

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 12, 2016

CALL TO ORDER

ROLL CALL

FLAG SALUTE

INVOCATION

PUBLIC COMMENT

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

INTRODUCTION OF NEWLY APPOINTED COMMISSIONER

ELECTION OF 2016 CHAIRPERSON AND VICE-CHAIRPERSON

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 Minutes of the December 8, 2015 Meeting

PUBLIC HEARING

- 1. Pedestrian and Bicycle Master Plan:** The purpose for the Pedestrian and Bicycle Plan is to improve safety, encourage transportation alternatives, develop a definitive policy document and conceptual plan for the development of safe, functional, convenient, and attractive pedestrian and bicycle facilities throughout the City of Hanford, and to serve as a resource for planning purposes. (Staff recommends continuance to January 26, 2016)
- 2. VARIANCE 2015-04,** a request to deviate from the standards of Hanford Municipal Code Section 17.30.120 to allow reduced side and rear setbacks for the realignment expansion of a dairy-production manufacturing plant in the "LI" Light Industrial Zone District. The project is located on APNs: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022. Adoption of Negative Declaration No. 2015-02 is required.
- 3. VARIANCE 2015-05,** a request to deviate from the standards of the Municipal Code Section 17.44.030 B. to allow a monument sign for a multi-family apartment complex located in the "RM-3" Medium-Density Residential Zone District. The project is located at 545 Centennial Drive (APN 009-050-099 and APN 009-050-100)

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 1/12/2016	AGENDA SECTION:
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SUBJECT:

Approval of Minutes of the December 8, 2015 Meeting

RECOMMENDATION:

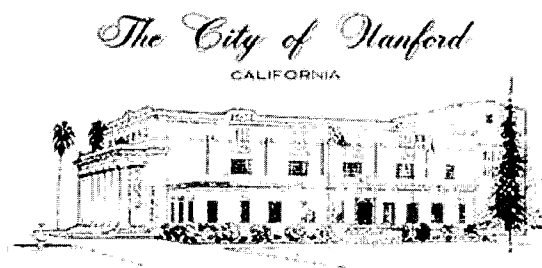
Approve the Minutes of the December 8, 2015 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

PC Minutes 12-8-15



MINUTES
PLANNING COMMISSION
 of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, December 8, 2015

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	

INVOCATION

Provided by Chairperson Ham

FLAG SALUTE

Led by Chairperson Ham

PUBLIC COMMENT

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None.

CONSENT CALENDAR

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

1. **Approval of Minutes of the Joint Meeting with City Council of October 13, 2015**
2. **Approval of Minutes of October 13, 2015 Planning Commission Meeting**
3. **Approval of Minutes of the November 10, 2015 Planning Commission Meeting**
4. **TIME EXTENSION 2015-02, a request to extend the life of Tentative Tract 887 for two years.**
5. **Time Extension 2015-03 is a request to the Planning Commission by Jayantilal M. Patel to extend the life of Variance 2014-03 by 12 months. If approved, the time extension would extend the expiration of the project until February 10, 2017. The project is located on 12th Avenue and Glendale Avenue (APN 011-060-021 & 011-060-022). Note: Applicant submitted building plans Friday, November 20, 2015.**

Chairperson Ham pulled Items 1 and 3 for separate consideration.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to approve the balance of the Consent Calendar (Items 2, 4, and 5). Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner JOHNSTON, to approve Item 1. Motion carried by the following roll call vote:

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

Motion by Commissioner JOHNSTON, seconded by Commissioner PADEN, to approve Item 3. Motion carried by the following roll call vote:

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

PUBLIC HEARING**6. Planned Unit Development 2015-03, a request to allow a deviation from the “R-1-6” Low-Density Residential development standards to permit reduced side-yard setbacks for two-story homes from 10 feet to five feet within Unit I of previously approved Tract 887.**

Due to a possible conflict of interest, Commissioner PADEN recused himself from this item and left the Council Chambers at 7:08 p.m.

Chairperson HAM opened the Public Hearing at 7:10 p.m. and called for the Staff Report. Assistant Planner de Silva presented the staff report and recommended approval.

Chairperson HAM expressed concern regarding the lack of recreational vehicle (RV) parking this would create and asked if it would be addressed in the Covenants, Conditions, and Restrictions (CC&R's).

Following Commission questions of Staff, Chairperson HAM opened Public Comment:

FAVOR

Andrea Weaver, representing the applicant, pointed to successes in their Independence subdivision in Hanford, two phases of which included the same setback variations. She was not sure if RV information was included in the CC&R's or not, but she will be certain that they are included in these CC&R's.

OPPOSED

Bob Ramos was not necessarily opposed but was concerned about issues with RV parking.

Chairperson HAM opened Commission Discussion. Seeing there was no discussion, he closed the Public Hearing at 7:24 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to recommend approval to the City Council of the Addendum to Negative Declaration 2009-03. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner NAHAL, to adopt Resolution 2015-28 approving Planned Unit Development 2015-03. Motion carried by the following roll call vote:

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

7. GENERAL PLAN AMENDMENT NO. 2014-05 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation and preservation of housing for all economic segments of the community.

Commissioner PADEN returned to the dais at 7:26 p.m., following the previous item.

Chairperson HAM opened the Public Hearing at 7:10 p.m. and called for the Staff Report. Senior Planner Haigh presented the Staff Report and recommended approval of the project. She then introduced the consultant, John

Douglas. He highlighted some portions of the Housing Element and gave an explanation of what it is and what the requirements are.

RECESS 8:02 p.m.-8:08 p.m.

Following questions of staff, Chairperson HAM opened Public Comment. There was none.

Chairperson HAM then opened Commission Discussion. Seeing there was none, he closed the Public Hearing at 8:15 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner NAHAL, to recommend approval of the Addendum to Negative Declaration No. 2010-02 for General Plan Amendment No. 2014-05 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners	DOUGLAS, NAHAL, JOHNSTON, PADEN, HAM
NOES:	Commissioners	None
ABSTAIN:	Commissioners	None
ABSENT:	Commissioners	None

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to adopt Resolution 2015-31 recommending approval of General Plan Amendment No. 2014-05 to the City Council. Motion carried by the following roll call vote:

AYES:	Commissioners	JOHNSTON, NAHAL, DOUGLAS, PADEN, HAM
NOES:	Commissioners	None
ABSTAIN:	Commissioners	None
ABSENT:	Commissioners	None

DIRECTOR'S COMMENTS

Community Development Director Mata reported:

1. Appeal 2015-04 regarding Planning Commission's decision on PUD 2015-02 and TPM 2015-02 was withdrawn.
2. City Council voted to reduce the Planning Commission from seven members down to five members, beginning 30 days after adoption.
3. Steve Froberg resigned from Planning Commission, due to personal circumstances. A new commissioner will be appointed at the first City Council meeting of January 2016.
4. The Planning Commissioners will vote for chair and vice chair at their first meeting in January 2016.
5. She has inquired about the iPads for the Planning Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON stated that there is a problem with parking in the new section of 12th Ave. and Lacey Blvd. He suggested a different formula for calculating restaurant parking and asked if the parking stalls for electric cars were required by the City or if they were the developer's decision. Director Mata replied that the developers can make that choice. The State is encouraging that, but it is not a requirement.

By Commission consensus, the December 22, 2015 Planning Commission meeting will be canceled, due to the holiday season.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 8:28 p.m.

Respectfully submitted,

Diana Black
Community Development Secretary.



AGENDA STAFF REPORT

MEETING DATE: 1/12/2016	AGENDA SECTION: 1
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SUBJECT:

Pedestrian and Bicycle Master Plan: The purpose for the Pedestrian and Bicycle Plan is to improve safety, encourage transportation alternatives, develop a definitive policy document and conceptual plan for the development of safe, functional, convenient, and attractive pedestrian and bicycle facilities throughout the City of Hanford, and to serve as a resource for planning purposes. (Staff recommends continuance to January 26, 2016)

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Continue the Public Hearing for the Pedestrian and Bicycle Master Plan to the next Planning Commission Meeting on January 26, 2016.

RECOMMENDED MOTION:

1. I move to continue the Public Hearing for the Pedestrian and Bicycle Master Plan to the next Planning Commission Meeting on January 26, 2016. (Roll call vote).

DISCUSSION

Following publication of the public hearing notice, staff has found it necessary to make some changes to the document based on comments from Public Works. In order to make the changes and provide the Planning Commission with adequate time to review the Draft Pedestrian and Bicycle Master, staff is requesting to continue the project to the next Planning Commission meeting on January 26, 2016. Continuance to a date certain will not require the re-noticing of the public hearing.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 1/12/2016	AGENDA SECTION:
--------------------------------	------------------------

SUBJECT:

VARIANCE 2015-04, a request to deviate from the standards of Hanford Municipal Code Section 17.30.120 to allow reduced side and rear setbacks for the realignment expansion of a dairy-production manufacturing plant in the “LI” Light Industrial Zone District. The project is located on APNs: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022. Adoption of Negative Declaration No. 2015-02 is required.

PLANNER: Melody Haigh

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Negative Declaration No. 2015-12 for the project.
2. Make the appropriate findings and adopt Resolution 2016-03 approving Variance No. 2015-04.

RECOMMENDED MOTION:

1. I move to adopt Negative Declaration No. 2015-02 for the project.
2. I move to adopt Resolution 2016-03 approving Variance No. 2015-04.

PROJECT DESCRIPTION

The project is a request for a variance, by Marquez Brothers, to deviate from the standards of the Municipal Code Section 17.30.120, in order to reduce setbacks for the realignment expansion of a dairy-production manufacturing plant in the “LI” Light Industrial Zone District. In addition, the project is a request to relocate and modernize the existing cheese and cream production facility

by expanding and developing a new 13,115 sq. ft. facility. The facility incorporates the properties within APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022.

The applicant proposes to reduce the side setback from the required 10 feet, down to 6 feet and six inches and rear setbacks from the required 15 feet, down to six feet and six inches for the building to be constructed in Phase I of the Master Plan. See **Exhibit A**.

BACKGROUND INFORMATION

The project site is designated by the General Plan as Light Industrial and is zoned “LI” Light Industrial. The Marquez Brothers site has undergone several changes through expansion and maintaining conformance with state regulations.

Table 1 - Zoning & Land Use

	Planned Land Use	Existing Zoning	Existing Land Use
North	Industrial /Commercial	“LI” Light Industrial/ “CC” Community Commercial	Marquez Brothers/Rail/vacant land
East	Industrial/Commercial	“LI” Light Industrial/ “SC” Service Commercial	Marquez Brothers/Mini-Storage
South	Commercial/Planned Highway	“SC” Service Commercial/ “PH” Planned Highway 198	Mini-Storage/HWY 198
West	11 th Avenue/Commercial	“CC” Community Commercial	11 th Avenue/Shopping Center

PROJECT EVALUATION

Section 17.30.120 of the Hanford Municipal Code prescribes set back requirements in the “LI” Light Industrial Zone District:

The yard requirements shall be as follows:

- A. Front Yards. The minimum front yard shall be ten (10) feet.
- B. Rear Yards and Side Yards. Except as provided in the following subsections no rear yard or side yard shall be required:
 1. The minimum rear yard abutting an UR, CO, R, RM, OR, PO, or C district shall be fifteen (15) feet.
 2. On a reversed corner lot adjoining a key lot in an UR, CO, R, RM, OR, PO, or C

district, the minimum side yard adjoining the street shall not be less than ten (10) feet.

3. The minimum side yard abutting an UR, CO, R, RM, OR, PO, or C district shall be fifteen (15) feet.

ANALYSIS: Since the site is directly adjacent to a commercial zone district from the east, south, and west direction, it would be necessary to provide setbacks as follows:

Table 2 - Setback Requirements

YARD REQUIREMENTS	“LI” Required Setbacks	Proposed/Current Setbacks
FRONT	(10) TEN FEET	24’FT - 2”IN
SIDE	(10) TEN FEET	6’FT - 6” IN
REAR	(15) FIFTEEN FEET	6’FT - 6” IN

**Figure 1
Land Use (Site)**



**Figure 2
Zoning (Light Industrial)**

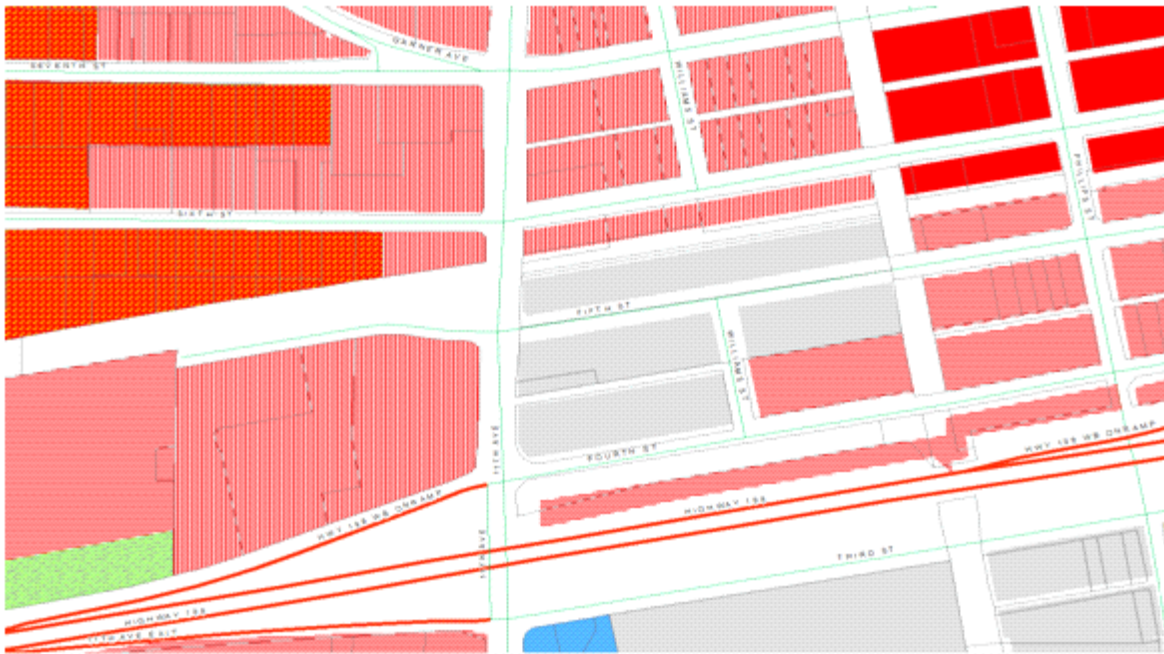
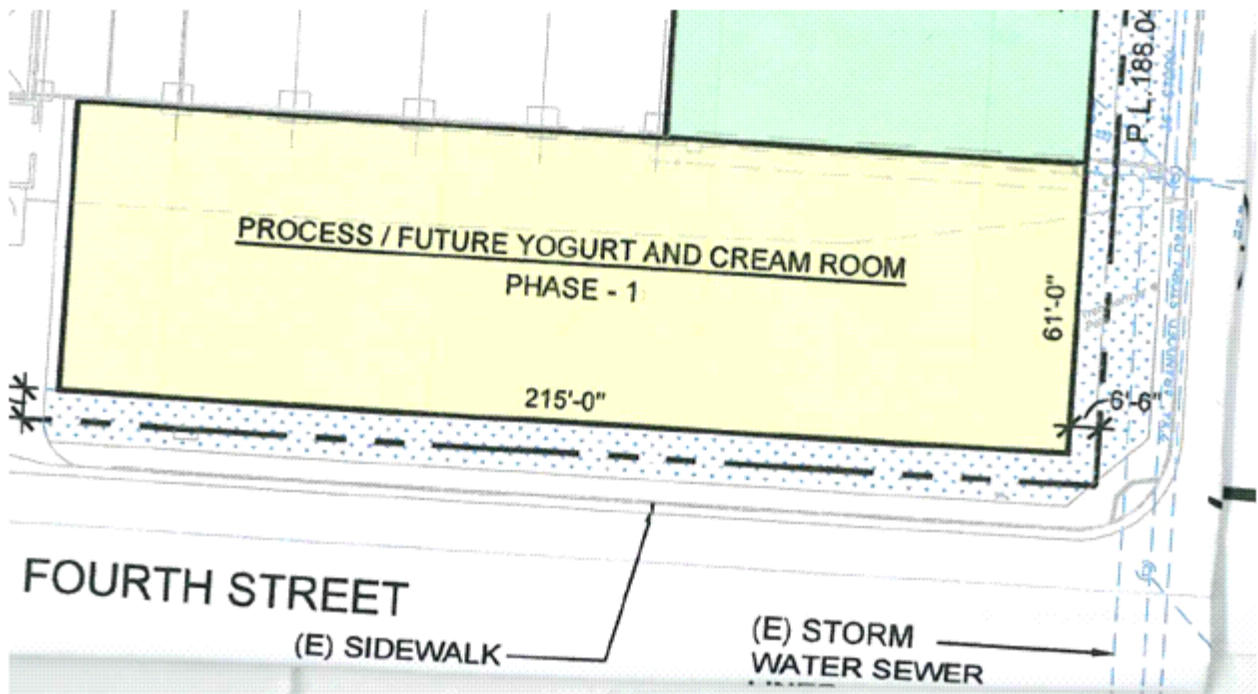


Figure 3
Site Plan (Setbacks)



Project Design:

Table 3 - Project Information

Lot Size (Encompassing all parcels)	422,331 sq. ft.
Phase 1 - Proposed	13,115 sq. ft.
Curb and Gutter	<i>Existing on:</i> 11 th Street Fifth Street Fourth Street Williams Street
Sidewalk	<i>Existing on:</i> 11 th Street Fifth Street Fourth Street Williams Street
Floor Area Ratio	.28%
Front-yard Setback	24' ft., 2" in.
Side-yard Setback(s)	6' ft., 6" in.
Rear-yard setback	6' ft., 6" in.

Table 4 - Phasing

PHASING	Property Sq. Ft.	Proposed Sq. Ft.	Demo	Total Sq. Ft	Total - FAR
*I	103,000	13,115	0	116,115	.28%
II	116,115	30,568	0	146,683	.35%
III	146,683	39,420	0	186,103	.44%
IV	186,103	15,064	1,902	199,265	.47%
V	199,265	7,548	0	206,813	.49%
VI	206,813	10,579	6,649	210,743	.50%

**Note: Phase I is the proposed project for the variance. In addition, there is currently a site plan review (SPR 2015-13) for the development of Phase I of 13,115 sq. ft. pending approval of this specific variance. Any additional expansion will require site plan review process.*

Setbacks:

The City requires setbacks between structures for several reasons:

Safety:

Maintaining setbacks between buildings is important for safety reasons. Having adequate

setbacks between structures provides access for firefighters to reach fires in cases of emergency. The Fire Department has reviewed the application and determined that the setbacks provided by the applicant will not be detrimental to safety.

Building Code Requirements:

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

Noise:

Setbacks also are in place to reduce impacts from noise. Commercial and industrial land uses are designated in the areas designed for noisier environments since they generate loud noises. However, according to the 2002 General Plan “*Hazards Management Element*” the major noise sources of concern is the State Highway 198, Highway 43, Burlington Northern and Santa Fe Railroad, and San Joaquin Valley Railroad. The Marquez Brothers property is in proximity of the Santa Fe Railroad, San Joaquin Valley Railroad, and State Highway 198.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between commercial and industrial districts. On this particular lot, the applicant is requesting 6’ feet - 6” inches on a 10 foot setback, a difference of 3’ feet-4” inches. Additionally, the Floor Area Ratio (FAR) is another mechanism the City uses to prevent overcrowding of the land with structures. The FAR is intended to regulate bulk while allowing flexibility in determining the height and placement on the lot, consistent with the City Zoning Ordinance. The project maintains a .28 FAR, which is within the allowable range for the “LI” Light Industrial Zone District, which is between .25 and 1.0.

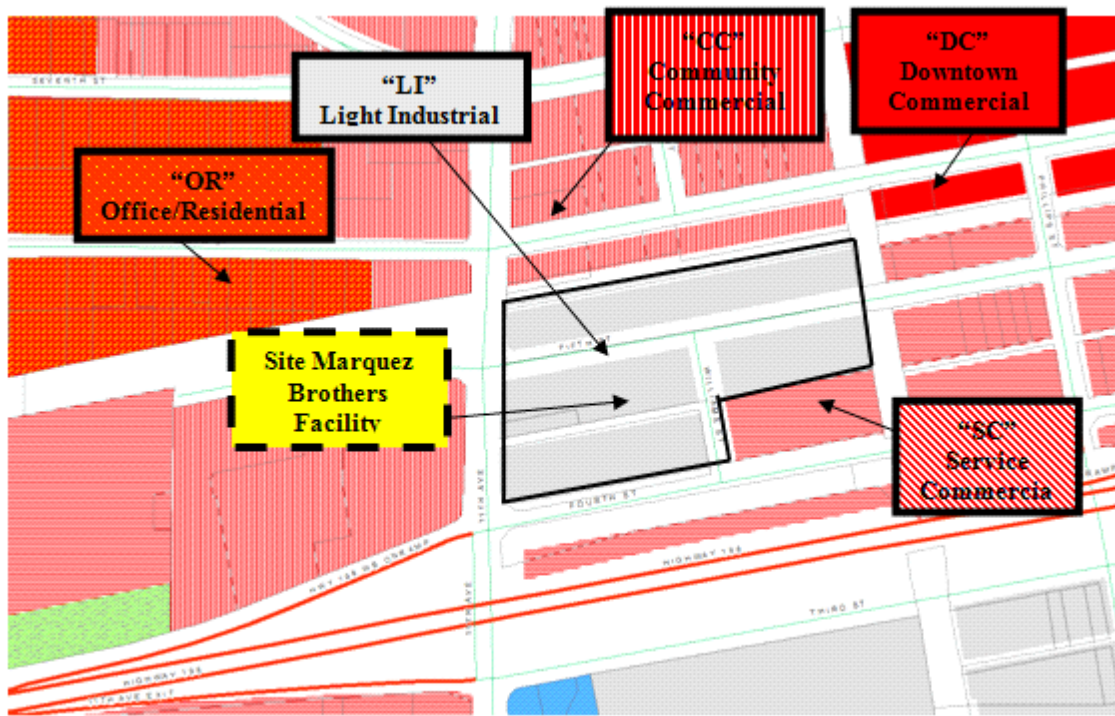
Odor:

Maintaining adequate distance between structures and zone districts can prevent and control odor spill-over. Since the industrial district allows for manufacturing and is surrounded by commercial uses, the applicant will need to comply with all air quality standards and regulations. In addition, compliance with mitigation measures addressed in the site plan approval letter would be required.

Protecting the Environment from Nuisance:

Additionally, setback are important in protecting areas nuisance-free non-hazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazardous and objectionable influences. The applicant is required to comply with air quality standards and regulations, in addition to complying with mitigation measures set forth in the site plan approval letter.

Figure 4
Surrounding Properties (Zoning)



The surrounding properties located around the Marquez Facility include both commercial and industrial zones. The building has been located on site since 1945, according to the County Assessor's Office's records. During a General Plan update, the zoning was changed from "SC" Service Commercial to "LI" Light Industrial. Since there was an existing building on the property, it allowed the Marquez Brothers to purchase property and expand their cheese production facility.

In addition, Marquez Brothers has gone through a Road Abandonment on Fifth Street to allow sole access for the facility.

Light Industrial "LI" - is intended for light manufacturing, warehousing, public and quasi-public facilities and operations, associated with light industrial uses, research and development operations, and business and commercial facilities which support light industrial uses. Light industrial designations are appropriate between residential and other industrial uses, or commercial and heavy industrial uses where minima environmental conflicts can be demonstrated between the use and adjacent development.

FINDINGS FOR APPROVAL

Pursuant to Section 17.64.060 of the Hanford Municipal Code, six findings must be made before approval of the variance application.

Section 17.64.060

1. That there are special circumstances applicable to the property, such as size, shape, topography, location or surroundings are present that strict application of the Municipal Code deprives the property of privileges enjoyed by other properties in the vicinity under the identical land-use district classification:

ANALYSIS: The special circumstance applicable to the property is the location and surrounding properties. According to the Assessor's Office's records, the building was built in 1945. Since that time, the City has grown considerably, causing limited opportunity for expansion. Due to this special circumstance, in order to accommodate the growth and modernization of the facility, a reduction in the side-and rear-yard setbacks would be necessary.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land use district and denied to the property for which the variance is sought:

ANALYSIS: According to the Assessor's Office's records, the building was built in 1945. Since that time, the City has grown considerably, causing limited opportunity for expansion. In order to accommodate the growth and modernization of the facility, granting the variance for the allowance of the reduction in the side- and rear-yard setbacks would be necessary.

3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located:

ANALYSIS: That reducing the side setback from 10 feet to six feet and six inches and rear setback from 15 feet down to six feet and six inches will not create a safety hazard. This variance application has been reviewed by the various departments (Building, Fire, Planning, and Public Works). No evidence was cited that the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and "LI" Light Industrial Zone district.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located:

ANALYSIS: The existing facilities onsite do not currently meet the side nor rear setbacks for the "LI" Light Industrial Zone District. The proposal for expansion maintains the setbacks of the existing facility, which is six feet and six inches from the

side and rear property lines. As an existing facility, already not meeting the required setbacks, this will not constitute a special privilege, as surrounding properties will not be further impacted.

5. That granting the variance does not allow a use or activity which is prohibited in the land use:

ANALYSIS: The manufacturing of dairy products is a permitted use in the “LI” Light Industrial Zone District. In the “LI” Light Industrial Zone District, the following is permitted, “Manufacturing, assembling, compounding, processing, packaging or treatment of such products as bakery goods, candy, dairy products, food products (including fruits and vegetables but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils)” (Hanford Municipal Code, Section 17.30.020 C. 10, 2002).

6. That granting the variance will not be inconsistent with the general plan;

ANALYSIS: *This application has been reviewed in regard to Hanford’s General Plan, and it has been determined that reducing setbacks requirements does not conflict with the intent of the goals, policies, and objectives of the General Plan. The proposed project will comply with all other “LI” Light Industrial zoning requirements.*

ENVIRONMENTAL ASSESSMENT

The City of Hanford has prepared an initial study for the overall Marquez Brother’s Master Plan, including this variance application. On the basis of the initial study, it was determined that the Project would not create a significant environmental impact on the environment. 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.

Negative Declaration No. 2015-12 has been prepared for the project in accordance with CEQA, attached as **Exhibit B**.

PUBLIC COMMENTS

Noticing of the variance and negative declaration was published in the newspaper on December 18, 2015 and mailed to property owners within 500 ft. of the project site on December 29, 2015 (comment period: December 18, 2015 - January 7, 2016). The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution 2015-14. Staff recommends approval of Variance 2015-04 subject to the conditions included in Resolution 2016-03.

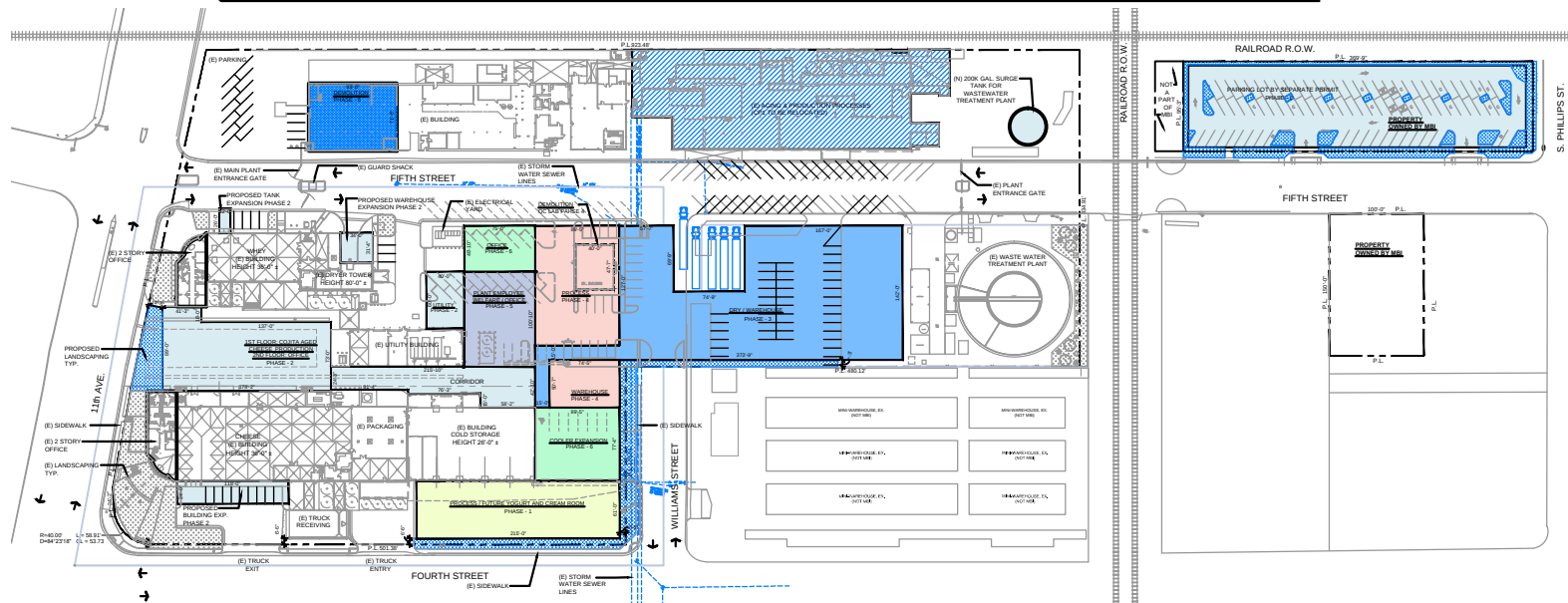
Property Owner/Applicant

Marquez Brothers Int'l, Inc.
179 S. 11th Avenue
Hanford, CA 93230

FISCAL IMPACT:

ATTACHMENTS:

BUILDING PHASE DESCRIPTION							
SQ. FT.	EXISTING	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6
S.F./F.A.R.	410,000 SQ. FT. / 442.301 PROPERTY SQ. FT. / 33.00% F.A.R.	410,000 SQ. FT. / 442.301 PROPERTY SQ. FT. / 33.00% F.A.R.	410,000 SQ. FT. / 442.301 PROPERTY SQ. FT. / 33.00% F.A.R.	410,000 SQ. FT. / 442.301 PROPERTY SQ. FT. / 33.00% F.A.R.	410,000 SQ. FT. / 442.301 PROPERTY SQ. FT. / 33.00% F.A.R.	410,000 SQ. FT. / 442.301 PROPERTY SQ. FT. / 33.00% F.A.R.	410,000 SQ. FT. / 442.301 PROPERTY SQ. FT. / 33.00% F.A.R.
BLDG. HEIGHT	30' 0" MAX. 30' 0" MAX.	30' 0" MAX. 30' 0" MAX.	30' 0" MAX. 30' 0" MAX.	30' 0" MAX. 30' 0" MAX.	30' 0" MAX. 30' 0" MAX.	30' 0" MAX. 30' 0" MAX.	30' 0" MAX. 30' 0" MAX.
EMPLOYEES	400 WORKMAN SHIFT EMPLOYEES	400 WORKMAN SHIFT EMPLOYEES	400 WORKMAN SHIFT EMPLOYEES	400 WORKMAN SHIFT EMPLOYEES	400 WORKMAN SHIFT EMPLOYEES	400 WORKMAN SHIFT EMPLOYEES	400 WORKMAN SHIFT EMPLOYEES
PARKING	107 PARKING STALLS	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
PARKING RATIO	1.07 STALLS PER EMPLOYEE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
TRUCK TRAFFIC	CURRENT	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE
WVTP FLOWS	CURRENT	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE

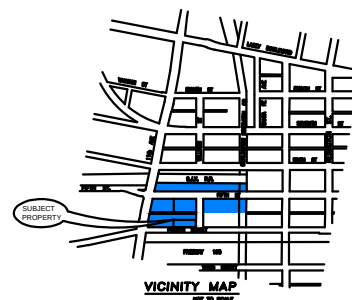


SITE LEGEND:	
	EXISTING CP-1 (OLD PLANT)
	EXISTING LANDSCAPE
	PROPOSED LANDSCAPE ADDITION
	PROPOSED DEMO OF (B) BUILDING

SITE DATA:
 SITE ADDRESS: 179 S. 11TH AVE.
 SITE A.P.N.: 032-001-030-000, 032-070-030-000, & 032-070-030-000
 PROPERTY = 41,432,570 SQ. FT.
 TYPE IS FULLY SPRINKLERED BUILDING
 EXISTING DEVELOPMENT WITH NEW PROPOSED

TOTAL PROPERTY S.F. EXCLUDING PROPERTY ON THE EAST SIDE OF THE RAILROAD TRACKS	
PROPERTY S.F.	41,432,570
(B) BUILDING S.F.	330,000
F.A.R.	33.00%
PHASE 1	
EXISTING S.F.	330,000
PROPOSED S.F.	13,111
TOTAL S.F.	343,111
F.A.R.	33.00%
PHASE 2	
EXISTING S.F.	330,000
PROPOSED S.F.	30,960
TOTAL S.F.	360,960
F.A.R.	33.00%
PHASE 3	
EXISTING S.F.	330,000
PROPOSED S.F.	39,420
TOTAL S.F.	369,420
F.A.R.	33.00%
PHASE 4	
EXISTING S.F.	330,000
PROPOSED S.F.	15,060
TOTAL S.F.	345,060
F.A.R.	33.00%
PHASE 5	
EXISTING S.F.	330,000
PROPOSED S.F.	7,540
TOTAL S.F.	337,540
F.A.R.	33.00%
PHASE 6	
EXISTING S.F.	330,000
PROPOSED S.F.	10,570
TOTAL S.F.	340,570
F.A.R.	33.00%

OVERALL MASTER SITE PLAN
 SCALE: 1" = 50'-0"



NO.	DATE	REVISION	BY
1	01/11/2015	REVISED	SP.0
2	01/11/2015	REVISED	SP.0
3	01/11/2015	REVISED	SP.0
4	01/11/2015	REVISED	SP.0
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100	01/11/2015	REVISED	SP.0

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
NOTICE OF PUBLIC REVIEW OF PROPOSED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that on Tuesday, January 12, 2016, 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 Center, 400 Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION: Site Plan Review No. 2015-13 is a request to relocate and modernize the existing cheese and cream production plant by expanding and developing a 13,115 sq. ft. facility. Variance No. 2015-04 is a request to deviate from the standards of the "LI" Light Industrial Zone District by allowing reduced setbacks for the structure (as described below). Both projects are applicable to APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022. Reduced setbacks are proposed as follows:

Location	Proposed Setback	"LI" Zoning Ordinance Setback
Side yard (Fourth Street)	6 feet 6 inches	15 feet
Rear yard (Williams Street)	6 feet 6 inches	15 feet
Side yard (North of mini-storage)	7 feet 3 inches	15 feet

The project is located at 179 S. 11th Avenue in the City of Hanford. The facility incorporates the properties within APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022.

COMMENT PERIOD: December 18, 2015 through January 7, 2016

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. A Negative Declaration has been prepared for the project. You may review the Negative Declaration, Initial Study, reference material and any comments received on the Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by January 7, 2016 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: Melody Haigh, at the above listed address. You may review the Negative Declaration, Initial Study, reference material and any comments received on the 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 Date: December 18, 2015

Attachment: EXHIBIT B: Initial Study/NEGATIVE DECLARATION (1282 : Variance No. 2015-04)

Project Title: Site Plan Review 2015-13 & Variance 2015-04

File Number: SPR #502-0948/VAR #511-0179

State Clearinghouse Number:

Lead Agency: City of Hanford

Applicant: Marquez Brothers Int, Inc
179 S. 11th Avenue
Hanford, CA 93230

Property Owner: Marquez Investment Group, LLC
5801 Rue Ferrari
San Jose, CA 95138

Project Description: Site Plan Review No. 2015-13 is a request to relocate and modernize the existing cheese and cream production plant by expanding and developing a 13,115 sq. ft. facility. Variance No. 2015-04 is a request to deviate from the standards of the "LI" Light Industrial Zone District by allowing reduced setbacks for the structure (as described below). Both projects are applicable to APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022. Reduced setbacks are proposed as follows:

Location	Proposed Setback	"LI" Required Setback
Side yard (Fourth Street)	6 feet 6 inches	15 feet
Rear yard (Williams Street)	6 feet 6 inches	15 feet
Side yard (North of mini-storage)	7 feet 3 inches	15 feet

Location: The project is located at 179 S. 11th Avenue in the City of Hanford. Both projects are applicable to APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	()
Letters	()

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.

- 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.
- The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- 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.
- The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This 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: Melody Haigh, Senior Planner

Signature: _____

Review Period: 20 days

Phone: (559) 585-2583
Date: December

INITIAL STUDY AND NEGATIVE DECLARATION 2015-12

Prepared For

Site Plan Review 2015-13 & Variance 2015-04

Prepared By

City of Hanford

DATE: December 18, 2015

Attachment: EXHIBIT B: Initial Study/NEGATIVE DECLARATION (1282 : Variance No. 2015-04)

INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA) for the Project. This ND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the CEQA Guidelines.

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 negative declaration.

ENVIRONMENTAL MEASURES

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.

EXHIBIT C**APPENDIX G: Initial Study and Findings****ENVIRONMENTAL ASSESSMENT NO. 2015-12**

1. Project Title: Site Plan Review 2015-13 & Variance 2015-04
2. Lead Agency Name and Address: City of Hanford
317 N. Douty
Hanford, CA 93230
3. Contact Person/Phone Number: Melody Haigh
Community Development Department
(559) 585-2583
4. Project Location: The project is located at 179 S. 11th Avenue in the City of Hanford. Both projects are applicable to APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022.
5. Project Sponsor's Name/Address: Marquez Brothers Int, Inc
179 S. 11th Avenue
Hanford, CA 93230
6. General Plan Designation: Industrial
7. Zoning: "LI" Light Industrial
8. Description of the Project: Site Plan Review No. 2015-13 is a request to relocate and modernize the existing cheese and cream production plant by expanding and developing a 13,115 sq. ft. facility. Variance No. 2015-04 is a request to deviate from the standards of the "LI" Light Industrial Zone District by allowing reduced setbacks for the side and rear yards.
9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Industrial /Commercial	"LI" Light Industrial/ "CC" Community Commercial	Marquez Brothers/Rail/vacant land
East	Industrial/Commercial	"LI" Light Industrial/ "SC" Service Commercial	Marquez Brothers/Mini-Storage
South	Commercial/Planned Highway	"SC" Service Commercial/ "PH" Planned Highway 198	Mini-Storage/HWY 198
West	11 th Avenue/Commercial	"CC" Community Commercial	11 th Avenue/Shopping Center

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
San Joaquin Valley Air Pollution Control District

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 mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

Melody Haigh
Senior Planner
City of Hanford

DATE

Attachment: EXHIBIT B: Initial Study/NEGATIVE DECLARATION (1282 : Variance No. 2015-04)

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 site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Attachment: EXHIBIT B: Initial Study/NEGATIVE DECLARATION (1282 : Variance No. 2015-04)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 surroundings land. 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) No Impact – The proposed project will not obstruct any federal, state or locally classified scenic areas, historic properties, community landmarks or classified scenic highway or state or national scenic area. No areas within the project site are designated as scenic areas, historic properties or community landmarks. According to the California Department of Transportation, the proximal Highway 198 is not designated as a scenic highway. . b) No Impact – The project is located in an urban area surrounded by existing industrial and commercial development. No areas within the project site are designated as scenic areas, historic properties or community landmarks. According to the California Department of Transportation, the proximal Highway 198 is not designated as a scenic highway. . c) Less than Significant Impact – The project is an expansion to an existing light industrial site. The additional buildings square footage will not substantially degrade the existing character, as the site is currently used as light industrial. d) Less than Significant Impact – The project will include onsite lighting that will produce new sources of light and glare. The City Municipal Code contains requirements for the shielding of all lighting downward to prevent direct view of light sources from street and/or other industrial properties. Conclusion: Impacts to aesthetics are anticipated to be less than significant. Sources: General Plan and General Plan EIR, Hanford Municipal Code				
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING: The City of Hanford is located in the San Joaquin Valley. The California Division of Land Resource Protection designates this land as "Urban and Built-Up Land." "Urban and built-up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures"

The General Plan EIR analyzed the impacts of the City's urban growth on agricultural land and includes mitigation measures to reduce those impacts; however, impacts to agricultural lands remain significant and unavoidable. A Statement of Overriding Considerations was adopted for the impacts to agricultural lands.

Significance Criteria

The Project may result in significant impacts to agricultural resources if the project results in the removal of lands designated as prime farmland, unique farmland, or farmland of statewide importance by the Department of Conservation.

Checklist Discussion:

- No Impact – The proposed project is not located within an area listed as prime farmland, unique farmland, or farmland of statewide importance on the Department of Conservation website. The property is currently zoned and used for light industrial. No Impact - The project does not conflict with any agricultural zoning or any Williamson Act contracts. The project site is not under contract.
- No Impact - The project will not conflict with any forest or timberland zoning. The project does not contain and is not adjacent to any forest or timberland resources.
- No Impact – The project does not contain and is not adjacent to any forest or timberland resources.
- No Impact – The project will not result in changes to the existing environmental which will result in conversion of farmland to a non-farmland use. The project is located in an area that is served by all planned city services and infrastructure, and is surrounded by urban development. The project will not result in other surrounding properties converting from farmland or forest land.

Conclusion: The project will not convert prime agricultural land to a non-agricultural use and will not have any effect on agricultural or forest resources, therefore there is no impact.

Sources: General Plan and General Plan EIR

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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 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 than the National AAQS. Both California and the federal government have established health 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 (PM_{2.5}) and lead (Pb). These standards are designed to protect the health and welfare of the population.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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State and Federal Standards Table

POLLUTANT	AVERAGING TIME	FEDERAL STANDARD	STATE STANDARD
Ozone	1-Hour	-	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.03 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	-
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM10	Annual	-	20 ug/m3
	24-Hour	150 ug/m3	50 ug/m3
PM2.5	Annual	15 ug/m3	12 ug/m3
	24-Hour	35 ug/m3	-
Lead	30 Day Avg	-	1.5 ug/m3
	3 Month Avg	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>

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 AAQS through the 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 severe 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 ozone, PM10, and PM2.5 standards.

The City of Hanford is in the San 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 direct 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. Checklist Discussion a) Less than Significant Impact. 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. 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 no 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. With these measures the project will have a less than significant impact. b) Less than Significant Impact. The proposed project will result in short term construction related emission. The SJVAB currently exceeds existing air quality standards for ozone and PM10. The project will be subject to the rules and regulations of the SJVUAPCD adopted to reduce emissions, therefore the project impacts will be less than significant. c) Less than Significant Impact. See a and b above. d) Less than Significant Impact. The project is surrounding by existing commercial development and will not result in expose of sensitive receptors to substantial pollutant concentrations. e) Less than Significant Impact. The project will include uses typical of a light industrial center. Less than significant objections odors are anticipated to occur as part of the project. The applicant will be required to comply with regulations to the City Municipal Code and SJVUAPCD with regards to reducing odor impacts. Conclusion: The project will not create or result in any significant air quality impacts, with the incorporation of the standard City conditions of approval for compliance with the rules and regulations of the SJVUAPCD. Below are the conditions that the City of Hanford will address in the site plan approval letter: <u>Dust Control:</u> 1. That watering or dust control measures be provided during construction as directed by the City Engineer. 2. That the following dust control practices shall be implemented: Pre-construction:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph. That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust. That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times. That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undistributed and with a mulch covering. During Construction: After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods: That nonactive portions of the construction site be restricted from vehicular movement. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust. General Fugitive Dust: At all times, fugitive dust emissions should be controlled using the following procedures: That on site vehicle speed should be limited to 15 mph That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied. Ozone Precursors: At all times, ozone precursor emissions should be controlled by the following methods: That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications. Sources: Source: 2002 General Plan, General Plan EIR, San Joaquin Valley Air Pollution Control District GAMAQI, CalEEMod Model based on expanding and developing a 13,115 square feet of industrial facility for dairy production.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Attachment: EXHIBIT B: Initial Study/NEGATIVE DECLARATION (1282 : Variance No. 2015-04)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Environmental Setting The project site is currently developed and surrounded by existing industrial and commercial development. 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) No Impact. The site is surrounding by urban development and does not contain any natural areas that may be considered habitat. b) No Impact. This site is surrounded by industrial and commercial development and will not have any 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. There is no impact. c) No Impact. See b above. d) No Impact. This site is surrounded by industrial and commercial development and is an existing industrial facility and will not interfere with the movement of any native residents or migratory fish or wildlife species 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) No Impacts. The project would not conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other local regional or state habitat plans. Conclusion The project site is surrounded by industrial and commercial development and does not contain any natural features; therefore, there is no impact to biological resources. Sources: 2002 General Plan, General Plan EIR, California Department of Fish and Wildlife Early Consultation				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 sites are located in the project area or within a mile of the project. This project is not anticipated to impact any cultural resource, however, as a standard condition of approval for all construction sites, the City requires that should any disturbance of undiscovered archaeological or paleontological resources occur that construction activity cease immediately until a qualified archeologist be consulted and the finding properly investigated before construction may continue."

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significant 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. The industrial facility currently exists; however, if during construction any adverse change conflicting with historical resource as defined in 15064.5, must cease construction until a qualified archeologist is consulted and deems the project may continue.
- b) The project has not been deemed or caused a substantial adverse change in the significance of a historical resource as the site is not designated as a historical site.
- c) Less than Significant. The industrial facility currently exists; however, if during construction any adverse change conflicting with archeological resources pursuant to 15064.5 must cease construction until a qualified archeologist is consulted and deems the project may continue.
- d) Less than Significant. The industrial facility currently exists; however, if during construction any paleontological resources or unique geologic features are discovered, activities cease immediately until a qualified archeologists investigates the site before construction may continue.
- e) Less than Significant. The site has not been identified as containing areas of human remains. Project conditions of approval will include requirements 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.

Conclusion

The project would not create any significant impact to cultural resources.

Sources: 2002 General Plan, General Plan EIR

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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) No 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 industrial 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. Construction of the industrial development may require some earth movement resulting in disruption and compaction of soils. Soil erosion will be controlled through best management practices in accordance with City regulations. c) No Impact. The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. d) No Impact. The project will not expose people to expansive soils. e) No Impact. The City provides necessary sewer and water systems, which are already in place, for development. The project will not utilize septic or alternative disposal methods. Conclusion The project will not result in significant impacts to geophysical conditions. Sources: 2002 General Plan, General Plan EIR				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
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 project contribute to the cumulative effects of climate change by emitting GHG's 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 810% below 1990				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions. b. Less than Significant Impact. 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. 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. Conclusion 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, there impacts are determined to be less than significant. Sources: 2002 General Plan, Air Quality Element and Hanford 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 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. No signs of contamination or hazardous materials were identified on the site. All hazardous materials that may be used will require compliance with all applicable local, state and federal regulations.
- 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) No Impact. The project is not located within a quarter mile of a school; therefore, no impact.
- 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) Less than Significant. The airport is approximately 1.15 miles away from the proposed project and is within the height limitation and has been approved and operating as an industrial facility for some-time. Therefore, there is less than significant impact anticipated to occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) No Impact. The project site is not within a private airstrip. No impact is anticipated. g) No Impact. The project will not interfere with any adopted emergency response or evacuation plan therefore, there is no impact. h) No Impact. The project site is located in an area surrounded by urban uses and is not located adjacent to or in close proximity to wildland areas, therefore there is no impact.				
Conclusion The impact from hazards and hazardous materials are expected to be less than significant. Sources: California EPA, 2002 General Plan, General Plan EIR, Site Visit.				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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 tenants of the proposed retail space will be required to complete a "FORM A" or "FAT, OILS, and GREASE (FOG)" application when it comes time to submit for a Zoning and Safety Certificate of Occupancy. The form assists the City in estimating the amount and type of sewage to be generated by various industrial and commercial businesses. The purpose of the form is to identify potential sewage discharge problems ahead of time and to resolve problems as necessary. 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 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 substantial compliance with the new Federal 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Less than Significant Impact. 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. 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. c) Less than Significant Impact. The project would not alter the existing drainage of the site or area, including through the alteration of a stream or river or substantially increase that would result in substantial erosion or siltation on or off site. Therefore impacts are determined to be less than significant. d) Less than Significant Impact. The project would not alter the existing drainage pattern of the site or area, including through the alteration of a stream or river or substantially increase the rate or amount of surface runoff in a manner that will result in flooding. The existing storm drain system has been designed for the eventual development of the project site. Therefore impacts are determined to be less than significant. e) Less than Significant Impact. The proposed project would add surface runoff to the existing storm drainage system. The system has been designed to accommodate the runoff from the proposed project. The project has the potential to result in water degradation from construction related activities. Compliance with City regulations pertaining to erosion control and storm water quality management will reduce impacts to less than significant. f) Less than Significant Impact. See e above g) No Impact. The project does not include housing and is not 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) No Impact. 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. Conclusion The proposed project would result in less than significant impacts to hydrology and water quality resources. Sources: 2002 General Plan, General Plan EIR, FEMA, Arsenic Reduction Study.				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 project is consistent with the land use policies of the City, including the General Plan and Zoning Ordinance; therefore there are no impacts in this area.

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) No Impact. The project will not physically divide an established community.
- b) Less than Significant. The project is not consistent with the Municipal Code's requirement for setbacks. However, staff is supportive in a variance for the project and the appropriate findings in accordance with Section 17.64 have been made to support the recommendation of approval.
- 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 anticipates to have less than significant land use impacts.

Sources: 2002 General Plan, General Plan EIR, Land Use Map, Zoning Map, Municipal Code

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?	☐	☐	☐	☒
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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 on site; therefore, there is no impact. b) No Impact. There are not locally important resources on site; therefore, there is no impact.				
Conclusion There will be no impact to mineral resources. Sources: 2002 General Plan, General Plan EIR				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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. Industrial, 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

Land Use	Noise-Level Descriptor	Exterior Noise-Level Standard (Applicable at Property Line)		Interior Noise-level Standard	
		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_{eq}	50	45	40	35
	L_{max}	70	65	60	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 shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

L_{eq} = Noise Equivalent Level
 L_{max} = Maximum Noise Equivalent

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

- Less than Significant. The project may result in a temporary increase in noise as a result of construction activities; however, mitigation measures will be addressed in the approved site plan review approval letter such as: That construction equipment be muffled and construction activities be limited to the hours between 7 a.m. and 7 p.m. unless the construction is within the enclosed structure or approved by the Community Development Department, that noise from fixed mechanical equipment when measured at the property line meets the standard of the Hanford Noise Element, and That all on-site construction/mechanical equipment shall meet noise emission performance standards of the manufactures. , impacts are anticipated to be less than significant.
- Less than Significant. The project may result in a temporary increase in groundborne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant.
- Less than Significant. The project may result in an increase in permanent noise levels due to increased traffic, population and activity. Noise would be required to meet the noise-level performance standards required in the General Plan Hazards Element.
- 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 however, mitigation measures will be addressed in the approved site plan review approval letter such as: . That construction equipment be muffled and construction activities be limited to the hours between 7 a.m. and 7 p.m. unless the construction is within the enclosed structure or approved by the Community Development Department,

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
that noise from fixed mechanical equipment when measured at the property line meets the standard of the Hanford Noise Element, and That all on-site construction/mechanical equipment shall meet noise emission performance standards of the manufactures. Impacts are anticipated to be less than significant. e) Less than Significant. The project is approximately 1.15 miles away from airport and is not located within an airport land use plan. f) Less than Significant. The project is located within 1.15 miles of the Hanford Airport; therefore, is less than significant impact. Conclusion The project would create temporary construction noise, and conditions will be required to reduce noise impacts. Impacts are less than significant. Below is a list of mitigation that will be addressed in the site plan approval letter: Noise: 1) That construction equipment be muffled and construction activities be limited to the hours between 7 a.m. and 7 p.m. 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. 3) That all on-site construction/mechanical equipment shall meet noise emission performance standards of the manufactures. Sources: 2002 General Plan, General Plan 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 industrial project will not create a substantial population growth. The Hanford General Plan designates the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
project areas for industrial and commercial 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) No Impact. The project will not result in new jobs, therefore, the project will not induce population growth. b) No Impact. The project will not result in displacement of housing. c) No Impact. The project will not result in displacement of people. Conclusion The project will not result in impacts to population and housing. Sources: 2002 General Plan, General Plan EIR.				
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?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒
Environmental Setting The project would not result in the significant increase for demand of public services. The project is consistent with the Hanford General Plan and all infrastructure planning documents, therefore impacts in this area are anticipated to be less than significant. 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Less than Significant Impact. 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. b) Less than Significant Impact Police: The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated. c) No Impact. The project is an industrial development and not expected to impact school services. d) No Impact. The project is an industrial development and not expected to impact city parks. e) No Impact. The project would not impact any other public facilities. Conclusion The project will not result in significant impacts to public services. Sources: 2002 General Plan, General Plan EIR, Urban Water Management Plan, Storm Water Master Plan, Sewer Master Plan, Water Master Plan, Hanford Fire Department, Hanford Police Department, Hanford Public Works Department.				
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 Hanford General Plan designates the project area for industrial development. The impact of the industrial development on existing recreation opportunity is not anticipated to be significant. 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) No Impact The project would not increase the use of existing neighborhood and community parks. b) No Impact. The project will not result in the alteration or construction of new recreation facilities. Conclusion. No impact to recreation is anticipated to occur. Sources: 2002 General Plan, General Plan EIR.				
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?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 project is accessed by arterial (11th Avenue) and collector (5th Street) roadways as designated in the Hanford General Plan. The proposed project an existing cheese and cream production but requesting to relocated and modernize the facility by expanding and developing a 13,115 square feet. No impacts are anticipated and no additional mitigation measures are required.

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.

Checklist Discussion

All traffic improvements have been made to the existing facility.

- a) No Impact. The project currently exists. The proposal is just to relocated, modernize, and expand approximately 13,115 square feet. No impacts are anticipated.
- b) No Impact. The project currently exists and will not increase additional traffic.
- c) No Impact. The proposed project currently exists and is only adding approximately 13,115 square feet to the facility. There is no impact.
- d) No Impact. The location of drive access points are adequate and existing for the expansion of the proposed project and will meet City Engineering standards therefore, no impacts.
- e) No Impact. The project will not result in inadequate emergency access to the site. During construction any impacts to access will have to be approved by the City Engineer through the approval of a traffic control plan therefore, no impacts.
- f) No Impact. The project will not conflict with any adopted policies, plans or programs supporting alternative transportation therefore there is no impact.
- g) No Impact. The project will not result in a change in air-traffic patterns. The project will not substantially increase hazards due to a design feature or incompatible uses. The project will not result in inadequate emergency access. The project provides sufficient parking for cheese and cream production facility. The project will not conflict with adopted policies, plans or programs supporting alternative transportation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Conclusion The expansion of the existing project will not increase traffic volume to the area. There will be no increase in traffic and will not alter the conditions anticipated in the City General Plan. In addition, the project applicant will pay City impacts as a part of each building permit to further mitigate any impacts that may result from the expansion of the project. No impacts are anticipated. Sources: 2002 General Plan, General Plan EIR.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
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 project=s solid waste disposal needs?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Environmental Setting

The developed and expansion of the project area has been considered by the City of Hanford for industrial development. Gas is provided by Pacific Gas and Electric, electricity is provided by Southern California Edison, and water is provided by the City of Hanford. This area was reviewed in the context of the General Plan EIR and the 2005 Urban Water Management Plan (UWMP). The City wastewater treatment facility has a capacity of 8 million gallons per day, which is projected to be sufficient for the City's entire growth needs to the year 2020. The water demands associated with the city urbanized area have already been accounted for in the 2005 UWMP, and there should be no significant environmental impact from this project which has not already been addressed.

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) No Impact. Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined since this is a current and in use facility that it will not exceed wastewater treatments requirements. No impacts anticipated.
- b) No Impact. The project will not result in the need to construct new water or wastewater treatment facilities or expansion, therefore there is no impact.
- c) Less than Significant. The storm water drainage system has been constructed. The project will be required to connect to the existing system. The system has been designed to accommodate full build out of the area therefore impacts are less than significant.
- d) Less than Significant. The City of Hanford supplies water to areas within the City limits, including the project area. 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 proposed will be required to comply with all State and local regulations regarding water conservation measures and landscaping. Impact is less than significant.
- e) No Impact. The project will not require a determination by a wastewater agency.
- f) Less than Significant. According to the City Solid Waste Division, although there will be an increase in solid waste, there is adequate capacity to service the project therefore impacts are less than significant.
- g) No Impact. The project will be required to comply with all federal, state and local statutes regulating solid waste.

Conclusion Impacts to utilities and services are considered less than significant.

Sources: 2002 General Plan, General Plan EIR, Water Master Plan, Urban Water Management Plan, Storm

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Drain Master Plan, Sewer Master Plan.				
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?	☐	☐	☒	☐
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. Based on the analysis provided, the project would not result in any impacts relative to other current projects, or the effects of probable future projects. c) Less than Significant. Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.				

CUMULATIVE IMPACTS

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 build out of the City of Hanford General Plan.

Impact Analysis

Aesthetics

The proposed project is anticipated to be less than significant in significant cumulative impacts to visual resources.

Agriculture and Forest Resources

The proposed project would not substantially contribute to the conversion of agricultural land or forest land. The project is surrounded by urban development and there are no forest lands adjacent or near the proposed project.

Air Quality

The project will not result in cumulative short-term construction air quality impacts associated with increased emissions. Additionally, the project will not result in significant air quality impact to the region and would not result in increase to air quality impacts over and above those already evaluated in the 2002 General Plan for which a statement of overriding considerations was adopted for impacts to Air Quality. Cumulative impacts are less than significant.

Biological Resources

The project will not result in impacts to biological resources, therefore are no cumulative impacts to biological resources.

Cultural Resources

The project will not contribute to any impacts related to cultural or paleontological resources, therefore the project impacts are considered less than significant.

Geology and Soils

The project would not contribute to impacts from seismic hazards, therefore there would be no cumulative impacts.

Greenhouse Gas Emissions

The project would contribute to GHG emission, which is inherently cumulative issue. The emissions during construction would be short-term as a result of fossil fuel burning construction equipment. Since the impacts are short-term and the contribution to GHG emissions would be minor compared to the State's GHG emissions target of 427 MMTCO₂ eq by 2020, the construction related GHG emissions of the project would be considered less than significant cumulative impact.

The operational emission from the project would be indirect emissions from electricity usage. Compliance with current building code standards will assist in the reduction of energy use. The emissions are considered less than significant. The projects GHG emissions would not contribute significantly to global climate change and would not impede the State's ability to meet its GHG targets under AB32.

Hazards and Hazardous Materials

The project is not expected to have a significant impact as a result of hazards or hazardous materials therefore the project is expected to have a less than significant impact to cumulative hazards and hazardous materials impacts.

Hydrology/Water Quality

The proposed project would no contribute to cumulative surface water quality impacts associated with the construction and operational activities. As described in Section IX, the project would not substantial alter the direction of groundwater flows, or result in substantial changes in the quality of groundwater. The project would have a less than significant impact to water conditions.

Land Use and Planning

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. The project is not anticipated to result in substantial impacts to land use or planning.

Mineral Resources

The project is not anticipated to have any impacts to mineral resources; therefore, cumulative impacts are anticipated to have no impact.

Noise

The project could result in short term noise impacts as a result of construction. The impacts will not contribute to any cumulative noise issues; therefore, the impacts to noise are cumulatively less than significant.

Population and Housing

The project is being developed consistent with the General Plan, specifically the Land Use Element and Housing Element and will not have significant impacts to housing or population. The project will not result in impacts to population and housing.

Public Services

The project will not result in significant impact to public services; therefore, the cumulative impacts are considered less than significant.

Recreation

The project will not result in impacts to recreation; therefore, cumulative impacts are no impacts anticipated.

Transportation/Circulation

The project will not contribute to short-term or long-term traffic impacts or congestion. The expansion of the existing project will not increase traffic volume to the area. There will be no increase in traffic and will not alter the conditions anticipated in the City General Plan. The project will have no impact cumulative traffic and circulation conditions.

Utilities and Service Systems

The project would not have a significant cumulative impact on utilities and service demands; therefore, the impacts to utilities and service systems are less than significant.

Sources:

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Hanford Municipal Code (Hanford, California). (2002). *Hanford Municipal Code*. Retrieved from <http://qcode.us/codes/hanford/>

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United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009) as within Zone X, an area determined to be outside the 500-year flood plain; therefore, a less than significant impact is anticipated.

Final Regional Climate Action Plan (May 28, 2014)

CalEEMod Version 2013.2.2 Report prepared by the City of Hanford

RESOLUTION NO. 2016-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2015-04, A REQUEST TO DEVIATE FROM THE STANDARDS OF HANFORD MUNICIPAL CODE SECTION 17.30.120 TO ALLOW REDUCED SIDE AND REAR SETBACKS FOR THE REALIGNMENT EXPANSION OF A DAIRY-PRODUCTION MANUFACTURING PLANT IN THE “LI” LIGHT INDUSTRIAL ZONE DISTRICT.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on January 12, 2016, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on January 12, 2016, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.64.050 of the Hanford Municipal Code pertaining to Variance No. 2015-04, filed by **Marquez Brothers Int’l., Inc.**, a request to deviate from the standards of Hanford Municipal Code Section 17.30.120 to allow reduced side and rear setbacks for the realignment expansion of a dairy-production manufacturing plant located at 179 S. 11th Avenue (APN 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022); and

WHEREAS, the Planning Commission and staff have given careful consideration to this variance and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of January 12, 2016; and,

WHEREAS, in accordance with CEQA, an initial study was prepared for the proposed project and as a result of the environmental assessment Negative Declaration No. 2015-12 was prepared; 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 on January 12, 2016, the Planning Commission hereby is able to make the following findings as required by Section 17.64.060 of the Zoning Ordinance:

1. That there are special circumstances applicable to the property, such as size, shape, topography, location or surroundings are present that strict application of the Municipal Code deprives the property of privileges enjoyed by other properties in the vicinity under the identical land-use district classification:

ANALYSIS: The special circumstance applicable to the property is the location and surrounding properties. According to the Assessor's Office's records, the building was built in 1945. Since that time, the City has grown considerably, causing limited opportunity for expansion. Due to this special circumstance, in order to accommodate the growth and modernization of the facility, a reduction in the side and rear yard setbacks would be necessary.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land-use district and denied to the property for which the variance is sought:

ANALYSIS: According to the Assessor's Office's records, the building was built in 1945. Since that time, the City has grown considerably, causing limited opportunity for expansion. In order to accommodate the growth and modernization of the facility, granting the variance for the allowance of the reduction in the side- and rear-yard setbacks would be necessary.

3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land-use district in which the property is located:

ANALYSIS: That reducing the side and rear setback from 15 feet down to six feet and six inches will not create a safety hazard. This variance application has been reviewed by the various departments (Building, Fire, Planning, and Public Works). No evidence was cited that the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and "LI" Light Industrial Zone district.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located:

ANALYSIS: The existing facilities onsite do not currently meet the side nor rear setbacks for the "LI" Light Industrial Zone District. The proposal for expansion maintains the setbacks of the existing facility, which is six feet and six inches from the side and rear property lines. As an existing facility, already not meeting the required setbacks, this will not constitute a special privilege, as surrounding properties will not be further impacted.

5. That granting the variance does not allow a use or activity which is prohibited in the land use:

ANALYSIS: The manufacturing of dairy products is a permitted use in the “LI” Light Industrial Zone District. In the “LI” Light Industrial Zone District, the following is permitted, “Manufacturing, assembling, compounding, processing, packaging or treatment of such products as bakery goods, candy, dairy products, food products (including fruits and vegetables but not including fish and meat products, pickles, sauerkraut, vinegar or yeast, or refining or rendering of fats and oils)” (Hanford Municipal Code, Section 17.30.020 C. 10, 2002).

6. That granting the variance will not be inconsistent with the general plan;

ANALYSIS: This application has been reviewed in regard to Hanford’s General Plan, and it has been determined that reducing setbacks requirements does not conflict with the intent of the goals, policies, and objectives of the General Plan. The proposed project will comply with all other “LI” Light Industrial zoning requirements.

THEREFORE, BE IT RESOLVED that Variance No. 2015-04, a request to deviate from the standards of Hanford Municipal Code Section 17.30.120 to allow reduced side-and rear setbacks for the realignment expansion of a dairy-production manufacturing plant in the “LI” Light Industrial Zone District to 6 feet 6 inches located at 179 S. 11th Avenue (APN 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022), be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Department (559) 585-2580
Concerning questions that you may have on the conditions listed below:

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.

PLANNING DEPARTMENT

Contact Senior Planner: Melody N. Haigh (559) 585-2583
Concerning questions that you may have on the conditions listed below:

1. That approval of this project does not exempt compliance with all other applicable sections of the Zoning Ordinance, Building Code, Public Works Improvement Standards, fees, or other City ordinances.
2. 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.
3. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
4. That all other requirements and mitigation measures will be addressed in the site plan approval letter and will require compliance.
5. That the approval of this variance is to allow reduced side and rear setbacks for the realignment expansion of a dairy production manufacturing plant.
6. That all other development including signs, setbacks, and development must be approved through the Community Development Department.
7. That all conditions of approval for Site Plan Review No. 2015-13 shall also apply.

BUILDING DEPARTMENT

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

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

1. That all structures, electrical, plumbing and mechanical work will require a permit from the City of Hanford Building Department prior to any work being done.
2. That all work must conform to current Codes and Ordinances

EXPIRATION

That this Variance becomes null and void one year after the effective date of approval unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. The expiration date for the variance applies only to the setback variations. A one-year time extension may be granted by the Commission, if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 12th day of January 2016, by the following vote:

AYES: **COMMISSIONERS**
NOES: **COMMISSIONERS**
ABSTAIN: **COMMISSIONER**
ABSENT: **COMMISSIONER**

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 January 2016**.

Darlene R. Mata, Secretary



AGENDA STAFF REPORT

MEETING DATE: 1/12/2016	AGENDA SECTION: 2
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SUBJECT:

VARIANCE 2015-05, a request to deviate from the standards of the Municipal Code Section 17.44.030 B. to allow a monument sign for a multi-family apartment complex located in the "RM-3" Medium-Density Residential Zone District. The project is located at 545 Centennial Drive (APN 009-050-099 and APN 009-050-100)

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and adopt Resolution 2016-01 approving Variance No. 2015-05.

RECOMMENDED MOTION

1. I move to adopt Resolution 2016-01 approving Variance No. 2015-05.

PROJECT DESCRIPTION

The project is a request for a variance by Pacific West Communities, Inc. to deviate from the standards of the Municipal Code Section 17.44.030 B., in order to construct a monument sign for a newly developed apartment complex, Centennial Place. The monument sign will be located on Centennial Drive (facing north/south).

The applicant requests the following signage, as shown in **Exhibit A** to be located as shown in **Exhibit B**.

BACKGROUND INFORMATION

The project site is designated by the General Plan as Medium-Density Residential and is zoned “RM-3” Medium-Density Residential. Site Plan Review 2013-10 was approved for the property on September 4, 2014. The apartment complex is currently under construction. The site plan approved the construction of 176 apartment units. The approved site plan is attached as **Exhibit C**.

PROJECT EVALUATION

The Municipal Code Section 17.44 Signs and Outdoor Advertising Structures permits the following:

17.44.030 Signs in the UR, AG, R, RM and OR Districts.

Signs shall be permitted in the UR, AG, R, RM, and OR districts as follows:

- B. Identification Signs. In the RM and OR districts only one identification sign, not internally illuminated, located flat against a wall and not projecting above the roofline with a single surface area of not more than sixteen (16) square feet, identifying a permitted or conditional use conducted on the site. In the OR district only, in lieu of the wall sign, a monument sign not exceeding sixteen (16) square feet per face and four feet tall and set back five feet from the front property line may be permitted.

The signage proposed conflicts with Section 17.44.030 B, by proposing a monument sign outside of the “OR” Office Residential Zone District; monument signs are not permitted within the “RM-3” Medium-Density Residential Zone District.

According to the Municipal Code, Section 17.44.130, Modification of regulations, “Notwithstanding other provisions of this chapter, the planning commission through the Variance provisions of this title shall have the authority to approve, deny, or modify a sign proposed inconsistent with the provisions of this chapter.”

The monument sign proposed is four-feet tall by nine-and-three-fourths feet wide, at its maximum extremities, totaling 32.20 sq. ft., which provides identification of the apartment complex off of Centennial Drive. The Municipal Code does not specify a maximum allowable sign area for monument signs in the “RM-3” Medium-Density Residential Zone District, as monument signs are prohibited in the District. The sign will be setback five feet and five inches from the public right-of-way. The Municipal Code does not specify a minimum setback requirement in the “RM-3” Zone District, as monument signs are prohibited in the District.

Project Design:

Area	11.90 acres
Width	962 ft. (maximum width)

Depth	758.94 ft deep (maximum depth)
Street Frontage	777.29 ft along Centennial Drive
Sign Setback	5'5" from right-of-way

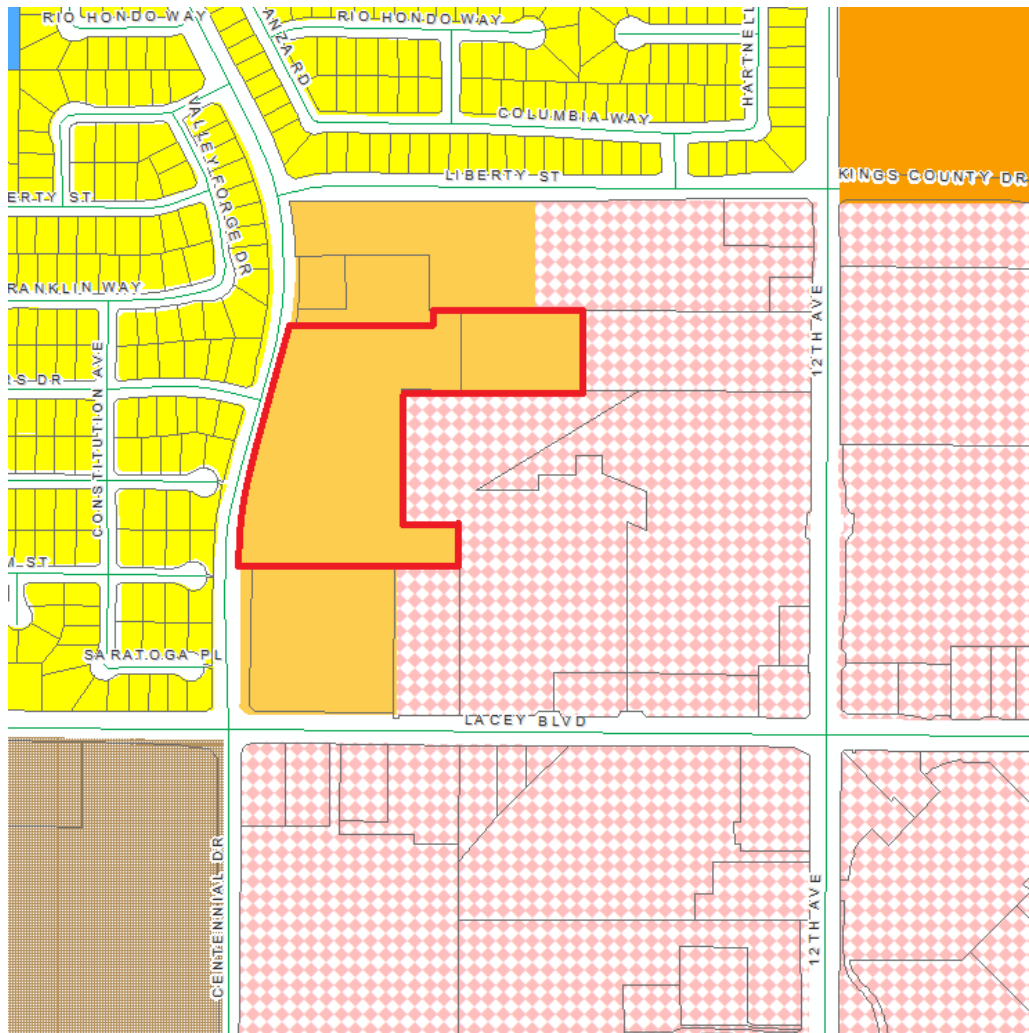
Figure 1: Land Use (Under Construction)

Figure



2:

Zoning ("RM-3" Medium-Density Residential)



FINDINGS FOR APPROVAL

Pursuant to Section 17.64.060 of the Hanford Municipal Code, six findings must be made before approval of the variance application.

Section 17.64.060

Development Regulations. The Planning Commission may grant a variance to the development regulations identified in this chapter as the variance was applied for or in modified form if, based upon the application and the evidence submitted at the public hearing, the Planning Commission makes all of the following findings:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

ANALYSIS: The Municipal Code does not permit a monument sign for any property located in the “RM-3” Medium-Density Residential Zone District. Staff has determined the large scale of this project to be a special circumstance. Due to the large scale of this project, signage is critical for site identification. Additionally, there are numerous multi-family residential projects that have monument signs including: The Remington, Heritage Park, Edgewater Isle, River Oaks, Cedarbrook, Windgate Village, King’s Garden, Casa del Rio, Lacey West, Tierra Vista, and Amberwood Apartments. See attached **Exhibit D** for existing signs for multi-family projects.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land-use district and denied to the property for which the variance is sought;

ANALYSIS: The Municipal Code does not permit monument signage for the “RM-3” Medium-Density Residential Zone District. The Municipal Code does state the following is permitted, “Identification Signs. In the RM and OR districts only one identification sign, not internally illuminated, located flat against a wall and not projecting above the roofline with a single surface area of not more than sixteen (16) square feet, identifying a permitted or conditional use conducted on the site. In the OR district only, in lieu of the wall sign, a monument sign not exceeding sixteen (16) square feet per face and four feet tall and set back five feet from the front property line may be permitted” (Hanford Municipal Code, Section 17.40.030, 2002). Staff has evaluated the proposed sign and has determined it is necessary for site identification from the street. Additionally, several large-scale apartment complexes throughout the City have monument signs, including some properties with multiple monument signs. Multi-family residential projects with monument signs include: The Remington, Heritage Park, Edgewater Isle, River Oaks, Cedarbrook, Windgate Village, King’s Garden, Casa del Rio, Lacey West, Tierra Vista, and Amberwood Apartments. See **Exhibit D** for existing signs for multi-family projects.

3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land-use district in which the property is located;

ANALYSIS: There is no evidence to support that approval of the sign variance would be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity. On the contrary, adequate signage may assist individuals in reaching their destination without missing their entrance and having to turn back around, thus reducing vehicle miles traveled.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land-use district in which such property is located;

ANALYSIS: The Municipal Code does not permit monument signage for the “RM-3” Medium-Density Residential Zone District. The Municipal Code does state the following

is permitted “Identification Signs. In the RM and OR districts only one identification sign, not internally illuminated, located flat against a wall and not projecting above the roofline with a single surface area of not more than sixteen (16) square feet, identifying a permitted or conditional use conducted on the site. In the OR district only, in lieu of the wall sign, a monument sign not exceeding sixteen (16) square feet per face and four feet tall and set back five feet from the front property line may be permitted” (Hanford Municipal Code, Section 17.40.030, 2002). Staff has evaluated the proposed sign and has determined it is necessary for site identification from the street. Additionally, granting this variance will not constitute a special privilege, as several large-scale apartment complexes throughout the City have monument signs, including some properties with multiple monument signs. Multi-family residential projects with monument signs include: The Remington, Heritage Park, Edgewater Isle, River Oaks, Cedarbrook, Windgate Village, King’s Garden, Casa del Rio, Lacey West, Tierra Vista, and Amberwood Apartments. See **Exhibit D** for existing signs for multi-family projects.

5. That granting the variance does not allow a use or activity which is prohibited in the land-use district where the property is located;

ANALYSIS: Multi-family dwellings are a permitted use in the “RM-3” Medium-Density Residential Zone District.

6. That granting the variance will not be inconsistent with the General Plan.

ANALYSIS: This application has been reviewed in regards to Hanford’s General Plan and it has been determined that the additional signage does not conflict with the intent of the goals, policies and objectives of the General Plan. The sign proposed will assist in directing traffic and pedestrians to the site in a safe manner.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15311(a), “Accessory Structures”, of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA, attached as **Exhibit E**.

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on December 30, 2015 and mailed to property owners within 500 ft. of the project site on that same date. The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution 2016-01.

Staff recommends approval of Variance 2015-05 subject to the conditions included in Resolution 2016-01.

FISCAL IMPACT:

ATTACHMENTS:

RESOLUTION NO 2016-01

EXHIBIT A - PROPOSED SIGNAGE

EXHIBIT B - SIGN LOCATION

EXHIBIT C - APPROVED SITE PLAN REVIEW 2013-10

EXHIBIT D - MULTI-FAMILY RESIDENTIAL SIGNAGE

EXHIBIT E - NOTICE OF EXEMPTION

RESOLUTION NO. 2016-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VARIANCE NO. 2015-05 A REQUEST TO DEVIATE FROM THE STANDARDS OF THE MUNICIPAL CODE SECTION 17.44.030 TO ALLOW A MONUMENT SIGN FOR A MULTI-FAMILY RESIDENTIAL COMPLEX IN THE “RM- 3” MEDIUM-DENSITY RESIDENTIAL ZONE DISTRICT

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on January 12, 2016, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on January 12, 2016, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 17.64.050 of the Hanford Municipal Code, pertaining to Variance No. 2015-05 a request by Pacific West Communities, Inc. to deviate from the standards of the Municipal Code Section 17.44.030 to allow a monument sign for a multi-family residential complex in the “RM-3” Medium-Density Residential Zone District. The project is located at 545 Centennial Blvd (APN 009-030-099 and 009-050-100); and

WHEREAS, the Planning Commission and staff have given careful consideration to this variance and have made recommendations thereon; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of January 12, 2016; and,

WHEREAS, Section 15311(a) of the California Environmental Quality Act (CEQA) Guidelines categorically exempts “Accessory Structures,” such as signs from Environmental Review; 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 on January 12, 2016, the Planning Commission hereby is able to make the following findings as required by Section 17.64.060 of the Zoning Ordinance:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings such that the strict application deprives such property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

ANALYSIS: The Municipal Code does not permit a monument sign for any property located in the “RM-3” Medium-Density Residential Zone District. Staff has determined the large scale of this project to be a special circumstance.

Due to the large scale of this project, signage is critical for site identification. Additionally, there are numerous multi-family residential projects that have monument signs including: The Remington, Heritage Park, Edgewater Isle, River Oaks, Cedarbrook, Windgate Village, King's Garden, Casa del Rio, Lacey West, Tierra Vista, and Amberwood Apartments. See attached **Exhibit C** for existing signs for multi-family projects.

2. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and land-use district and denied to the property for which the variance is sought;

ANALYSIS: The Municipal Code does not permit monument signage for the "RM-3" Medium-Density Residential Zone District. The Municipal Code does state the following is permitted, "Identification Signs. In the RM and OR districts only one identification sign, not internally illuminated, located flat against a wall and not projecting above the roofline with a single surface area of not more than sixteen (16) square feet, identifying a permitted or conditional use conducted on the site. In the OR district only, in lieu of the wall sign, a monument sign not exceeding sixteen (16) square feet per face and four feet tall and set back five feet from the front property line may be permitted" (Hanford Municipal Code, Section 17.40.030, 2002). Staff has evaluated the proposed sign and has determined it is necessary for site identification from the street. Additionally, several large-scale apartment complexes throughout the City have monument signs, including some properties with multiple monument signs. Multi-family residential projects with monument signs include: The Remington, Heritage Park, Edgewater Isle, River Oaks, Cedarbrook, Windgate Village, King's Garden, Casa del Rio, Lacey West, Tierra Vista, and Amberwood Apartments. See **Exhibit C** for existing signs for multi-family projects.

3. That granting the variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land-use district in which the property is located;

ANALYSIS: There is no evidence to support that approval of the sign variance would be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity. On the contrary, adequate signage may assist individuals in reaching their destination without missing their entrance and having to turn back around, thus reducing vehicle miles traveled.

4. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land-use district in which such property is located;

ANALYSIS: The Municipal Code does not permit monument signage for the “RM-3” Medium-Density Residential Zone District. The Municipal Code does state the following is permitted “Identification Signs. In the RM and OR districts only one identification sign, not internally illuminated, located flat against a wall and not projecting above the roofline with a single surface area of not more than sixteen (16) square feet, identifying a permitted or conditional use conducted on the site. In the OR district only, in lieu of the wall sign, a monument sign not exceeding sixteen (16) square feet per face and four feet tall and set back five feet from the front property line may be permitted” (Hanford Municipal Code, Section 17.40.030, 2002). Staff has evaluated the proposed sign and has determined it is necessary for site identification from the street. Additionally, granting this variance will not constitute a special privilege, as several large-scale apartment complexes throughout the City have monument signs, including some properties with multiple monument signs. Multi-family residential projects with monument signs include: The Remington, Heritage Park, Edgewater Isle, River Oaks, Cedarbrook, Windgate Village, King’s Garden, Casa del Rio, Lacey West, Tierra Vista, and Amberwood Apartments. See **Exhibit C** for existing signs for multi-family projects.

5. That granting the variance does not allow a use or activity which is prohibited in the land-use district where the property is located;

ANALYSIS: Multi-family dwellings are a permitted use in the “RM-3” Medium-Density Residential Zone District.

6. That granting the variance will not be inconsistent with the General Plan.

ANALYSIS: This application has been reviewed in regards to Hanford’s General Plan and it has been determined that the additional signage does not conflict with the intent of the goals, policies and objectives of the General Plan. The sign proposed will assist in directing traffic and pedestrians to the site in a safe manner.

THEREFORE, BE IT RESOLVED that Variance No. 2015-05, a variance to deviate from the standards of the Municipal Code Section 17.44.030 to allow a monument sign for a multi-family residential complex located in the “RM-3” Medium-Density Residential Zone District, as shown in Exhibit “A”, be approved according to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Department (559) 585-2580
 Concerning questions that you may have on the conditions listed below:

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.

PLANNING DEPARTMENT

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

1. That approval of this project does not exempt compliance with all other applicable sections of the Zoning Ordinance, Building Code, Public Works Improvement Standards, fees, or other City ordinances.
2. 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.
3. That the applicant submits an application for a sign permit to the Community Development Department for approval.

4. That no additional signage may be permitted for the development.

BUILDING DEPARTMENT

Contact Building Official: Tom Webb (559) 585-2584
 Concerning questions that you may have on the conditions listed below:

1. That all signs and electrical work will require a permit from the City of Hanford Building Department prior to any work being done.
2. That all work must conform to current Codes and Ordinances

EXPIRATION

That this Variance becomes null and void one year after the effective date of approval, unless a building permit is issued by the building official and construction is commenced and diligently pursued toward the completion of the project. The expiration date for the variance applies only to the sign approved. A one-year time extension may be granted by the Commission, if a written request and fee are received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 12th day of January 2016, 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 January 2016**.

Darlene R. Mata, Secretary



PHONE (559) 478-6314
5850 E. Shields #104
FRESNO, CA. 93727
FAX (559) 345-0903

EMAIL: admiralsignsinc@gmail.com

Date: 8-19-15 Drawn By: FREDDIE

Artwork & Quote For:

DANIEL

Job Name & Location:

File:



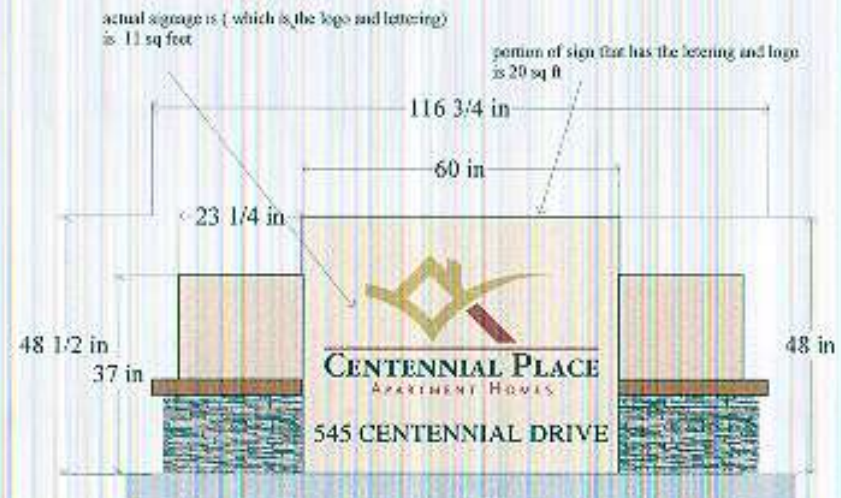
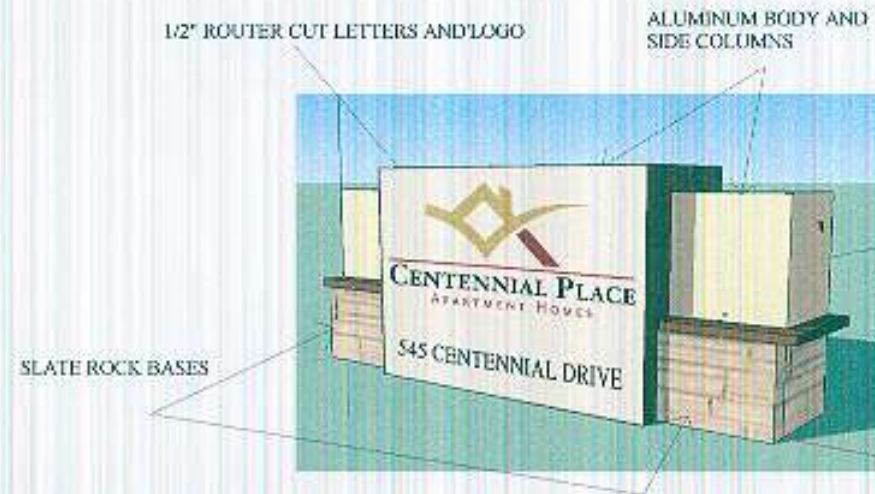
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Written Consent.

MONUMENT SIGN

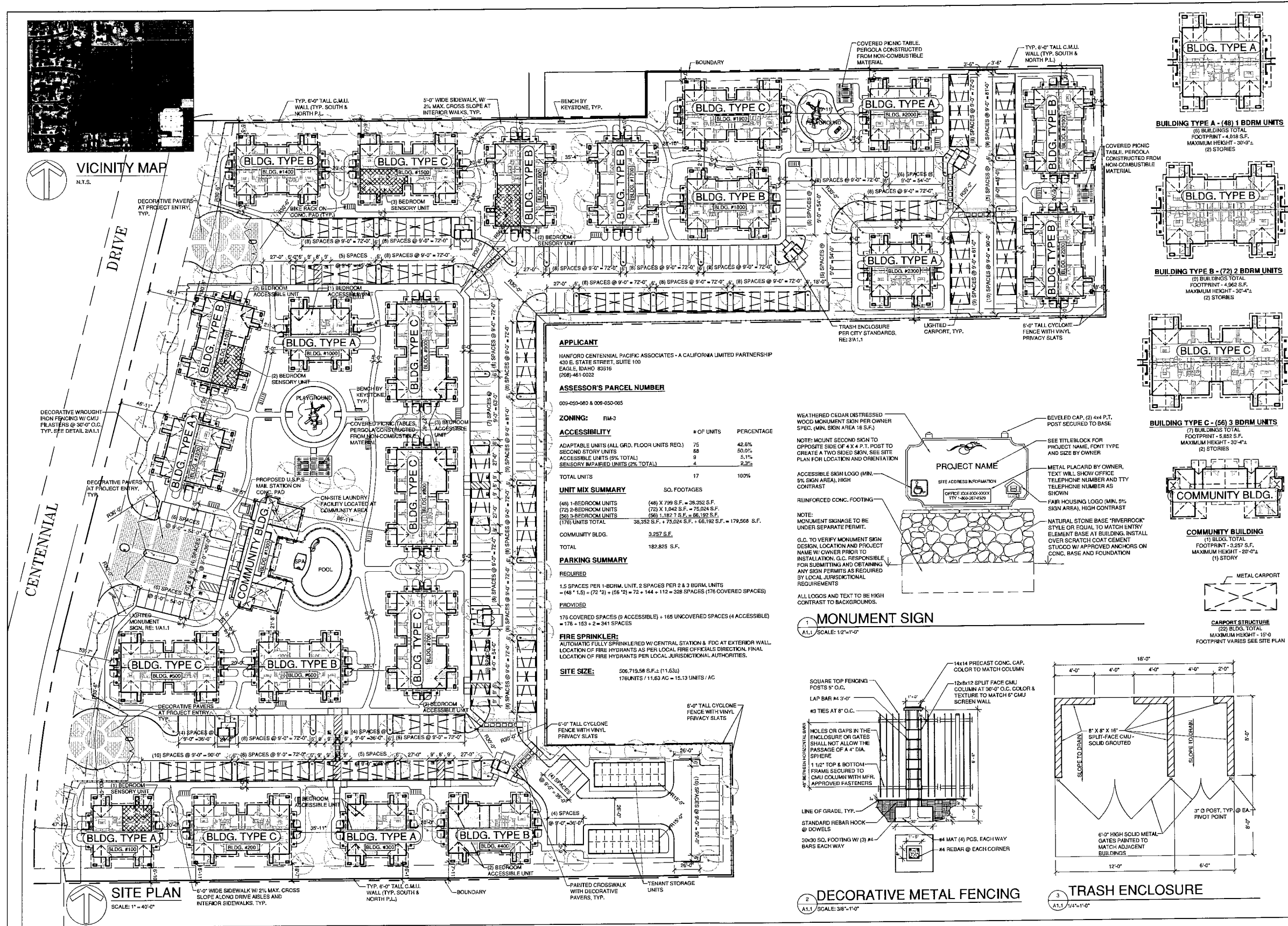
SPECIFICATIONS:

Artwork Proof



Approval: _____ Date: _____

This Drawing is correct is size & style in which it is intended for fabrication:



REVISIONS

NO.	DATE	DESCRIPTION
2/22/13		
05/08/08		
05/12/22		

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Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
Fax (208) 461-3387

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.A. - UTAH - WASHINGTON - WYOMING

HANFORD, CA

CENTENNIAL DRIVE

PROJECT

CENTENNIAL PLACE

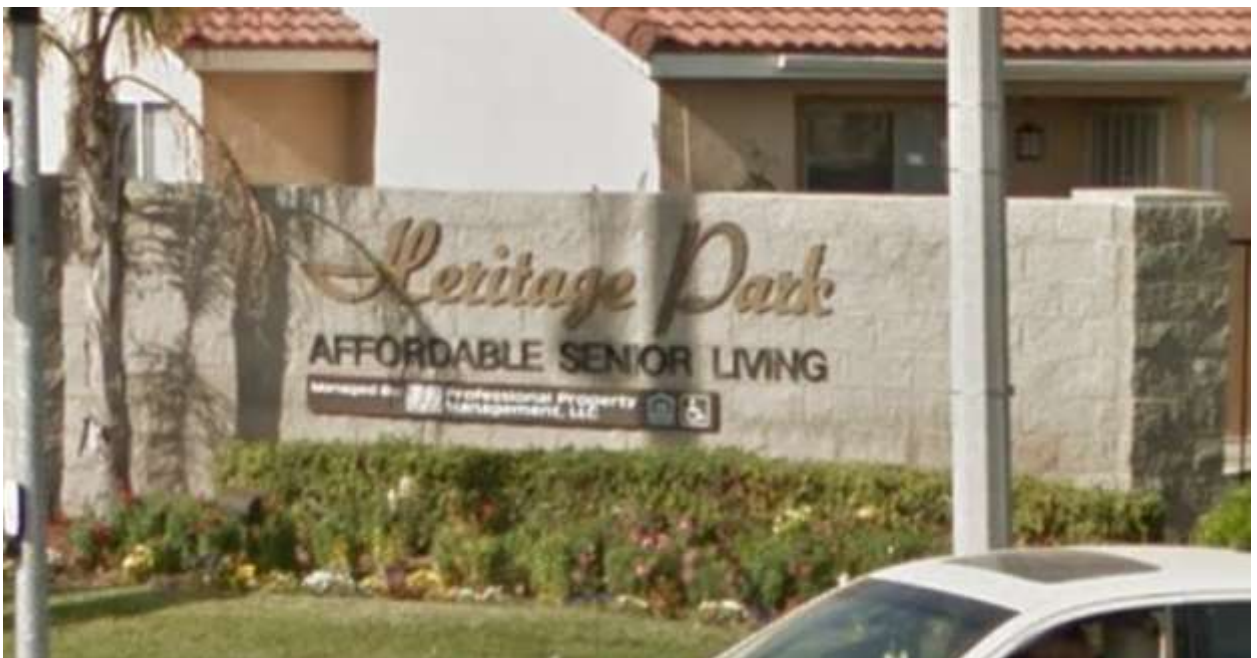
A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION

The Remington



Heritage Park:



Edge Water Isle





River Oaks:



Attachment: EXHIBIT D - MULTI-FAMILY RESIDENTIAL SIGNAGE (1268 : Variance 2015-05)

Windgate Village:



King's Garden:



Casa del Rio:



Lacey West:



Tierra Vista:



Amberwood:



Attachment: EXHIBIT D - MULTI-FAMILY RESIDENTIAL SIGNAGE (1268 : Variance 2015-05)

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

Project Title: VAR 2015-05

Project Location – Specific: 545 Centennial Drive (APN 009-050-099 and 090-050-100)

Project Location – City: Hanford Project Location – County: Kings County

Description of Nature, Purpose and Beneficiaries of Project: a request to deviate from the standards of the Municipal Code Section 17.44.030 to allow a monument sign for a multi-family apartment complex located in the “Rm-3” Medium-Density Residential Zone District.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: Pacific West Communities, Inc.

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: 15311, Accessory Structures
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

(a) The project consists of construction, or placement of an on-premise sign

Lead Agency

Contact Person: Gabrielle de Silva Area Code/ Telephone: (559) 585-2578

Signature: _____ Date: January 12, 2016 Title: Assistant Planner

- ☒ Signed by Lead Agency Date received for filing at OPR: _____
- ☐ Signed by Applicant

Attachment: EXHIBIT E - NOTICE OF EXEMPTION (1268 : Variance 2015-05)