

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 8, 2016

CALL TO ORDER

ROLL CALL

FLAG SALUTE

INVOCATION

Pastor Gene Pensiero, Calvary Chapel

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of Minutes of the February 23, 2016 Meeting

PUBLIC HEARING

Prezone No. 2015-02, a request to pre-zone 21.69 acres “R-1-12” Very Low-Density Residential and 29.88 acres “R-1-6” Low-Density Residential. Annexation/Reorganization No. 151, a finding of consistency that the proposed 51.58 acre annexation/reorganization is consistent with the Hanford General Plan. The project is located north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, and west of Centennial Drive (APN 009-030-145 and 009-030-147).

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: 3/8/2016	AGENDA SECTION:
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SUBJECT:

Approval of Minutes of the February 23, 2016 Meeting

RECOMMENDATION:

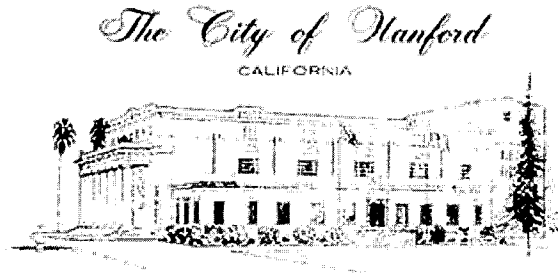
Approve minutes of the February 23, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

PC Minutes 2-23-16 (2)



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, February 23, 2016

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	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

FLAG SALUTE

The flag salute was led by Chairperson HAM.

INVOCATION

Pastor Cynthia Stateman, Hanford United Methodist Church

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.*

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.

Approval of Minutes of the January 26, 2016 Meeting

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

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

PUBLIC HEARING

- 1. Tentative Parcel Map 2015-04, a proposal to divide a 41,470 sq. ft. property into two parcels (Parcel A: 16,282 sq. ft. and Parcel B: 25,188 sq. ft.) in the "CC" Community Commercial Zone District. The property is located at 505 and 545 W. Sixth Street (APN 012-070-034).**

Motion by Commissioner JOHNSTON, seconded by Commissioner PADEN, to continue this item to April 12, 2016. Motion carried by the following roll call vote:

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

- 2. Tentative Parcel Map 2015-05, a proposal to divide a 5.1-acre property into three parcels (Parcel A: 1.61 acres; Parcel B: 1.65 acres; Parcel C: 1.85 acres) in the "SC" Service Commercial Zone District. The project is located at the northeast intersection of Glendale Avenue and Aquifer Drive (APN 011-030-011).**

Chairperson HAM opened the Public Hearing at 7:08 p.m. and called for the Staff Report. Assistant Planner de Silva presented the Staff Report and recommended approval.

Following questions of staff, Chairperson HAM opened Public Comment. There being no Public Comments and no Commission Discussion, he then closed the Public Hearing at 7:17 p.m. and called for a motion.

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, to adopt Resolution 2016-06 approving Tentative Parcel Map 2015-05. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata was absent, and Senior Planner Haigh had no comments.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON shared that he will be attending the League of California Cities' Planning Commissioners Academy in San Ramon, March 2-4, 2016. He offered to take to the Q-and-A breakout session any questions that the other commissioners might have, if they would like to email those questions to him.

Chairperson HAM noted that the Commissioners' Form 700's are due soon. He also mentioned that mandatory training is coming up; however, he requested that a Saturday session be provided for those who work during the day.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:23 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 3/8/2016	AGENDA SECTION:
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SUBJECT:

Prezone No. 2015-02, a request to pre-zone 21.69 acres “R-1-12” Very Low-Density Residential and 29.88 acres “R-1-6” Low-Density Residential. Annexation/Reorganization No. 151, a finding of consistency that the proposed 51.58 acre annexation/reorganization is consistent with the Hanford General Plan. The project is located north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, and west of Centennial Drive (APN 009-030-145 and 009-030-147).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2015-11 for the project to the City Council.
2. Adopt Resolution 2016-07 recommending approval of Prezone No. 2015-02 to the City Council.
3. Find that the proposed Annexation/Reorganization No. 151 is consistent with the Hanford General Plan Policy LU 24.1, LU 25.2, and LU 25.6 based on the following findings:
 - a. The annexation supports Kings County General Plan objectives and policies which require new residential development to be contiguous to urban development and to annex to the City.
 - b. The proposed annexation site is within the City’s Sphere of Influence in the General Plan and planned for inclusion into the City limits.
 - c. The annexation will ensure that any future development within the project area will be developed to City standards.

- d. The project's rezoning is consistent with the designation of Very Low Density along the east side of 13th Avenue as a 1/8th mile buffer between agricultural uses and the urban area of the City.
4. Forward Annexation/Reorganization No. 151 to the City Council with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

RECOMMENDED MOTION

1. I move that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2015-11 for the project to the City Council.
2. I move to adopt Resolution No. 2016-07 recommending approval of Pre-zone No. 2015-02 to the City Council.
3. I move to find that Annexation/Reorganization No. 151 is consistent with the General Plan Policy LU 24.1, LU 25.2, and LU 25.6.
4. I move to find that Annexation/Reorganization No. 151 consisting of an annexation of 51.58 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District is consistent with the Hanford General Plan and an application be made to LAFCO of Kings County.

PROJECT DESCRIPTION

The project is a request to annex 51.58 acres and prezone 21.69 acres as "R-1-12" Very Low-Density Residential and 29.88 acres as "R-1-6" Low-Density Residential in accordance with the General Plan. The project also requires detachment of the project area from the Kings River Conservation District and the Excelsior-Kings River Conservation District. The property is located north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, and west of Centennial Drive (APN 009-030-145 and 009-030-147).

Because the project involves a simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District, the proposal is also considered a reorganization, rather than solely an annexation, by Kings County LAFCO.

See proposed Annexation/Reorganization No. 151, attached as **Exhibit A**.

See proposed Prezone No. 2015-02, attached as **Exhibit B**.

Existing Land Use:

The majority of the annexation area, APN 009-030-147, is vacant, disturbed land comprised of 49.61 acres. The property located at APN 009-030-145 is a large-lot, single-family residential property developed in the County, comprised of two acres.

Figure 1: Land Use

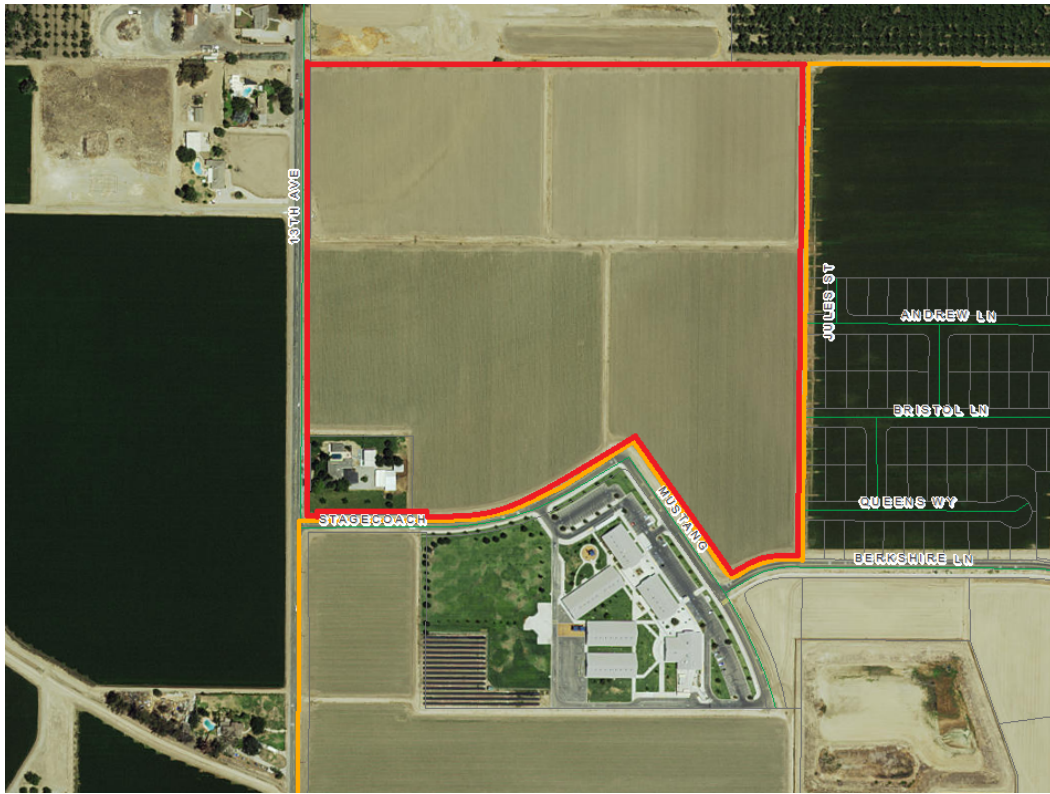
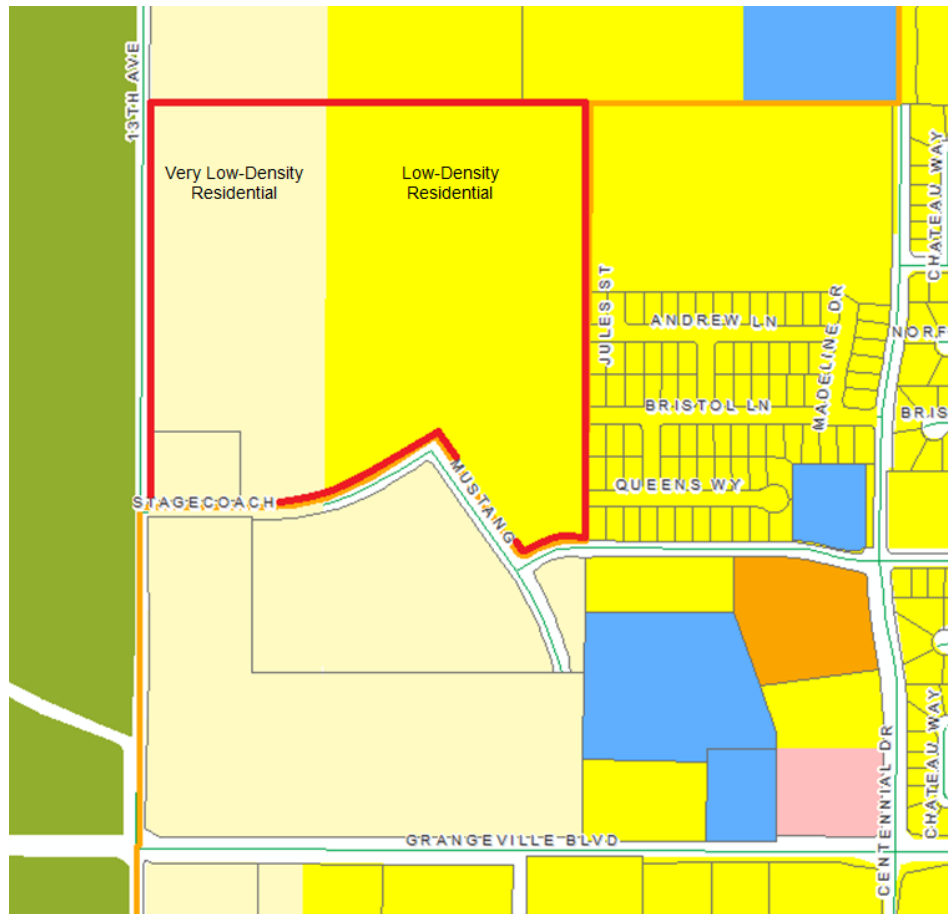


Figure 2: General Plan Designation



BACKGROUND INFORMATION

General Plan Designation and County Zoning:

The General Plan designates the project area as Very Low- and Low-Density Residential. Along the western boundary, 13th Avenue, the General Plan designates a 1/8th-mile buffer along the entire project area as Very-Low Density Residential. Both properties, APN 009-030-145 and -147, are within Kings County’s jurisdiction and are zoned “AL-10” Limited Agricultural-10 District. The applicant is requesting to prezone 21.69 acres as “R-1-12” Very Low-Density Residential and 29.88 acres as “R-1-6” Low-Density Residential, in accordance with the General Plan.

Adjacent Land Use and Zoning:

	Land Use	Zoning	General Plan Designation
North:	Agriculture	County AL-10	Very Low- and Low-Density Residential
South:	School (Frontier Elementary)	R-1-12	Very Low-Density Residential
East:	Vacant (future residential)	R-1-6	Low-Density Residential

West:	Agriculture	County AL-10	Agriculture
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BACKGROUND INFORMATION

In their original submittal, the applicant, Cal Clark Farms, requested to only annex the 49.61-acre property located at APN 009-030-147. However, in a pre-meeting with Kings County Local Agency Formation Commission (LAFCO), LAFCO recommended the request for annexation be revised to include APN 009-030-145, the two-acre residential property, since the property would be substantially surrounded on three sides by City property, thus creating a peninsula.

The applicant revised the requested annexation to include APN 009-030-145. The property owners and registered voters residing at the property do not consent to the annexation. Without 100% consent from the property owners in the area, it will be necessary for LAFCO to hold a protest hearing.

Boarding of Animals

The property owner located at 009-030-145 is opposed to annexing into the City limits because it would change the limitations for animals permitted on the property. It has been determined by the Community Development Department that the keeping of animals, in accordance with the Kings County Development Code, will be grandfathered in upon annexation. If approved by the Local Agency Formation Commission of Kings County (LAFCO), upon annexation of the property 8751 13th Avenue (APN 009-030-145) into the City of Hanford, the boarding of animals in accordance with the standards of the Kings County Development Code applicable to the AL-10 District, shall be a continued right for the property.

Per the standards of the Kings County Development Code, the following is permitted in AL-10 zone district in regard to animals:

- Animal keeping: Raising of small animals, including birds, mammals, and reptiles for noncommercial purposes, not exceeding 50 animals and their immature offspring.
- Poultry raising or keeping, not to exceed 500 chickens and 50 turkeys.
- Livestock keeping and raising limited to two animal units and their immature offspring *for each acre of land devoted to their care.*
 - Animal Unit, as defined by the Kings County Development Code Section 25, Definitions, means “one mature horse or cow or as many animals as consume an equivalent amount of feed as a mature horse or cow. Some animal equivalents are shown in Table 25-2 below:

Table 25-2 Animal Unit Equivalency				
<u>Type of Animal</u>	<u>Age</u>	<u>Average weight (lb.)</u>	<u>Average lb. TDN/day</u>	<u>Animal Unit* (AU)</u>
Beef Cattle:				
Beef cow	Mature			1.00
Cows - nursing part of yr.	2+ years old	1,000	13.2	1.00
Bulls	2+ years old	1,200	13.2	1.00
Yearling steers, bulls, heifers	1 – 2 years old	627	9.9	0.75
Calves and weaners	3 mo.-1 year old	354	6.6	0.35
Steers 2 yrs. and older	2+ years old	930	13.2	1.00
Dairy Cows: Multiply Dairy Cow Breed Factor (i.e., Jersey 1.0, Guernsey 1.2, and Holstein 1.4) by Animal Units.				
Milking Cows				1.00
Dry dairy cows & bred heifers				0.80
Bulls	Mature	1,200	13.2	1.00
Heifers	1 year-breeding			0.73
Calves	3 mo.-1 year old			0.35
Baby Calves	less than 3 mo.old			0.21
Bulls	3 mo.-1 yr. old			0.40
Goats and sheep:				
Sheep	Mature	175		0.20
Goats	Mature	160		0.20
Rams	Adult	300		0.35
Bucks	Adult	250		0.25
Lambs and kids		80		0.15
Hogs:				
Sows and boars	Mature			0.50
Piglets or weaners				0.10
Piglets or weaners				0.25
Horse	Mature			1.00

The following will appear in the resolution for the prezone and annexation of the property:

1. The property located at 8751 13th Avenue (APN 009-030-145) shall retain the right to possess animals in accordance with the standards of the Kings County Development Code for the AL-10 Zone District; provided, however, that any future subdivision of the property would result in the relinquishment of this right. Upon annexation of the property, the use shall be considered legally existing non-conforming and will be subject to the provisions of Section 17.54.100 for nonconforming uses and structures.

Utilities/Public Services:

The private utility companies have been contacted for comments concerning this project, and no comments have been received. City, County, and State agencies have also reviewed the proposal. Services such as water, storm drain, sewer, fire and police can be provided to the annexation territory, in accordance with the General Plan and Sewer Master Plan. A Plan for Services has been prepared for the annexation and is attached as **Exhibit C**. New streets and other infrastructure will be provided when a physical project is proposed for the site. A traffic study may be required when future development proposal is submitted. The project site is within the Pioneer Union Elementary School District and the Hanford Joint High School District. The districts have adopted development impact fees for school impacts caused from new development. New development generates additional students and needs for the school districts to accommodate those new students with facilities; the physical development of the annexed area

would be required to pay school impact fees.

Land Owners and Values:

OWNER	APN	REGISTERED VOTERS	ACRES	ASSESSED VALUE
Wisecarver	009-030-145	4	2.00	\$ 313,542
Cal Clark Farms	009-030-147	0	49.61	\$ 539,059

Note:

An area is considered uninhabited if there is less than 12 registered voters within the annexation area. With four registered voters, this is considered an uninhabited annexation. If there are property owners who do not consent to the annexation, there is an opportunity for them to protest the property being included in the annexation. They can do this by submitting a written protest prior to the LAFCO hearing to state their opposition. Since this is not a 100% consent annexation, LAFCO will be the Conducting Authority for the protest hearing. LAFCO is the governing body with the ultimate authority to make the determination of whether a property will be annexed.

PROJECT EVALUATION

The project request is only for the annexation of the property into the City of Hanford, detachment from the Kings River Conservation District and Excelsior-Kings River Conservation District, and to prezone the property for future very low- and low-density residential, in accordance with the General Plan. There is not a physical project proposed, at this time. Future development will be evaluated for consistency with the City of Hanford's development standards. At that time, water, sewer, traffic, and other impacts will be further evaluated based on the proposal.

ANNEXATION/REORGANIZATION No. 151

The Hanford Planning Commission is charged with reviewing the proposed annexation/reorganization and making a finding of consistency with the Hanford General Plan to forward to the City Council. The Planning Commission will need to find that Annexation/Reorganization No. 151 is consistent with the Hanford General Plan Policies LU 24.1, LU 25.2, and LU 25.6.

Policy LU 24.1

The City supports Kings County General Plan objectives and policies which direct new industrial and commercial development to cities and require new residential development to be contiguous to urban development and to annex to the City, and to maintain limited agriculture land-use designations within the City's General Plan Planning Area boundary.

Analysis:

1. The annexation area is proposed for future residential development and is contiguous to urban development.
2. The annexation does not propose agricultural land use designations within the City limits.

Policy LU 25.2

All new development shall be restricted to the interior boundaries of the Planning Area Boundary. Where the Planning Area Boundary is a street or road right-of-way (existing or future), no development will be allowed to cross that street or road to the opposite side of the Planning Area Boundary.

Analysis:

1. All future residential development is planned to be developed within the Planning Area Boundary, as amended by Annexation/Reorganization No. 151.

Policy LU 25.6

A land use Designation of Very Low-Density shall be applied to a 1/8 mile strip of land (depth from right-of-way) on the southern side of Flint Avenue between 12th Avenue and Highway 43, and on the northern side of Houston Avenue between 12th Avenue and 13th Avenue as a community buffer between agricultural uses and the urban area of the City.

Analysis:

1. Prezone No. 2015-02 proposes to designate 21.69 acres as “R-1-12” Very Low-Density Residential and 29.88 acres as “R-1-6” Low-Density Residential, in accordance with the General Plan.
2. A 1/8-mile buffer of Very Low-Density Residential is proposed along the eastside of 13th Avenue to serve as a community buffer between agricultural uses and the urban area of the City, in accordance with the General Plan.

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable, or unfavorable, factors may be the determining factor of approval or denial of the proposal.

Favorable Factors for Annexation:

1. The proposal would eliminate or reduce in size gross distortions of existing city boundaries.

2. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.
3. The proposed annexation conforms to the adopted General Plan.
4. The proposed area is consistent with the sphere of influence.

Unfavorable Factors for Annexation:

1. The proposed annexation/reorganization does not come with consent of all land owners.

Protests:

The property owner of APN 009-030-145, Doug Wisecarver, is not in favor of the annexation. The property owner did not sign the consent to annex form upon application to the City for Annexation 151. Wisecarver also met with City staff to express his concerns regarding annexation of his property into the City limits.

ANNEXATION FINDINGS:

The annexation is consistent with Policy LU 24.1, LU 25.2, and LU 25.6 in the General Plan. This finding of consistency can be made based on the following:

1. The annexation area is proposed for future residential development and is contiguous to urban development.
2. The annexation does not propose agricultural land use designations within the City limits.
3. All future residential development is planned to be developed within the Planning Area Boundary, as amended by Annexation/Reorganization No. 151.
4. Prezone No. 2015-02 proposes to designate 21.69 acres as “R-1-12” Very Low-Density Residential and 29.88 acres as “R-1-6” Low-Density Residential, in accordance with the General Plan.
5. A 1/8-mile buffer of Very Low-Density Residential is proposed along the eastside of 13th Avenue to serve as a community buffer between agricultural uses and the urban area of the City, in accordance with the General Plan.

PRE-ZONE NO. 2015-02

As required for all annexations, the property that is proposed for annexation shall be pre-zoned. Prezone No. 2015-02 proposes to designate 21.69 acres as “R-1-12” Very Low-Density Residential and 29.88 acres as “R-1-6” Low-Density Residential, in accordance with the property’s General Plan designation. A 1/8th-mile buffer of Very Low-Density Residential is

proposed along the eastside of 13th Avenue to serve as a community buffer between agricultural uses and the urban area of the City, in accordance with General Plan Land Use Policy LU 25.6, which states, “A land use Designation of Very Low-Density shall be applied to a 1/8th-mile strip of land (depth from right-of-way) on the southern side of Flint Avenue between 12th Avenue and Highway 43, and on the northern side of Houston Avenue between 12th Avenue and 13th Avenue as a community buffer between agricultural uses and the urban area of the City.”

PRE-ZONE FINDINGS:

1. That the public hearing for the prezone application was properly noticed, in accordance with state law and the Hanford Municipal Code.
2. The Pre-zone of the annexation area is compatible, integrated, and internally consistent with the existing policies of the Hanford General Plan.
3. That the proposed prezone is consistent with the objectives and policies of Section 17.02.020 of the Municipal Code, as follows:
 - a) That the prezone guides the physical development of the City in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the General Plan.
 - b) That the proposed project fosters a wholesome, serviceable, and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the General Plan.
 - c) That the proposed project does not result in excessive population densities and the overcrowding, of land with structures.
 - d) That the proposed project results in a safe, effective traffic circulation system.
 - e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City’s economic base.
 - f) That the proposed project will protect and enhance real property values and the City’s natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.
 - h) That the proposed will provide and protect open space in accordance with the policies of the open space element of the General Plan.

4. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2015-11 is hereby adopted.

CONSULTATION

Early consultation for the preparation of the Initial Study was sent to the concerned agencies on January 19, 2016. Written comments were received by the following agencies:

- Kings County Local Agency Formation Committee (LAFCO) – **Exhibit D**
- Hanford Joint Union High School District – **Exhibit E**

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to agencies on February 11, 2016. No comments were received as of the preparation of this report.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on February 12, 2016 and mailed to property owners within 500 ft. of the project site on February 11, 2016. No written comments have been received as of the date of the preparation of this staff report.

The property owner of APN 009-030-045, Doug Wisecarver, met with City staff to go over concerns of annexing his property into the City limits. Concerns cited included:

- New light sources in the project area
- Concerns with hooking up to City water
- Property owner is not against annexation of APN 009-030-047, but understands LAFCO does not want to create a peninsula
- Concern with limitation of animals permitted on-site

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), the Annexation and Pre-zone application were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2015-11 has been prepared, attached as **Exhibit F**. A “Notice of Intent to Adopt a Mitigated Negative Declaration” was circulated for comment From February 12, 2016 through March 3, 2016. Mitigation measures are attached as **Exhibit G**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2015-11 for the project to the City Council.
2. Adopt Resolution 2016-07 recommending approval of Prezone No. 2015-02 to the City Council.
3. Find that the proposed Annexation/Reorganization No. 151 is consistent with the Hanford General Plan Policy LU 24.1, LU 25.2, and LU 25.6 based on the following findings:
 - a. The annexation supports Kings County General Plan objectives and policies which require new residential development to be contiguous to urban development and to annex to the City.
 - b. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.
 - c. The annexation will ensure that any future development within the project area will be developed to City standards.
 - d. The project's rezoning is consistent with the designation of Very Low Density along the east side of 13th Avenue as a 1/8th-mile buffer between agricultural uses and the urban area of the City.
4. Forward Annexation/Reorganization No. 151 to the City Council with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

Owner information APN 009-030-145	Owner information APN 009-030-147 (Applicant)	Engineer Information
Wisecarver	Cal Clark Farms	Zumwalt-Hansen
8751 13 th Avenue	PO Box 221815	609 N Irwin St
Hanford, CA 93230	Carmel, CA 93922	Hanford, CA 93230

ANNEXATION PROCESS

Staff has prepared a brief summary of the process and the roles and responsibilities of the various decision making bodies.

PLANNING COMMISSION

Although the Planning Commission does not have a direct role in the decision making process, it is customary to bring annexations to the Commission because the Commission is part of the “Pre-Zone” process as identified in the City Municipal Code.

The role of the Planning Commission is to find that a proposed annexation is either consistent with the City General Plan or is not. The finding is then forwarded to the City Council as part of their consideration to initiate the annexation.

CITY COUNCIL

In accordance with the policies and procedures adopted by the Kings County Local Agency Formation Commission (LAFCO), the City Council is required to adopt a Resolution of Application for Annexation. The City Council is required to consider the annexation’s consistency with the City General Plan. The resolution is then included in the application materials that will be submitted to the Kings County LAFCO.

LOCAL AGENCY FORMATION COMMISSION

LAFCO's were created in 1963 by the Knox – Nesbit Act and amended by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. LAFCO's are responsible for coordinating logical and timely changes in local governmental boundaries such as annexations to cities.

The Commission in Kings County is comprised of two City Council members from the four incorporated cities, two Board of Supervisors members and a public member chosen by the four city and county commissioners. The objectives of LAFCO are to encourage the orderly formation of local government agencies, preserve agricultural land resources, discourage urban sprawl, and provide a sphere of influence for each city and special district in the county.

Upon application, the Kings County LAFCO will consider applications for annexation based on the following factors and the ability of the City to provide City services to the area:

- a. Proposal would eliminate or reduce in size, islands, near islands or other gross distortions of existing city and district boundaries.
- b. The proposed area is urban in character and should be provided with municipal or urban type services.

- c. The proposed area is close to urban development and municipal type services and would enhance its potential of full development.
- d. The proposed annexation conforms to the adopted general plan.
- e. The proposed area is consistent with the sphere of influence.

FISCAL IMPACT:

ATTACHMENTS:

Resolution 2016-07

Exhibit A: Annexation/Reorganization No. 151

Exhibit B: Prezone No. 2015-02

Exhibit C: Plan for Services

Exhibit D: Pre-consultation comments received from LAFCO

Exhibit E: Pre-consultation comments received from Hanford Joint Union High School District

Exhibit F: Initial Study and Mitigated Negative Declaration 2015-11

Exhibit G: Mitigation Measures

RESOLUTION NO. 2016-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PRE-ZONE 2015-02, PRE-ZONING APPROXIMATELY 21.69 ACRES AS “R-1-12” VERY LOW-DENSITY RESIDENTIAL AND 29.88 ACRES AS “R-1-6” LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 8, 2016, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford initiated the pre-zone from County zoning “AL-10” Limited Agricultural-10 District to City zoning of “R-1-12” Very Low-Density Residential on approximately 21.69 acres and “R-1-6” Low-Density Residential on approximately 29.88 acres generally located along 13th Avenue, north of Stagecoach Drive, as shown in **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission, considered the Pre-zone in accordance with Section 17.66.050 of the Hanford Municipal Code at its regularly scheduled meeting on March 8, 2016; and,

WHEREAS, the City of Hanford Planning Commission considered the evidence presented in the staff report and testimony presented during the public hearing; and,

WHEREAS, The property located at 8751 13th Avenue (APN 009-030-145) shall retain the right to possess animals in accordance with the standards of the Kings County Development Code for the AL-10 Zone District; provided, however, that any future subdivision of the property would result in the relinquishment of this right. Upon annexation of the property, the use shall be considered legally existing non-conforming and will be subject to the provisions of Section 17.54.100 for nonconforming uses and structures; and

WHEREAS, an Initial Study was prepared which determined that the project would not result in significant impacts and Mitigated Negative Declaration No. 2015-11 was prepared; and,

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission hereby recommends that the City Council of the City of Hanford find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures and certify that Mitigated Negative Declaration No. 2015-11 was prepared consistent with the California Environmental Quality Act (CEQA) and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.66.060 and Section 17.66.070 of the Hanford Municipal

code, recommends approval to the City Council of Pre-Zone No. 2015-02, based upon the following findings and on the evidence presented:

1. That the public hearing for the prezone application was properly noticed, in accordance with state law and the Hanford Municipal Code.
2. The Pre-zone of the annexation area is compatible, integrated, and internally consistent with the existing policies of the Hanford General Plan.
3. That the proposed rezone is consistent with the objectives and policies of Section 17.02.020 of the Municipal Code, as follows:
 - a) That the prezone guides the physical development of the City in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the General Plan.
 - b) That the proposed project fosters a wholesome, serviceable, and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the General Plan.
 - c) That the proposed project does not result in excessive population densities and the overcrowding, of land with structures.
 - d) That the proposed project results in a safe, effective traffic circulation system.
 - e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.
 - f) That the proposed project will protect and enhance real property values and the City's natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.
 - h) That the proposed will provide and protect open space in accordance with the policies of the open space element of the General Plan.
4. That an initial study was prepared for the project, consistent with CEQA, which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2015-11 is hereby adopted.

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

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

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

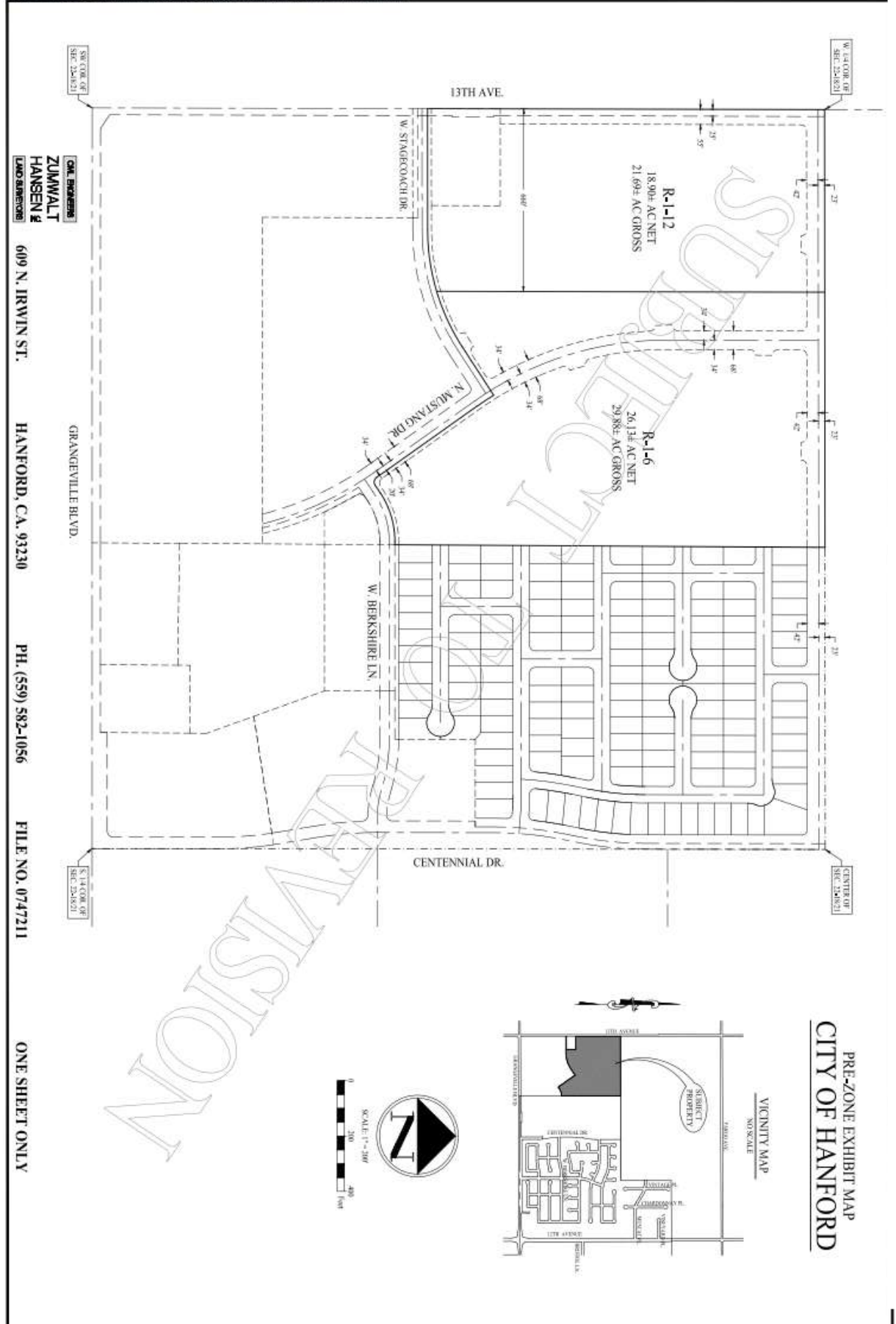
I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of March 2016.

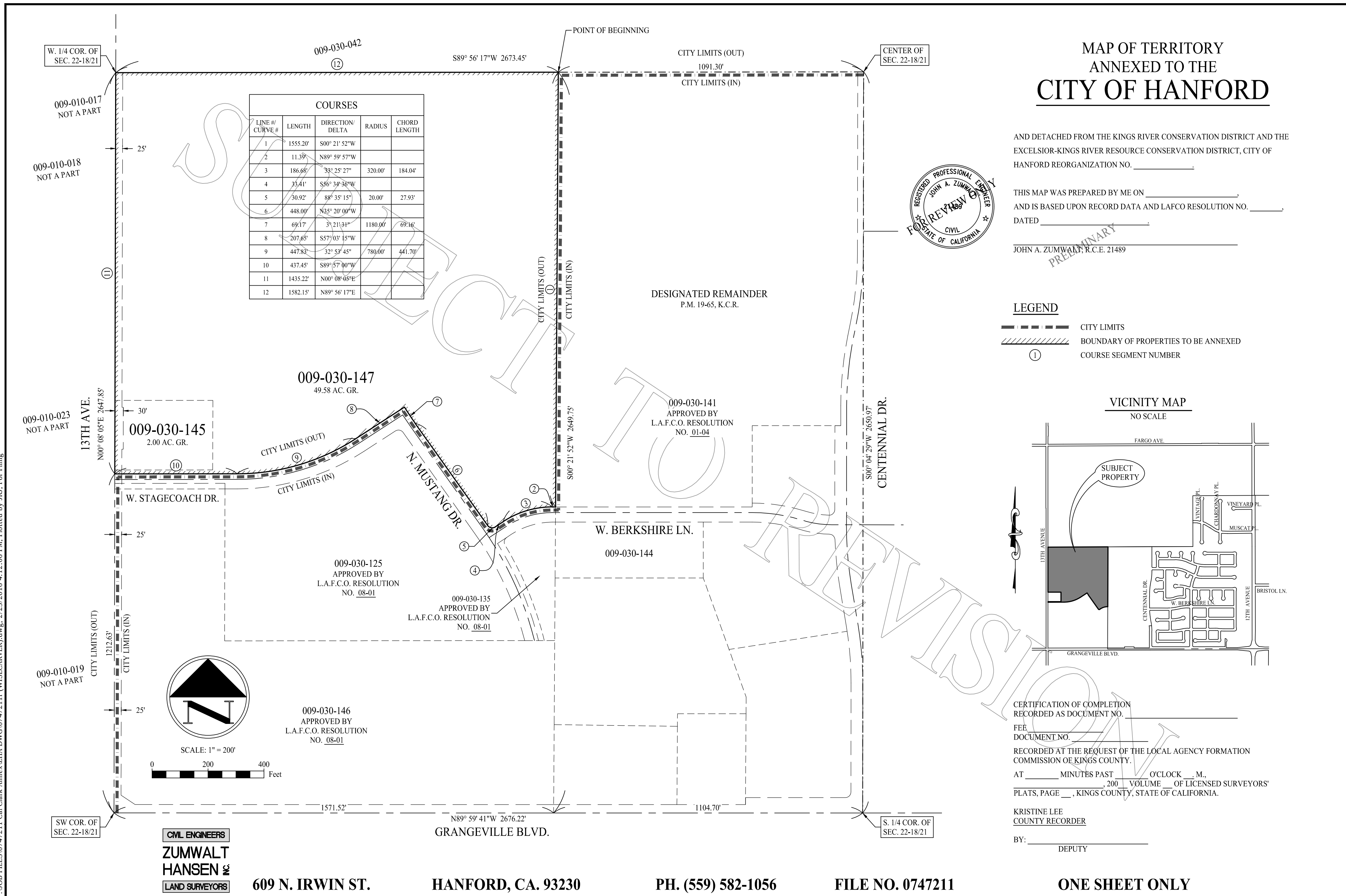
Darlene R. Mata

Exhibit A
Prezone Map

Attachment: Resolution 2016-07 (1376 : Annexation/Reorganization No. 151 and Prezone No. 2015-02)

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W. 1/4 COR. OF
SEC. 22-18/21

CENTER OF
SEC. 22-18/21

SW COR. OF
SEC. 22-18/21

S. 1/4 COR. OF
SEC. 22-18/21

CIVIL ENGINEERS
**ZUMWALT
HANSEN & ASSOCIATES**
LAND SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

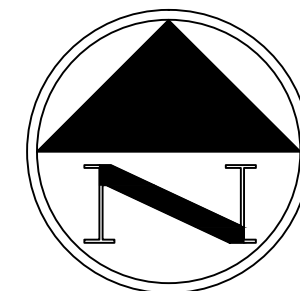
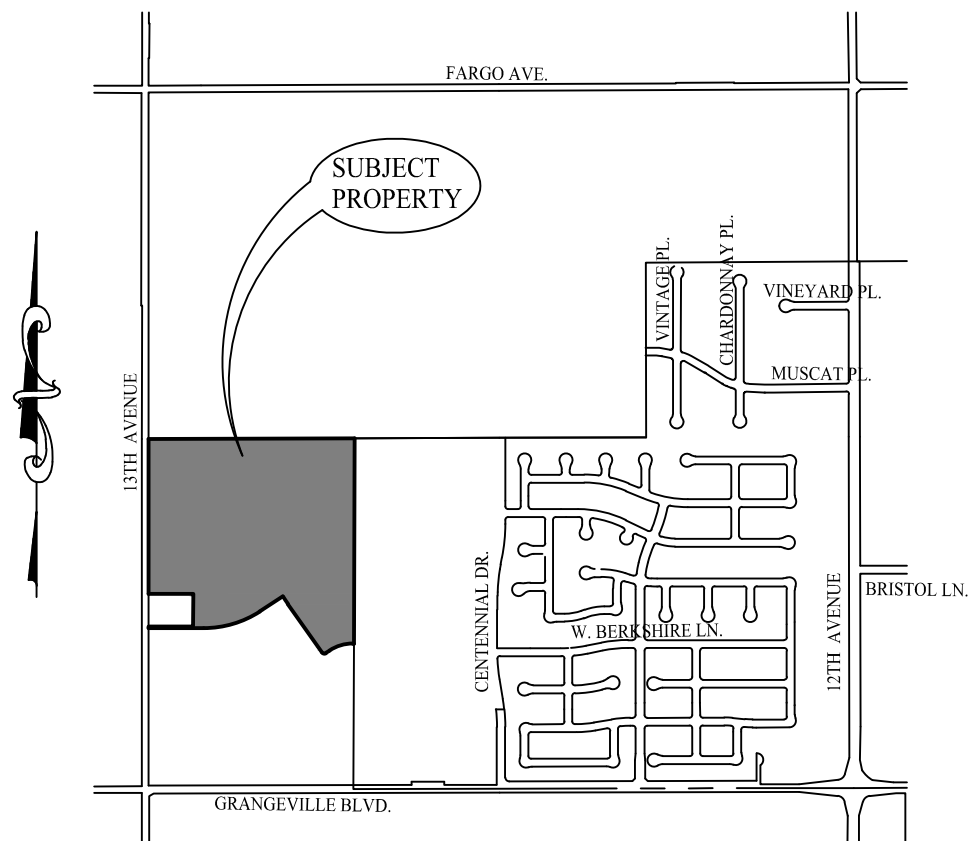
PH. (559) 582-1056

FILE NO. 0747211

ONE SHEET ONLY

PRE-ZONE EXHIBIT MAP CITY OF HANFORD

VICINITY MAP
NO SCALE



SCALE: 1" = 200'
0 200 400 Feet

13TH AVE.

W. STAGECOACH DR.

N. MUSTANG DR.

W. BERKSHIRE LN.

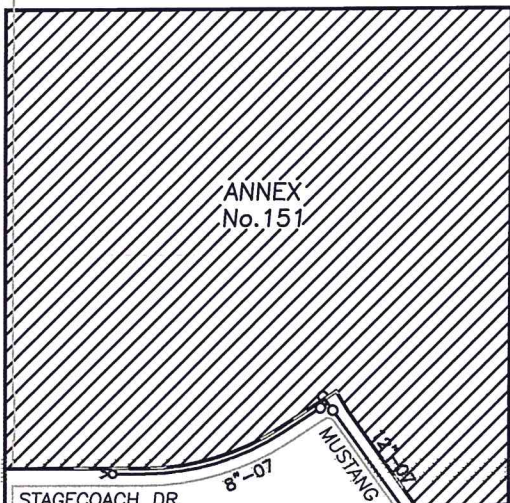
CENTENNIAL DR.

GRANGEVILLE BLVD.

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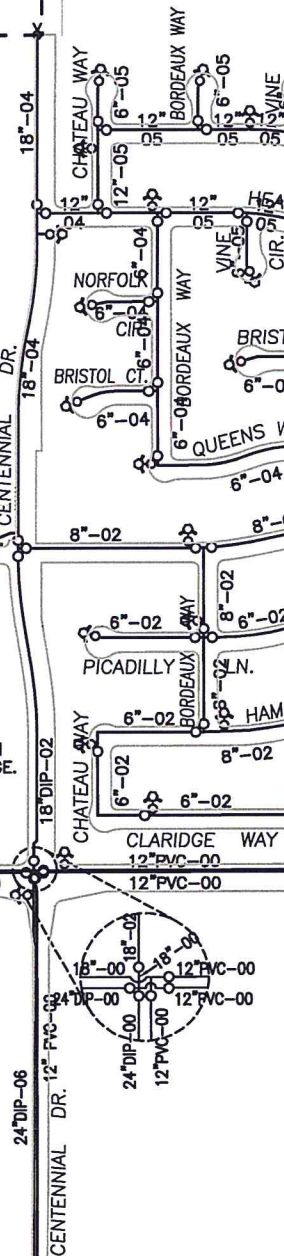
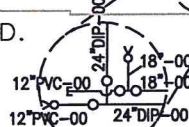
13TH AVENUE



FRONTIER
ELEMENTARY
SCHOOL

GRANGEVILLE BLVD.

T-5
TANK #5
2-1 MILLION
GAL. STORAGE.



PLAN FOR SERVICES - WATER

TITLE: **Annex. 151**

APPROVED BY:

DRAWN BY: SD

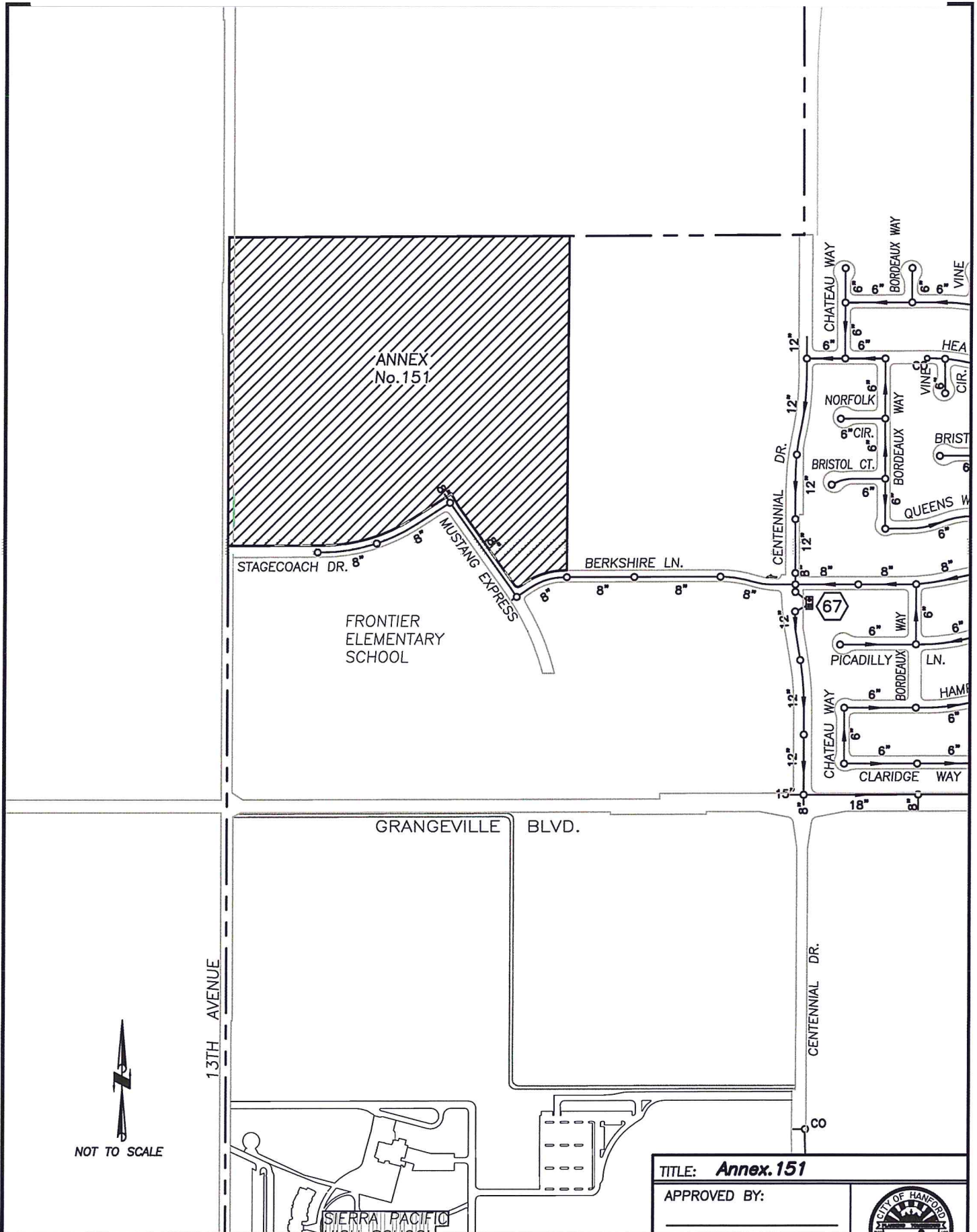
DATE: 2/26/16

JOB No.: Annex 151.dwg



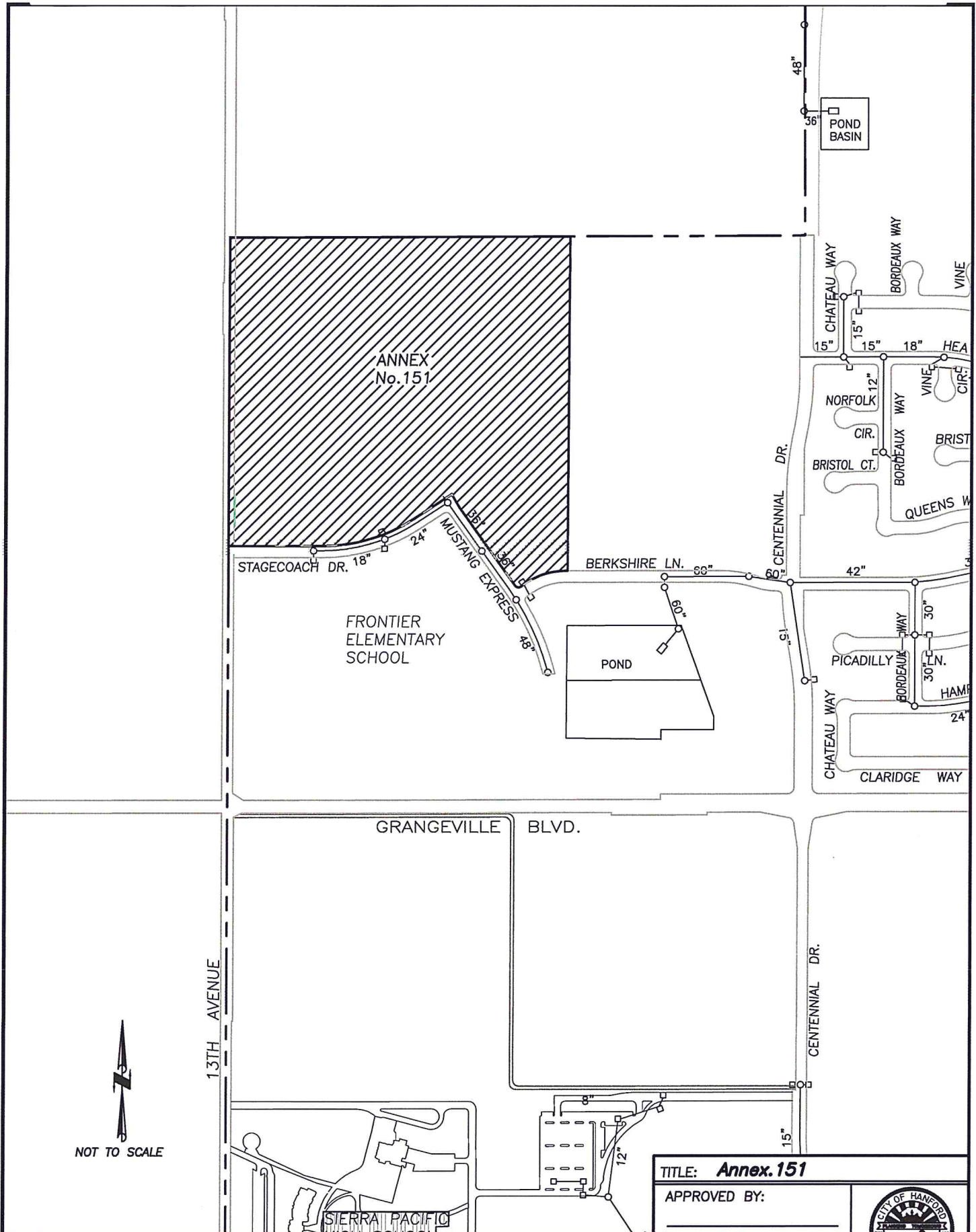
SHEET 1 OF 3

d



PLAN FOR SERVICES - SANITARY SEWER

d



PLAN FOR SERVICES - STORM DRAIN

TITLE: **Annex.151**

APPROVED BY:

DRAWN BY: SD

DATE: 2/26/16

JOB No.: Annex 151.dwg



SHEET 3 OF 3

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

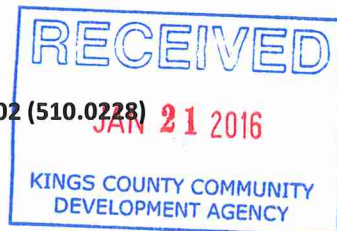


MAYOR
JUSTIN MENDES
VICEMAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
DAVID G. AYERS
RUSS CURRY
GARY PANNETT
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

January 19, 2016

PROJECT REVIEW - CONSULTATION NOTICE

For: Annexation 151 (301.0220) and Prezone 2015-02 (510.0228)



The Community Development Department of the City of Hanford is requesting your comments concerning Annexation 151 and Prezone 2015-02, filed by Cal Clark Farms, proposing to annex 51.57 acres (gross) into the City and prezone the property "R-1-12" Very Low-Density and "R-1-6" Low-Density Residential in accordance with the General Plan designation for the property. The property is located north of Stagecoach Drive and east of 13th Avenue (APN 009-030-147 and 009-030-145).

The proposal is being forwarded to the responsible and interested agencies and individuals for early consultation pursuant to Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines. The City is in the process of preparing an Initial Study to identify what, if any, significant impacts need to be analyzed in conjunction with this project. Any assistance you can give to this effort would be appreciated.

It is requested that your comments, if any, be transmitted to this office by **Tuesday, February 2, 2016, at 5:00 P.M.** Comments can be mailed to the address above or emailed to gdesilva@cityofhanfordca.com. If you have any questions or concerns regarding this project please call Gabrielle de Silva at (559) 585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

Gabrielle de Silva, Assistant Planner

I ☒ do ☐ do not have comments regarding this Annexation/Pre-Zone Application

	<i>Kings LAFCO</i>	<i>2-2-16</i>
Signature	Agency	Date

Local Agency Formation Commission OF KINGS COUNTY

GREGORY R. GATZKA, EXECUTIVE OFFICER

MAILING ADDRESS: 1400 W. LACEY BLVD., HANFORD, CA 93230

OFFICES AT: ENGINEERING BUILDING, KINGS COUNTY GOVERNMENT CENTER, HANFORD
(559) 852-2670 • FAX: (559) 584-8989 • WWW.KINGSLAFCO.COM

City of Hanford
Planning Division
Attn: Gabrielle de Silva, Assistant Planner
317 North Douty St.
Hanford, CA 93230

February 2, 2016

SUBJECT: Consultation Notice – Annexation 151 and Prezone 2015-02

Dear Gabrielle;

The Local Agency Formation Commission of Kings County (LAFCO) has received the City's consultation notice for Annexation 151 and Prezone 2015-02, and we appreciate this opportunity to comment on this project. In our review of the project, I want to inform you that LAFCO will ultimately serve as a Responsible Agency under CEQA for Annexation 151.

The Local Agency Formation Commission of Kings County (LAFCO) is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act," Govt. Code Section 56000 *et seq.*). Under the Act, LAFCO is required to make determinations regarding a proposal for changes of organization or reorganization (Govt. Code Section 56880). The Act also established the factors which LAFCO must consider in making its determinations, including any policies adopted by LAFCO to create planned, orderly and efficient patterns of development (Govt. Code Section 56668). Because of this role and pursuant to Section 21069 of the Public Resources Code, LAFCO is a responsible agency for the future annexation of the unincorporated County land to the City of Hanford. Additionally and pursuant to Section 15086 of the California Environmental Quality Act (CEQA) Guidelines, LAFCO is responsible for reviewing and providing comments on the environmental documents prepared for this annexation.

The environmental document prepared for Annexation 151 should address the impacts and any necessary mitigation, including but not limited to the annexation process. In particular, the environmental document should address the factors as identified in Government Code Section 56668. One item in particular to note is that the analysis of impacts to agricultural lands for the environmental document being prepared for Annexation 151 should describe not only those lands categorized on the Department of Conservation's Important Farmland Map, but also those lands that fall within the LAFCO definition of prime agricultural land (Government Code Section 56064). If you have any questions regarding these comments, please contact me at (559) 852-2674.

**LOCAL AGENCY FORMATION COMMISSION
OF KINGS COUNTY**

Chuck Kinney, Assistant Executive Officer

h:\planning\lafco\correspondence\hanford annexation 151 initial comment.doc

Gabrielle deSilva

From: Gabrielle deSilva
Sent: Thursday, February 25, 2016 3:01 PM
To: 'Silva, Cheryl'
Cc: William Fishbough; Renee Creech
Subject: RE: Project Review Concerns Annexation 151 and Prezone 2015-02

Cheryl,

I am not sure if you saw the new consultation notice (sent on February 11th), but traffic will be addressed when there is a physical project proposed. At this point, the project only includes annexation and rezoning the property. When a tentative subdivision map is submitted to the City, the Public Works Department will be able to work with the applicant to address traffic mitigation and concerns. It is anticipated that there would be a traffic study required for a physical project. Traffic impacts cannot be looked into to great extent without seeing a proposal, i.e. how many houses are proposed, the configuration of the lots, the planned street layout, etc. Hopefully this is sufficient in responding to your concerns. In short, at the time of physical development, traffic will be further analyzed and addressed.

Again, thank you for your response!

Gabrielle de Silva
 Assistant Planner
 City of Hanford
 317 N. Douty Street
 Hanford, CA 93230
 Direct: 559-585-2578
 E-mail: gdesilva@cityofhanfordca.com

From: Silva, Cheryl [<mailto:chsilva@hjuhsd.k12.ca.us>]
Sent: Thursday, January 28, 2016 2:14 PM
To: Gabrielle deSilva
Cc: William Fishbough; Renee Creech
Subject: Project Review Concerns Annexation 151 and Prezone 2015-02

Gabrielle,

Hanford Joint Union High School District is extremely concerned about the traffic on 13th Avenue. Currently the intersections at 13th and Grangeville and 13th and Lacey are congested with 4-way stops. The increased traffic on 13th Avenue in front of Sierra Pacific High School is also a safety concern.

Thank you for addressing our concerns.

Cheryl Silva

--

Cheryl Silva, Assistant Superintendent
 823 W. Lacey Blvd.
 Hanford, CA 93230
 (559) 583-5901 ext 3116

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

NOTICE IS HEREBY GIVEN that on Tuesday, March 8, 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 City Auditorium, 400 Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

Prezone No. 2015-02 and Annexation 151, a request to annex 51.58 acres in to the City of Hanford and pre-zone 21.69 acres "R-1-12" Very Low-Density Residential and 29.88 acres "R-1-6" Low-Density Residential in accordance with the General Plan. The property is located between 13th Avenue and Centennial Drive, north of Mustang Drive (APN 009-030-145 and -147)

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. You may review the Mitigated Negative Declaration, Initial Study, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

COMMENT PERIOD: February 12, 2016 – March 3, 2016

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by March 3, 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: Gabrielle de Silva, at the above listed address. You may review the Mitigated Negative Declaration, Initial Study, reference material, and any comments received on the Mitigated Negative Declaration at the above address.

If you challenge any action or decision regarding the project described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to, or at, the public hearing.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Publish Date: Friday, February 12, 2016

Attachment: Exhibit F: Initial Study and Mitigated Negative Declaration 2015-11 (1376 : Annexation/Reorganization No. 151 and Prezone No.

MITIGATED NEGATIVE DECLARATION 2015-11**Project Title:** Annexation 151 and Prezone 2015-02**File Number:** Annexation - 301-0220; Prezone - 510-0228**State Clearinghouse Number:****Lead Agency:** City of Hanford**Responsible Agency:** Local Agency Formation Commission (LAFCO) of Kings County**Applicant:** Stu Clark
P.O. Box 221815
Carmel, CA 93922**Property Owner:** Cal-Clark Farms
P.O. Box 221815
Roseville, CA 95661**Project Description:** a request to annex 51.58 acres in to the City of Hanford and pre-zone 21.69 acres "R-1-12" Very Low-Density Residential and 29.88 acres "R-1-6" Low-Density Residential.**Location:** The property is located between 13th Avenue and Centennial Drive, north of Mustang Drive (APN 009-030-145 and -147)**Attachments:**

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

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Mitigated Negative Declaration has been prepared by the City of Hanford Community Development Department in accordance with the California Environmental Quality Act of 1970, as amended.

Contact Person: Gabrielle de Silva, Assistant Planner**Phone:** (559) 585-2578**Signature:** _____**Date:** February 12, 2016

Review Period: 20 days [February 12, 2016 – March 3, 2016]

Attachment: Exhibit F: Initial Study and Mitigated Negative Declaration 2015-11 (1376 : Annexation/Reorganization No. 151 and Prezone No.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 2015-11

Prepared For

CAL CLARK FARMS
ANNEXATION 151 & PREZONE 2015-02

Prepared By

City of Hanford

February 12, 2016

INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the Project. This 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 mitigated 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 mitigated 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 mitigated 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.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2015-11

1. Project Title: Annexation 151; Prezone 2015-02
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: Local Agency Formation Commission (LAFCO) of Kings County
1400 W. Lacey Blvd
Hanford, CA 93230
4. Contact Person/Phone Number: Gabrielle de Silva
Community Development Department
(559) 585-2578
5. Project Location: The property is located between 13th Avenue and Centennial Drive, north of Stagecoach Drive and Mustang Drive (APN 009-030-147-000 & 009-030-145-000)
6. Project Sponsor's Name/Address: Cal-Clark Farms
P.O. Box 221815
Carmel, CA 93922
7. General Plan Designation: Very Low- and Low-Density Residential
8. Zoning: Proposed Prezone: "R-1-12" and "R-1-6" (currently County AL-10)
9. Description of the Project: Annexation 151 and Prezone 2015-02. The project is a request to annex 51.57 acres into the City limits and prezone the property "R-1-12" Very Low-Density Residential and "R-1-6" Low-Density Residential in accordance with the General Plan.

10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	County AL-10	Very Low- and Low-Density Residential	Agriculture
East	"R-1-6"	Low-Density Residential	Vacant
South	"R-1-12"	Very-Low Density Residential	School
West	County AL-10	Agriculture	Agriculture

12. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
San Joaquin Valley Air Pollution Control District; Local Agency Formation Commission (LAFCO) of Kings County

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless 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

Gabrielle de Silva
Assistant Planner
City of Hanford

DATE

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?	☐	☐	☒	☐
ENVIRONMENTAL SETTING: The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. Implementation of the General Plan would result in an intensification of urban scale development in the Planning Area. Urban scale development will reduce the amount of rural character land within the Planning Area. It is the policy of the General Plan to not allow "leap frog" development into the planning area and reduce infrastructure sizing as it approaches the planning area boundary. There is reduced density of residential uses near the boundary of the planning area. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of General Plan policies, impacts to visual character are considered to be less than significant. Open space and farmland is characterized as having a superior visual quality compared to an urban setting. The planning area lies adjacent to several acres of agricultural land. The urban area represents a break in the pastoral setting and diversity in the character of the Central Valley. To the extent that the values of the urban setting are uncluttered and visually interesting, the scenic value of the urban area may be complementary to the pastoral setting and not at all degrading. As urban uses expand from the existing margins of the City new sources of light and glare will be introduced into the rural area; this represents an encroachment into an area that has not been subjected to urban level intensity. The General Plan contains policies that reduce the density and intensity of urban scale development at the boundary of the planning area. Very low density residential uses are planned at the boundary of the planning area. The low density use will produce less light and glare and provide a transition between more intense urban uses and the rural area outside of the planning area. The impact of new sources of light and glare are considered potentially significant, however, all light sources will be required to be hooded and directed onsite to mitigate the potential impact to a less than significant level. Significance Criteria				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) Less than Significant Impact – The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. b) No Impact – the project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, for which a statement of overriding considerations was certified. Trees will be required to be planted as a condition of approval for any residential development to be located at the project site in accordance with the Municipal Code's requirements for street trees. No historic buildings are onsite. The project site is two miles north of the nearest highway, 198. Trees, outcroppings or state-scenic highways are not located on the site or within the immediate vicinity, therefore no impact. c) Less than Significant Impact –the project surrounded on the south and east side by existing public facility and residential uses. The site is designated by the General Plan as future Very Low- and Low-Density Residential. Impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, for which a statement of overriding considerations was certified. d) Less than Significant Impact– when a physical project is proposed, the project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be required of the physical development of the project site and will result in a less than significant impact Conclusion: Impacts to aesthetics are anticipated to be less than significant.				
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 or conversion of forest land to non-forest use?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL SETTING:

The proposed project is located within the County, directly west and north of the City limits. The land is classified as Prime Farmland according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2012). "Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date" (Department of Conservation, 2012).

The property is a Williamson Act – Non-Renewal site. "Enrolled lands for which non-renewal has been filed pursuant to Government Code Section 51245. Upon the filing of non-renewal, the existing contract remains in effect for the balance of the period remaining on the contract. During the non-renewal process, the annual tax assessment gradually increase. At the end of the 9 year non-renewal period, the contract expires and the land is no longer enforceably restricted" (Department of Conservation, 2015). A notice of non-renewal for the subject site was filed on December 28, 2001.

Significance Criteria

The Project may result in significant impacts to agricultural resources since the project results in the removal of lands designated as prime farmland by the Department of Conservation.

Checklist Discussion:

- a) Less than Significant Impact – The proposed project is located within an area listed as prime farmland on the Department of Conservation website. In the adoption of the Hanford General Plan, the project site was designated for future residential development; a statement of overriding considerations was adopted by the City Council. This project is consistent with the General Plan, therefore a less than significant impact is anticipated.
- b) Less than significant impact - The project does not conflict with any agricultural zoning. The land is designated by the General Plan as Low- and Very Low-Density Residential. The property has had non-renewal filed for the Williamson Act. These parcels cannot be developed until the contract is terminated. The General Plan requires that very low density development be constructed at the margin of the City's Planning Area to form a buffer to encroachment on agricultural designated land beyond the City's Planning Area. In addition, infrastructure must be sized only to serve the very-low-density residential development and not provide capacity to extend beyond the City's Planning Area boundary. This project is at the edge of the City's western-most Planning Area Boundary and the pre-zoning and general plan designation plan for very-low-density residential development along a 1/8th mile boundary of the Planning Area.
- c) No impact – The project will not conflict with existing zoning for, or cause rezoning of, forest or timberland zoning. The project does not contain, and is not adjacent to, any forest or timberland resources.
- d) 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.
- e) Less than Significant Impact – the conversion of the 51.57 acres to urban use and the impact on farmland to the west was considered in the Hanford General Plan EIR. General Plan policies are in place to minimize the impact on adjacent farmland. The City's General Plan policies reduce the size of infrastructure approaching 13th Avenue to prevent growth west of 13th Avenue.

Conclusion: Less than Significant - The project will convert prime agricultural land to a non-agricultural use; however impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified.

	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. State and Federal Standards Table				

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

The Hanford General Plan provides for a number of policies which will be utilized throughout the implementation of the project to reduce air quality impacts. However, even with implementation of these policies, the General Plan EIR lists impacts in this category to be significant and unavoidable. With certification of the General Plan EIR, a Statement of Overriding Considerations was adopted. Further, the project is subject to the rules and regulations of the SJVAPCD, which will reduce potential impacts to a less than significant level.

Attainment Status
The air quality management plans prepared by the San Joaquin Valley Air Pollution Control District (SJVAPCD) provide the framework for SJVAB to achieve attainment of the state and federal Ambient Air Quality Standards (AAQS) through the State Implementation Plan (SIP). Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet air quality standards. Classifications of severity range from marginal, moderate, serious to 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact. 4. A project produces a PM10 emission of 15 tons per year (82 pounds per day) While the SJVAPCD CEQA Guidance recognizes that PM10 is a major air quality issue in the basin, it has not established a numerical threshold for significant for PM10. For the purpose of this analysis, a threshold of 15 tons per year was used as the significance threshold. This is the threshold level at which new stationary sources requiring permits from SJVAPCD must provide offsets. The SJVUAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The guidelines provide feasible control measures for construction emission of PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVUAPCD Rules and Regulations, which will be included in project approval. Checklist Discussion a) Less than Significant with Mitigation Incorporation- The project is located within the San Joaquin Valley Air Basin which is in non-attainment for the federal and state ambient air quality standards for zone and PM10. The project would not obstruct implementation of an air quality plan, however, temporary air quality impacts could result from construction activities. 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 mitigation measures the project will have a less than significant impact. b) Less than Significant with Mitigation Incorporation - The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. c) Less than Significant Impact - This project site was evaluated in the EIR for the Hanford General Plan Land Use Element Update for conversion to urban development. The City adopted a Statement of Overriding Considerations for Air Quality with the certification of the EIR. The applicant will be required to obtain permits from the SJVAPCD demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the annexed area and future residential project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are to the east and south, where a residential development and school are located, however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Less than Significant Impact - When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project. No objectionable odors are anticipated to occur as part of the project. Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the standard City conditions of approval for compliance with the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR of which the project is consistent.				
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Environmental Setting

The California Natural Diversity Data Base identified a substantial area (including already developed portions of the City) that is considered to be San Joaquin Kit Fox habitat. Previous biological studies also noted the potential presence of a California species of special concern, the Borrowing Owl.

No undisturbed, natural habitat remains within the Planning Area. All areas of the Planning Area observable from public roads are currently in agricultural, residential, or non-residential uses. However, this does not mean that disturbed natural habitat could not support threatened or endangered species. Threatened and endangered species are known to use fallow fields when little natural habitat remains. Annexation would contribute cumulatively to the loss of open space through the conversion of agricultural fields to residential uses.

General Plan policies conserve open space through the creation of greenbelt/open space buffers around the perimeter of the City. This annexation is consistent with the General Plan in not expanding the City limits further than 13th Avenue along the westernmost boundary of the City.

No undisturbed, natural habitat remains within the Planning Area.

Standards of Significance

The project would have a significant effect on biological resources if it would:

1. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
2. Substantially diminish habitat for fish, wildlife or plants.
3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species.

Checklist Discussion

- a) Less than significant impact - The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat
- b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.
- c) No Impact – the site is not identified as a federally protected wetland.
- d) Less than significant impact - The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area.
- e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy.
- f) Less than Significant Impact – the proposed project would convert agricultural habitat to an urban use. There is not a Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan that includes this project site.

Conclusion: The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat, therefore, the project would have a less than significant cumulative impact for biological resources.

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

Environmental Setting

The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area. The 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

- Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- Less than Significant Impact - The project would not cause a substantial adverse change in the significance of an archaeological resource as defined in 15604.5 of the CEQA Guidelines, as the project does not relate to a site listed as having historic significance.
- Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature.
- Less than Significant with Mitigation Incorporation - the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Conclusion: The project would not create any significant impact to cultural resources, a mitigation measure is included for the project that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 EIR, 2002). The project area is not subject to landslides. “Several studies around Hanford have concluded that liquefaction potential is low due to the medium dense nature of soils, the distance to active faults, and the relatively deep water table. Therefore, the potential for liquefaction to occur is considered to be low” Significance Criteria The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation. Checklist Discussion a) Less than Significant Impact - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the residential development may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses. b) Less than Significant Impact – Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff in the annexed area. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil. c) Less than Significant Impact - The annexed area and the proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions. d) Less than Significant Impact – the annexed area will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division would not mitigate. e) Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods. Public Works has prepared the plan for services for the annexed area. The infrastructure was evaluated under the 2002 General Plan EIR. Conclusion The project will not result in significant impacts to geophysical conditions, therefore the impact is considered less than significant, cumulatively.				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual 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 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020.

In 2009, the California Office of Planning and Research (OPR) published revisions to CEQA to address GHG emissions. The amendments included the following:

Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impact, based upon its compliance with the plan.

Local governments are encouraged to quantify the greenhouse gas emissions of proposed project, noting that they have the freedom to select the models and methodologies that must meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significant, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance.

When creating thresholds of significance, local governments may consider thresholds of significance adopted by other agencies.

On December 30, 2009, the Natural Resources Agency adopted the proposed amendment to the CEQA Guidelines in the California Code of Regulations. Also in December 2009, the SJVAPCD adopted guidance documents for addressing GHG impacts. The guidance reflects on performance based standards known as Best Performance Standards (BPS), to assess significance of projects related GHG emissions on global climate change during the environmental process. Projects can mitigate their impacts to less than significant by including BPS in their project. Compliance with AB32 may also be achieved by reducing emissions 29% less than business as usual.

In May of 2014, the City of Hanford adopted a Climate Action Plan to quantify GHG emissions, ensure compliance with AB32 and to streamline the environmental review process in accordance with CEQA Guidelines Section 15152 and 15183.5.

Effective October 1, 2005 the State adopted new energy standards for all new buildings (Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air-conditioning systems, lighting systems (incorporating natural lighting where possible), and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and how it meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
buildings meet the standards in the building-permit process.				
Significance Criteria The project related effects of GHG emissions are cumulative, therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts: Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then, Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)? Project that meet one of these guidelines would have less than significant impact.				
Checklist Discussion a. Less than Significant Impact - The project complies with the adopted Climate Action Plan and will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions. b. Less than Significant with Mitigation Incorporation - Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.				
Conclusion With mitigation measures, the project will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Environmental Setting

The General Plan contains a Hazards Management Element which was adopted to reduce potential safety issues associated with urban development. The project site is not listed as part of the State of California Hazardous Waste and Substances List. Field review by City staff did not reveal any potential for hazards or obvious signs of contamination on the site. Refer to previous sections for discussion of geologic and seismic hazards, water, water quality and flooding and air quality.

Significance Criteria

The project may result in significant hazards if it does any one of the following:

1. Create a public health hazard
2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Checklist Discussion a) Less than Significant Impact – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of residential land use is not associated with substantial transportation, use, or disposal of hazardous materials. b) Less than Significant Impact - Construction activities that could involve the release of hazardous materials include maintenance of on-site construction equipment, which could result in minor fuel or oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant. c) Less than Significant Impact – there are no known hazardous materials that would be generated by the proposed annexation/prezoning and future development of the residential site that would expose schools to substantial risk. The nearest existing school is Frontier Elementary School (K-6) located directly south of the project site. The proposed use of residential land use is not associated with the emission or handling of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations. d) No Impact - The project site is not listed as part of the State of California Hazardous Waste and Substances List (Cortese List) therefore, there is no impact. e) No Impact – The proposed project site is 3.3 miles from the Hanford Municipal Airport. The proposed site is outside the airport land use plan for the Hanford Municipal Airport. The Hanford Municipal Airport is approximately 3.3 miles to the southeast. f) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact. g) Less than Significant Impact – the proposed project is located 2 miles north of State Highway 198, 0.2 miles north of Grangeville Blvd, and 1.5 miles south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. h) Less than Significant Impact – the proposed project is located within an urbanized area and the risk of wildfire is very low. The adjacent agricultural land to the west and north could be subjected to grassfire. All residential units will be required to have sprinklers, per the Fire Code. Conclusion The impact from hazards and hazardous materials are expected to be less than significant.				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Environmental Setting

Recharge of groundwater in the City occurs by 1. Direct infiltration of precipitation falling in the area; 2. Infiltration of surface water entering the area in natural or manmade drainage; 3. Infiltration of a portion of water spread for irrigation (either surface water from drainage or pumped ground water); 4. Underflow of ground water in the area from the north and east; and 5) artificial recharge of excess surface water by KCWD and treated wastewater by City of Hanford.

The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal 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

- Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- Less than Significant Impact with Mitigation Incorporation - The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant.
- 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 that would result in substantial erosion or siltation on or off site. Therefore impacts are determined to be less than significant.
- Less than Significant – the proposed project is consistent with the Hanford General Plan and the General Plan EIR.
- Less than Significant with mitigation incorporation -The proposed project does not include a physical project. the potential for storm water runoff would have to be evaluated at the time of a physical project. Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
mitigating impacts. f) Less than significant with mitigation incorporation - The proposed project does not include a physical project. The potential for storm water runoff would have to be evaluated at the time of a physical project. Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts. g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact. h) See g above. i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact. j) No Impact. The project is not located near any ocean, coast, or seiche hazard area therefore there is no impact. Conclusion Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
Environmental Setting The proposed annexation and pre-zoning is consistent with the Hanford General Plan. The location is shown in the Hanford General Plan as a combination of Very-Low and Low-Density Residential along 13th Avenue north of Stagecoach Drive. The proposed project is contiguous to the City on the east and south side and represents a logical extension of the City. The City of Hanford has not established any habitat or farmland conservation plan. Significance Criteria The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Checklist Discussion a) No Impact – the proposed project is located on underdeveloped land in an area designated by the General Plan as residential land uses, Very-Low- and Low-Density Residential. There is a residential project to the east and south of the project. The residential developments consist of Low-Density Residential developments. 13 th Avenue along the eastern boundary of the project forms the edge of the City's Planning Area. The proposed project would not divide an established community or neighborhood; rather, it would create a transition from residential uses to the planned agricultural uses to the west and to the north. b) No Impact – the applicant is proposing to implement the Hanford General Plan at this location; the property will be rezoned in accordance with the General Plan land use designation Very-Low and Low-Density Residential. c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact.				
Conclusion The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population. The project is not anticipated to result in substantial impacts to land use planning, population or housing.				
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.				
Significance Criteria The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.				
Checklist Discussion a) No Impact – there are no known mineral resources in the City, therefore, the project could not result in the loss of availability of a known mineral resource. b) No Impact. There are no known locally-important mineral resource recovery sites within the City of Hanford; therefore, the project would create an impact.				
Conclusion There will be no impact to mineral resources.				
XII. NOISE -- Would the project result in:				

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

Environmental Setting

According to the Hanford General Plan some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Commercial and retail facilities require very little speech communication and therefore are generally allowed in noisier environments. The proposed project location would not expose persons to noise levels or ground borne vibration in excess of the standards established in the Hazards Element of the General Plan. Noise levels have been established in the General Plan as shown in the Table below.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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	35
				60	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 dBA for simple tone noises; noise 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 with mitigation incorporation— the project proposed and the future development of the property as a residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.
- Less than Significant. The project may result in a temporary increase in ground borne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant.
- Less than Significant. The project may result in an increase in permanent noise levels due to increased traffic, population, and activity. Noise was previously evaluated in the General Plan and the project is consistent with the planned land use in the General plan.
- Less than Significant. A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. Impacts are less than significant.
- No impact - The project is approximately 3 miles away from airport and is not located within an airport land use plan.
- No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Conclusion

The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. .

XIII. POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the existing City. The City must expand existing boundaries within the General Plan Planning Area to accommodate this growth. The General Plan contains policies and programs that accommodate growth while reducing the impacts of growth on the environment. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.

The existing site contains vacant land which will be replaced with intensive urban scale residential development.

Significance Criteria

The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance.

Checklist Discussion

- a) Less than significant impact – the General Plan shows the development of residential land uses within this proposed project area. The basic infrastructure system of roads and streets (13th Avenue, Stagecoach, and Berkshire Lane) are well established and integrated into the project design. Existing and planned infrastructure (water, sewer, and drainage) systems are present and sized accordingly to accommodate the proposed residential development. The Hanford General Plan policies call for reduced density as development approaches the growth boundary. The proposed project would be consistent with that policy, as a 1/8th mile buffer of Very Low-Density Residential is proposed, consistent with the General Plan. Additionally, the General Plan requires that infrastructure (water and sewer) be limited in capacity as growth approaches the urban boundary. Infrastructure sizing of this project limits pipeline capacity to the west.
- b) No Impact - The project will not result in displacement of housing as there are not residential units within the project location.
- c) No Impact - The project will not result in displacement of people.

Conclusion

The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project will not result in a significant impact to population and housing.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Emergency services protection (Fire and Police) in the proposed project area are provided by the City of Hanford. the City of Hanford is currently served by two fire stations. Station No. 1 is a 10,000 sq. ft. facility located at 340 W. Grangeville Blvd. Station 2 is a 4,500 sq. ft. facility located at 10553 Houston Avenue. Additional stations have been planned at the northwest corner of Berkshire and Centennial Drive and at the northwest intersection of Woodland and 12th Avenue. Station service areas are designed to allow for an approximate 5 minute response time, which is the acceptable standard for the City. The City has adopted Development Impact Fees for Fire Services. The Hanford Police Department (HPD) currently operates out of a single station, located at 425 N Irwin Street. This facility, while adequate for current programs and community demands, offers little room for expansion to meet increasing needs of the police services. As growth continues in Hanford, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law-enforcement supplies, and office space. The project site is within the Pioneer Union Elementary School District, the Hanford Joint High School District, The proposed project lies entirely within the Hanford Joint Union High School District boundaries. All of the Districts have adopted Development Impact fees for school impacts caused from new development. New development generates additional students and needs for the school districts to accommodate those new students with facilities. The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 residents of neighborhood park and not less than 2 acres of community park per 1,000 residents. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Significance Criteria The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.				
Checklist Discussion a) (FIRE) Less than Significant Impact - 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) (POLICE) 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) (SCHOOLS) Less than Significant Impact. The payment of school impact fees, as required by law, would reduce the impact to less than significant. d) (PARKS) Less than Significant – additional parkland will be triggered by the future physical development of the project site. The residential development to be proposed will be required to provide open-space in accordance with the General Plan. Additional parkland development fees will be collected to provide for the additional parkland required from the physical project (when proposed). e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies, concerns regarding additional public facilities were not cited.				
Conclusion The project can be served by existing public services. The physical development of the project will be subject to impacts fees. The project will not result in significant impacts to public services.				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Environmental Setting The City of Hanford has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acre per 1,000 population of neighborhood park and not less than 2 acres of community park per 1,000 population. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development. Significance Criteria The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities. Checklist Criteria - Less than Significant Impact with Mitigation Incorporation – the applicant’s request to annex 51.57 acres (21.69 gross acres “R-1-12” Very-Low Density Residential; 29.99 gross acres “R-1-6” Low Density Residential) would potentially increase the population by 783 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 1.17 acres of neighborhood park space and 1.57 acres of community park space. The applicant would be required to provide the park space or pay impact fees for whatever the development did not accommodate. - Less than significant impact with Mitigation Incorporation- the applicant’s request to annex 49.61 acres (17.06 net acres “R-1-12” Very-Low Density Residential; 26.13 net acres “R-1-6” Low Density Residential) would potentially increase the population by 783 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 1.17 acres of neighborhood park space and 1.57 acres of community park space. The applicant would be required to provide the park space or pay impact fees for whatever the development did not accommodate. At this time, a physical project is not proposed for the development of the property as residential. However, it is anticipated that the development would provide park space or pay impact fees for the development of park space. Conclusion. The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. The project will not result in impacts to recreation; therefore cumulative impacts are less than significant with mitigation incorporation.				
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)?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐
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 not associated with any construction or land use development. Future development in the project area would be subject to the City of Hanford Planning Division and Public Works Department's approval.

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

a-b) Less than Significant with Mitigation Incorporation – the proposed project would not result in a substantial increase in existing vehicle trips on the road system. The annexation of the area may result in the eventual development of the area. Additional traffic loads will be generated by residential development as physical projects are proposed. Transportation related impacts will be addressed on a project by project basis, with resulting impacts mitigated through design or construction of new facilities and improvements. The project is not associated with any construction or land use development. Future development in the project area will be subject to approval by the City of Hanford Planning Division and Public Works Department through the Tentative Tract review process. The following mitigation measures will reduce impacts from the proposed annexation to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1. Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts. c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located 3.3 miles away from the nearest municipal airport. d) Less than Significant with Mitigation Incorporation - Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts. Development would be required to meet Public Works Standards for Construction. e) No Impact – the project is not along a road identified in the Hazards element as an emergency evacuation route. f) Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to meet the standards of the Hanford Municipal Code Section for parking to be provided. g) Less than Significant with Mitigation Incorporation – the physical development of the project area, when proposed, would be required to comply with adopted policies, plans and programs supporting alternative transportation. Conclusion Additional traffic loads will be generated by residential development as physical projects are proposed. Transportation related impacts will be addressed on a project by project basis, with resulting impacts mitigated through design or construction of new facilities and improvements. The project is not associated with any construction or land use development. Future development in the project area will be subject to approval by the City of Hanford Planning Division and Public Works Department.				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

The City of Hanford is located in the southern portion of the San Joaquin Valley Groundwater basin, the San Joaquin Valley Ground-Water Basin is the largest ground-water basin in California. This basin covers approximately 13,500 square miles and has a storage capacity of 570 million acre-feet with a useable capacity of at least 80 million acre-feet. Groundwater in much of the southern portion of the San Joaquin Valley Ground-Water Basin occurs under unconfined, semi-confined or confined conditions. Confined conditions generally occur beneath a laterally extensive clay strata, known as the E-Clay (Corcoran Clay) which occurs at varying depths in the City's General Plan Area. Unconfined and/or semi-confined conditions generally occur above the E-clay, although confined conditions may also be present locally as a result of other clay layers located above the E-clay. The City withdraws groundwater for domestic service from below the E-clay layer.

The City of Hanford is situated in the north central portion of the Tulare Lake Hydrologic Study Area (TLHSA), as defined by the California Department of Water Resources. The TLHSA encompasses approximately 524,800 acres in the southern portion of the San Joaquin Valley, south of the Kings River Watershed, and the adjacent mountain slopes, including the west slope of the Sierra Nevada. According to a report prepared by DWR, the TLHSA has a storage capacity of 1.5 million acre feet and a perennial yield of 443,000 acre feet. Total annual extraction is estimated at 672,000 acre. DWR estimates the annual overdraft is 229,000 acre feet.

The City of Hanford receives its water supply from the underlying ground water aquifers. The City-wide average per capita water use in Hanford is 205 gallons per day. With a service population of approximately 55,000, the current City annual average day demand is approximately 11.28 million gallons per day. The City of Hanford has adopted a water conservation ordinance, which enforces limitations on domestic use of water.

The City's wastewater treatment facility permitted and designed to treat 8 million gallons per day is currently processing approximately 5.5 million gallons per day in domestic and industrial wastewater. The City of Hanford uses a nominal rate of 100 gallons per day of waste water per capita.

The City has initiated a program to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the Regional Water Quality Control Board for this purpose.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan. The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities. Thresholds of Significance The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities. Checklist Discussion a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project, when physically built out, will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant. b) Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project, when physically built out, will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant. c) Less than Significant – Compliance with the Storm Drainage Master Plan. d) Less than Significant with Mitigation Incorporation - The City of Hanford prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the drought, the physical project, when proposed, will be required to comply with all State and local regulations regarding water conservation measures and landscaping. e) No Impact. The project will not require a determination by a wastewater agency. f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site. The City has achieved a 50% diversion rate from the landfill and has incorporated a greenwaste program and recycling at the Materials Recycling Facility. g) No Impact. The project will be required to comply with all federal, state and local statues regulating solid waste. Conclusion Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures.				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
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 with Mitigation Incorporation - Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals. b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects. c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.				

Prepared by City of Hanford
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Date
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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 residential project for the annexed and pre-zoned area.

Impact Analysis

Aesthetics

Impacts to aesthetics are anticipated to be less than significant.

Agriculture and Forest Resources

Less than Significant Impact -The project will convert prime agricultural land to a non-agricultural use; however, impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. This project is consistent with the General Plan, therefore, a less than significant impact is anticipated.

Air Quality

Less than Significant with Mitigation Incorporation -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 and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR of which the project is consistent.

Biological Resources

The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat, therefore, the project would have a less than significant cumulative impact for biological resources.

Cultural Resources

Less than Significant with Mitigation Incorporation - The project would not create any significant impact to cultural resources, a mitigation measure is included for the project that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.

Geology and Soils

The project will not result in significant impacts to geophysical conditions, therefore, the impact is considered less than significant, cumulatively.

Greenhouse Gas Emissions

With mitigation measures, the project will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Hazards and Hazardous Materials

The impact from hazards and hazardous materials are expected to be less than significant.

Hydrology/Water Quality

Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.

Land Use Planning and Population

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

Mineral Resources

The project is not anticipated to have any impacts to mineral resources therefore cumulative impacts are anticipated to be less than significant.

Noise

The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. .

Population and Housing

The proposed project is consistent with the General Plan Land Use Element and is conserved an implementation of the General Plan. The project will not result in a significant impact to population and housing.

Public Services

The project can be served by existing public services. The physical development of the project will be subject to impacts fees. The project will not result in significant impacts to public services.

Recreation

The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. It is the responsibility of the City to ensure that park space be provided at the appropriate ratio at the time of approval of a tentative tract map. The project will not result in impacts to recreation with the stipulation that the applicant provide sufficient park space using the required ratio; therefore cumulative impacts are less than significant with mitigation incorporation.

Transportation/Traffic

Additional traffic loads will be generated by residential development as physical projects are proposed. Transportation related impacts will be addressed on a project by project basis, with resulting impacts mitigated through design or construction of new facilities and improvements. The project is not associated with any construction or land use development. Future development in the project area will be subject to approval by the City of Hanford Planning Division and Public Works Department.

Utilities and Service Systems

Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures.

Sources:

2010 Urban Water Management Plan. (2011, June 11). *City of Hanford -2010 Urban Water Management Plan*. Retrieved from http://www.cityofhanfordca.com/depts/pw/utilities/2010_urban_water_management_plan.asp

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

Local and Tribal Intergovernmental Consultation. (2011). *Office of Planning and Research*. Retrieved from http://www.opr.ca.gov/s_localandtribalintergovernmentalconsultation.php

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

**Annexation 151 and Prezone 2015-02 Mitigation Measures
Mitigated Negative Declaration 2015-11**

Environmental Factor	Potential Impact	Mitigation Measure	Responsible Party
AIR QUALITY			
Air Quality	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact.	Developer
Air Quality	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts.	Developer
CULTURAL RESOURCES			
Cultural Resources	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	The site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
GREENHOUSE GAS EMISSIONS			
Greenhouse Gas Emissions	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of	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.	Developer

	greenhouse gases.		
HYDROLOGY AND WATER QUALITY			
Hydrology and Water Quality	The project could 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.	The proposed project does not include a physical project. the potential for storm water runoff would have to be evaluated at the time of a physical project. Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.	Developer and City
Hydrology and Water Quality	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	The proposed project does not include a physical project. the potential for storm water runoff would have to be evaluated at the time of a physical project. Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.	Developer and City
NOISE			
Noise	The project could potentially cause exposure of persons or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Less than Significant– the project proposed and the future physical development of the property as a residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	Developer
RECREATION			

Recreation	The project could have the potential to increase the use of existing neighborhood and regional parks or other recreational facilities. The project could potentially include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	The applicant's request to annex 49.61 acres (17.06 net acres "R-1-12" Very-Low Density Residential; 26.13 net acres "R-1-6" Low Density Residential) would potentially increase the population by 783 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 1.17 acres of neighborhood park space and 1.57 acres of community park space. The applicant would be required to provide the park space or pay impact fees for whatever the development did not accommodate. At this time, a physical project is not proposed for the development of the property as residential. However, it is anticipated that the development would provide park space or pay impact fees for the development of park space.	City and Developer
TRANSPORATION AND TRAFFIC			
Transportation and Traffic	Project could potentially cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project could potentially exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads of highways.	Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts.	Developer and City
Transportation and Traffic	The project could potentially substantially increase hazards due to a design feature or incompatible uses.	Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts. Development would be required to meet Public Works Standards for Construction.	Developer and City of Hanford
Transportation and Traffic	The project could potentially result in	Development projects proposed to be constructed in the project area will be required to meet the standards of the Hanford Municipal Code Section for	Developer and City of Hanford

	inadequate parking capacity.	parking to be provided.	
Transportation and Traffic	The proposed project could potentially conflict with adopted policies, plan, or programs supporting alternative transportation.	The physical development of the project area, when proposed, would be required to comply with adopted policies, plans and programs supporting alternative transportation.	City of Hanford would be required to require compliance with adopted policy
UTILITIES AND SERVICE SYSTEMS			
Utilities and Service Systems	The project could potentially effect water supplies able to serve the project from existing entitlements and resources.	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 physical project, when proposed, will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	