nearby residents with noxious odors or other adverse health and safety impacts. (Ord. 16-11 § 1, 2016)

8.32.090 Nuisance and penalties for violation.

A. Violation of this chapter is hereby declared a public nuisance.

B. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and subject to a maximum penalty of six (6) months imprisonment in the County Jail or a fine of one thousand dollars ($1,000.00), as well as the administrative penalties as set forth in this code, including, without limitation, Section 17.68.150, as may be amended. Violators shall be subject to any other enforcement remedies available to the city under any applicable state or federal statute or pursuant to any other lawful power the city may possess.

C. Each day a violation continues and every violation of this chapter shall constitute a separate violation and shall be subject to all remedies.

D. In the event any civil suit or action is brought by the city to enforce the provisions of this chapter, the person or persons responsible for such violation shall be liable to the city for costs of the suit, including, but not limited to, attorneys' fees. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

8.32.100 Severability.

If any part or subsection of this chapter is for any reason held to be invalid, unlawful, or unconstitutional, such invalidity, unlawfulness, or unconstitutionality shall not affect the validity, lawfulness, or constitutionality of any other part of this chapter. (Ord. 16-11 § 1, 2016; Ord. 14-11 § 1, 2014)

Section 2: This Ordinance shall take effect thirty (30) days after its adoption, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the City Council approves Ordinance 17-18.

PASSED, ADOPTED AND APPROVED this 17th day of October, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
DAVID AYERS
MAYOR of the City of Hanford

Attest:

_____
JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Ordinance was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 17th day of October, 2017.

Date: _____ _____
City Clerk

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** D

SUBJECT:
Utilities & Engineering: Award a contract to Carvalho Construction, Inc., of Lemoore, CA in the amount of $999,500.00 for the Police Department Building Remodel Project, establish a construction contingency of $99,500.00 for this project, and approve an additional appropriation of $262,000 from Accumulated Capital Outlay Reserves as a loan to be paid back by Police Impact Fees as they are collected.

RECOMMENDATION:
That the City Council, by motion:

1. Award a contract to Carvalho Construction, Inc., of Lemoore, CA in the amount of $999,500.00 for the Police Department Building Remodel Project.
2. Establish a construction contingency of $99,500.00 for this project.
3. Approve an additional appropriation of $262,000 from ACO reserves as a loan to be paid back by Police Impact Fees as they are collected.

BACKGROUND:
The Police Department Investigation Building remodel project will provide redesigned work space specifically for their investigations division, problem oriented policing, and administration of those divisions, providing twice as much functional work space than exists in their current building.

In accordance with Council Action, bids were solicited and opened on September 26, 2017 for the Police Department Building Remodel Project. A total of four (4) bids were received, ranging from a low base bid of $999,500.00 from Carvalho Construction, Inc., to a high base bid of $1,325,000.00. A copy of the Bid Tabulation is attached for Council review.

The contract stipulates that the Project be completed within one hundred twenty (120) calendar days from the date of the Notice to Proceed. For each day of delay beyond the approved time, the Contractor shall be assessed $500 per day liquidated damages. If approved, work on this project is expected to begin in December.

FISCAL IMPACT:
The Police Impact fee account currently has $837,000 remaining for this project. It is necessary for Council to appropriate an additional $262,000 from Accumulated Capital Outlay Reserves as a loan to be paid back by Police Impact Fees as they are collected to fully fund the project. The Accumulated Capital Outlay Reserves currently has an unencumbered fund balance of $571,845.38.

ATTACHMENTS:
Bid Tabulation

Police Department Building Remodel Project
Bid Tabulation

				852103		875311		794642		492686	
				Carvalho Construction, Inc.		Halloway Construction, Inc.		Simile Construction Service Inc.		David A. Bush, Inc.	
	ITEM	QUANTITY	UNIT	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1	Police Department Building Remodel	1	LS	999,500.00	$999,500.00	$1,135,332.00	$1,135,332.00	1,185,000.00	$1,185,000.00	$1,325,000.00	$1,325,000.00
					$999,500.00		$1,135,332.00		$1,185,000.00		$1,325,000.00

Total written in Bid if discrepancy exists

AGENDA
STAFF REPORT

MEETING DATE: 10/3/2017	**AGENDA SECTION:** E

SUBJECT:
City Clerk: Review 2018 Calendar of City Council Meetings

RECOMMENDATION:
That the City Council review the 2018 calendar of scheduled meetings for the City Council and direct staff to cancel or reschedule any specific dates.

BACKGROUND:
Due to holidays or City events, there are occasionally conflicts with the City Council meetings. The Council requested that staff bring a calendar for next year's meetings to determine if any should be cancelled or rescheduled. Providing staff with advance notice of changes to meeting dates allows them to prepare in advance for anticipated deadlines and to place items on an agenda in an efficient manner.

FISCAL IMPACT:

ATTACHMENTS:
2018 Meeting Calendar

SCHEDULED MEETINGS
HANFORD CITY COUNCIL & COMMISSIONS
2018

All Meetings are held at: City Council Chambers, 400 N. Douty, Hanford, CA (Civic Auditorium)

CITY COUNCIL REGULAR MEETING @ 7:00 PM

HOLIDAYS- CITY HALL CLOSED

PLANNING COMMISSION @ 7:00 P.M.

SAFETY COMMITTEE @ 9:30 A.M.

PARKS & RECREATION COMMISSION @ 5:30 P.M.

PARKING & TRAFFIC COMMISSION @ 5:30 P.M.

JANUARY

S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY

S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

MARCH

S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

APRIL

S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

MAY

S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JUNE

S	M	T	W	TH	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JULY

S	M	T	W	TH	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

AUGUST

S	M	T	W	TH	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SEPTEMBER

S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

OCTOBER

S	M	T	W	TH	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

NOVEMBER

S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

DECEMBER

S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					