

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
6:30 PM – Closed Session
7:00 PM – Regular Meeting
Tuesday, April 26, 2016

6:30 PM CALL TO ORDER CLOSED SESSION

ROLL CALL

PUBLIC COMMENT - CLOSED SESSION

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

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING

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

Number of Potential Cases - 1

7:00 PM CALL TO ORDER REGULAR MEETING

ROLL CALL

FLAG SALUTE

CLOSED SESSION ACTION REPORT

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.

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

PUBLIC HEARING

- 1. Tentative Tract 914, a request to subdivide approximately 28.75 acres into 115 single-family residential lots in the “R-1-6” Low-Density Residential Zone District. Planned Unit Development No. 2016-01, a request to deviate from the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035). The action requires certification of Mitigated Negative Declaration No. 2016-02 for the project.**
- 2. Appeal filed by Hanford Environmental Awareness Team (HEAT) of Site Plan Review 2015-05 and Negative Declaration No. 2015-03. Site Plan Review 2015-05 is a request to construct a 216 unit multi-family development in the RM-2 zone. (APN 011-020-045)**

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: 4/26/2016

AGENDA SECTION: 1

SUBJECT:

Approval of the Minutes of the April 12, 2016 Meeting

RECOMMENDATION:

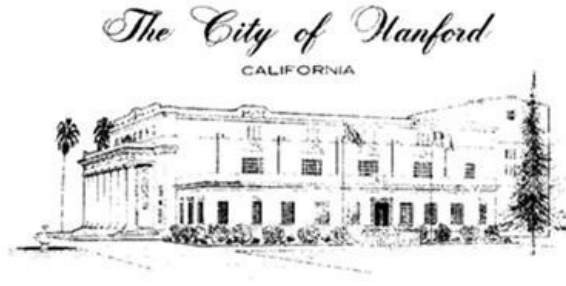
Approve Minutes of the April 12, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

04-12-16 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

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

Led by Commissioner JOHNSTON.

INVOCATION

Commissioner PADEN.

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.

1. Approval of the Minutes of the March 8, 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, DRAXLER, HAM
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NAHAL
ABSENT:	Commissioners	NONE

PUBLIC HEARING

2. 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 DRAXLER, to continue Tentative Parcel Map 2015-04 to the April 26, 2016 meeting. Motion carried by the following roll call vote:

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

3. PROJECT: CONDITIONAL USE PERMIT 2016-01, a proposal to construct a 78-foot Verizon wireless telecommunication tower facility in the “PF” Public Facility Zone District. LOCATION: The property is located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006). PROJECT PLANNER: Melody N. Haigh, Senior Planner

Chairperson HAM opened the Public Hearing at 7:06 p.m. and called for the Staff Report. Senior Planner Haigh presented the Staff Report, noted that the applicants were in the audience and available to answer questions, and recommended approval.

Following questions of staff, Chairperson HAM opened Public Comment.

FAVOR

Applicant Ryan Beaumont encouraged approval of the project, stating that the proposed location was determined to be the least intrusive to fill a gap in coverage, and it was selected by the City planners. Verizon will provide a road during construction, to protect the grounds.

OPPOSED

1. Jack Willis presented the Commissioners/Clerk with a document titled, "Memorandum of Points and Authorities in Opposition to Approval of Conditional Use Permit No. 2016-01" and highlighted each point. Among the issues raised, he stated that the height of the tower exceeded the 75' limit indicated in the Municipal Code.
2. Bob Ramos was not opposed to the project but was concerned about the safety of of barbed wire.
3. Mr. Fukuda encouraged the Commission to consider all aspects of the project, as children already cut the fence to play in the canal, and they graffiti the brick fence.

REBUTTAL

Applicant Beaumont stated (in answer to an earlier question) that the tower will be co-locatable, meaning that it can be used by other carriers. He also stated that the barbed wire is a safety measure and that the actual tower is 75'. The artificial pine tree branches at the top are an aesthetic camouflage of the tower.

Chairperson HAM closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing at 7:58 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner DRAXLER, to approve Conditional Use Permit 2016-01 based on the findings and conditions in Resolution 2016-08.

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

(Prior to the vote, there was a motion by Commissioner PADEN to approve Conditional Use Permit 2016-01, amending the height restriction to 75 feet, including branches. There was no second, and the motion failed.)

GENERAL BUSINESS**DIRECTOR'S COMMENTS**

In Director Mata's absence, Senior Planner Haigh reported that the Housing Element is moving forward and that staff is waiting for the fourth invoice for the Pedestrian and Bicycle Master Plan.

COMMISSIONERS' ITEMS OF INTEREST

There were no reports.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 8:01 p.m.



AGENDA STAFF REPORT

MEETING DATE: 4/26/2016

AGENDA SECTION: 1

SUBJECT:

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2016-02 for the project.
2. Adopt Resolution No. 2016-09 approving Tentative Tract 914.
3. Adopt Resolution No. 2016-10 approving Planned Unit Development No. 2016-01.

RECOMMENDED MOTION

1. I move that the Planning Commission adopt Mitigated Negative Declaration No. 2016-02 for the project.
2. I move to adopt Resolution No. 2016-09 approving Tentative Tract Map 914.
3. I move to adopt Resolution No. 2016-10 approving Planned Unit Development 2016-01.

PROJECT DESCRIPTION

The applicant proposes to subdivide 28.75 acres into 115 residential units with a planned unit development overlay, reducing the required side-yard setbacks for two-story homes from 10 feet to five feet.

See proposed subdivision, Tentative Tract 914, attached as **Exhibit A**.

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

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

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

See applicant’s statement and justification, attached as **Exhibit C**.

BACKGROUND

General Plan Designation/Zoning

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

Figure 1: Zoning - “R-1-6”

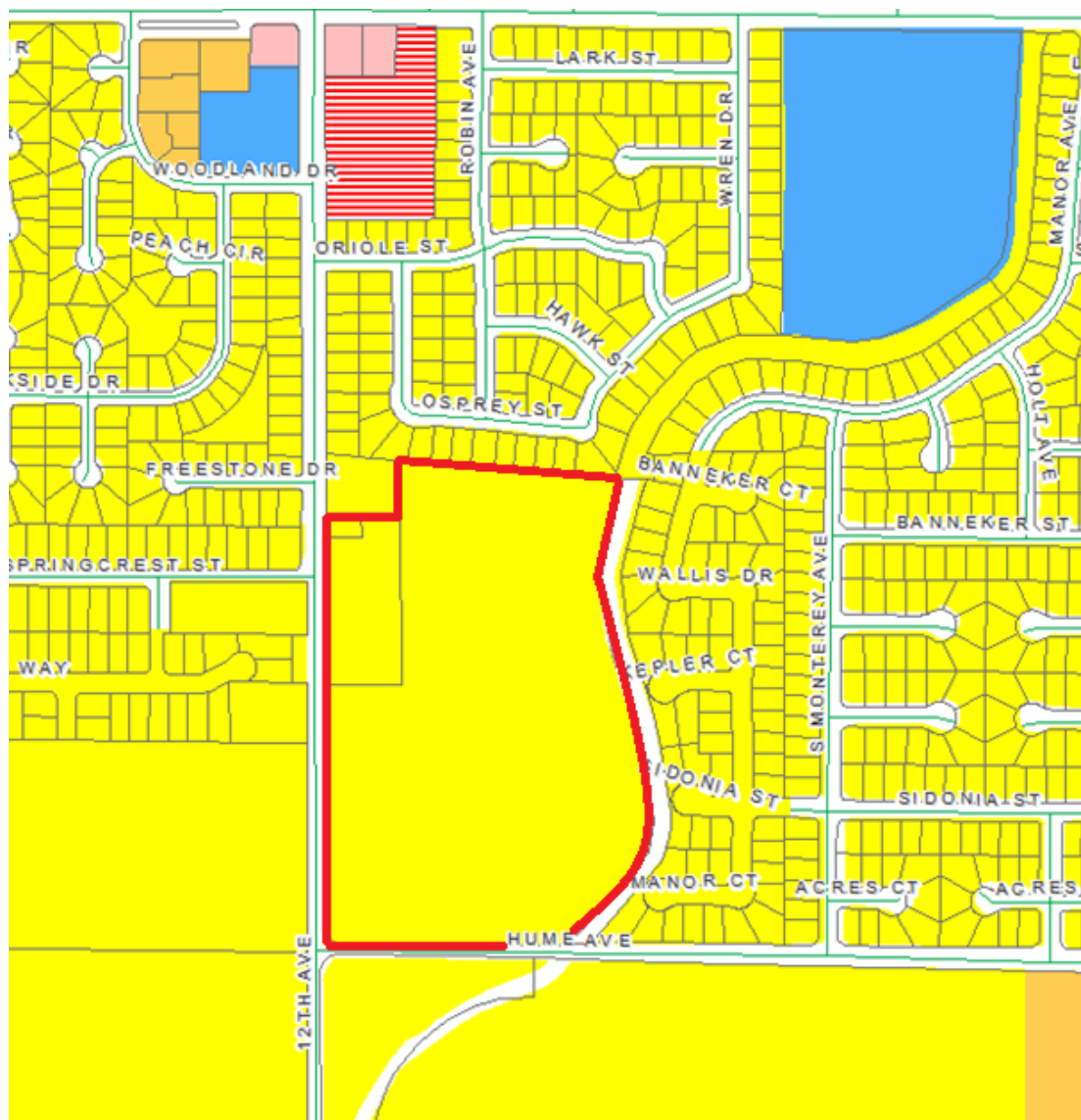


Figure 2: Land Use



Adjacent Land Use and Zoning

	General Plan Designation	Zoning	Existing Land Use
North:	Low-Density Residential	R-1-6	Single-Family Residential
South:	Low-Density Residential	R-1-6	Vacant land
East:	Low-Density Residential	R-1-6	Single-Family Residential
West:	Low-Density Residential	R-1-6	Single-Family Residential

BACKGROUND

Under General Plan Amendment No. 2013-02 and Rezone No. 2013-03, the land use and zoning designation of the project area was changed from “PF” Public Facility to “R-1-6” Low-Density Residential. Under the 2002 General Plan Update, the land was designated for future public

school facility purposes; however, the school district indicated that another property had since been found for future expansion. With the approval of the general plan amendment and rezone, the property owner was permitted to submit for a residential subdivision, as is permitted in the “R-1-6” Low-Density Residential Zone District.

There are two existing residences on site. The proposal requires demolition of those structures. The property owners are aware and in support of the project. Demolition of the structures will be required prior to recording of the final map.

PROJECT EVALUATION: TENTATIVE TRACT 914

Project Design

Total Area: **28.75 acres**

Number of Lots: **115 single-family residences; one retention basin**

Units per gross acre: **5.04 dwelling units/acre**

Number of Dwelling Units: **115 single-family residences**

Potential population increase: **3.11 persons per household x 115 households = 358**

Lot Sizes

Smallest	Largest	Required
6,600 sq. ft.	14,956 sq. ft.	6,000 sq. ft.

All proposed lots meet or exceed minimum depth, width and area requirements of the “R-1-6” Low-Density Residential Zone District.

Streets/Circulation

Street improvements will include the installation of concrete curb and gutter, sidewalk, landscaping, street lights, street striping, and all improvements will be installed within public street right of way or utility easements, in accordance with the requirements of Chapter 16.24 “Improvements”, of the Hanford Municipal Code, Public Works Standards and Specifications, and the resolution pertaining to the subdivision.

12th Avenue will be developed as a major arterial street along the development frontage of the subdivision, in conformance with City Standard ST-17 and ST-18.

Hume Avenue will be developed as a collector street from 12th Avenue to People’s Ditch, in conformance with City Standard ST-17 and ST-23.

All other streets within the subdivision will be developed to residential street standard ST-32,

modified as indicated on the vesting tentative tract map and the Live Oak Master Plan.

Easements and Dedications

Easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to streetlights and landscape improvements as designated by the Public Works Department.

All proposed streets, street extensions, opposite travel lanes on boundary streets and offsite pavement transitions with right of way, as shown on the tentative subdivision map, will be dedicated to the City as public rights-of-way and any alteration of existing utilities will be the responsibility of the developer.

Lot "A", located as shown on the tentative subdivision map will be dedicated to People's Ditch Company prior to or concurrent with the recording of the final subdivision map.

The proposed drainage basin, as shown on the tentative subdivision map, will be dedicated to the City for drainage purposes concurrent with the recording of the subdivision final map.

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings will be constructed along the development frontages of 12th Avenue and Hume Avenue.

A minimum six- to eight-foot-high solid masonry block fence with continuous footing will be constructed along lots backing onto People's Ditch, subject to People's Ditch Company Requirements.

A 4 ½-foot-wide detached sidewalk along the development frontages of 12th Avenue and Hume Avenue will be constructed.

Landscape and irrigation system improvements will be installed along the development frontages of 12th Avenue and Hume Avenue.

Sewer Improvements

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

Storm Drainage Improvements

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

development located adjacent to the subdivision.

All drainage from the proposed development will be retained in a retention drainage basin located as shown on the tentative subdivision map.

Water System

The developer's engineer will provide a Water System Master Plan, complete with calculations for the entire subdivision, for City review and approval prior to recording a subdivision final map. Provisions will be made to provide service for future areas of development located adjacent to the subdivision.

Public Services

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

FINDINGS FOR APPROVAL: TENTATIVE TRACT 914

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

1. That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;

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

2. That the design or improvement of the subdivision is consistent with general or specific plans;

ANALYSIS: That a design finding can be made, because the design or improvement of the subdivision map is consistent with the General Plan, Zoning, and Subdivision Ordinances.

3. That the site is physically suitable for the type of development;

ANALYSIS: That a type of development finding can be made, because the site is physically suitable for the proposed type of development. Two existing residences will be demolished to accommodate the future subdivision.

4. That the site is physically suitable for the proposed density of development;

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a gross density of 5.04 dwelling units per gross acre.

5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;

ANALYSIS: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-02 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-02, and mitigation measures required of development are attached as **Exhibit D**.

6. That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and

ANALYSIS: That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Planned Unit Development No. 2015-02 and Tentative Tract 914 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval

7. That the design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

ANALYSIS: An improvements-and-access finding can be appropriately made, because the design of the subdivision map and/or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcels.

PROJECT EVALUATION: PLANNED UNIT DEVELOPMENT NO. 2016-01

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

Section 17.62.010, 2002).

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

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

Side-Yard Setbacks

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

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

Horizontal Roof-Plate Line Height

Up to 10 ft.	One story
Over 10 ft. to 20 ft.	Two story
Over 20 ft. to 30 ft.	Three story

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

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

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

The applicant will be able to provide the adequate ten ft. street-side setback on corner lot properties. No deviation to street-side setback is proposed.

The City requires setbacks between structures for several reasons:

Safety:

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

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

Building Code Requirements:

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

Noise:

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

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between neighbors. The deviation requested for the side-yard setback for two-story homes will still result in a five-foot separation between the residence and the interior side property line. The distance from residence to residence, along the interior-side property line, will be a minimum of 10 feet. Setbacks will be maintained for the front and rear yard.

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

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

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

A. Overall density and intensity of the project;

ANALYSIS: That the proposed density is within the allowable range for the “R-1-6” Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. The applicant has proposed 5.04 dwelling units per acres for Tentative Tract 914. The width of the two-story plan is 50 feet, yet, the typical lot width of Tentative Tract 914 is 60 feet. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tentative Tract 914, while maintaining home sizes that are compatible with the surrounding properties.

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

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

- C. Access requirements:

ANALYSIS: That the deviation of the side-yard setback requirement for two-story homes within the development will not create any access-related issues. Conditions of development of Tentative Tract 914 require the payment of traffic impact mitigation fees.

- D. Impact on surrounding uses:

ANALYSIS: That the project is consistent with the surrounding uses, which include residential to the north, east, and west and vacant property to the south. No impact on surrounding uses is anticipated.

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

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

- F. Timing of development.

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

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

ANALYSIS: That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Planned Unit Development No. 2016-01 and Tentative Tract 914 to interested agencies including the County Health Department, Public Works Department, Fire Department, and Building Division. Any

improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

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

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

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

ANALYSIS: That the proposed density is within the allowable range for the “R-1-6” Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. The applicant has proposed 5.04 dwelling units per acres for Tentative Tract 914. The width of the two-story plan is 50 feet, yet, the typical lot width of Tentative Tract 914 is 60 feet. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tentative Tract 914, while maintaining home sizes that are compatible with the surrounding properties.

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

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

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

ANALYSIS: That 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. Mitigated Negative Declaration No. 2016-02 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-02, and mitigation measures required of development are attached as **Exhibit D**.

REQUIRED CONDITIONS

All conditions of Resolution No. 2016-09, 2016-10, and mitigation measures, attached in **Exhibit D**, shall apply as conditions of development.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on April 6, 2016 and sent to property owners within 500 feet of the project site on the same day. No written comments have been received as of the date of preparation of this report.

CONSULTATION

Notice of the project was sent to the concerned agencies on April 6, 2016, in accordance with Section 16.08.060 of the Subdivision Ordinance. Comments were received from the following agencies:

- ☐ Kings County Public Works Department (**Exhibit E**)
- ☐ Kings County Kings County Environmental Health Services (**Exhibit F**)
- ☐ Hanford Elementary School District (**Exhibit G**)

ENVIRONMENTAL ASSESSMENT

An Initial Study was prepared for the project. On the basis of the Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-02 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-02, and mitigation measures required of development are attached as **Exhibit D**.

Applicant/ Owner

Jim Robinson- SJV Homes
222 N. Garden St (100)
Visalia, CA 93291

Engineer

4 Creeks
324 S Santa Fe (A)
Visalia, CA 93292

FISCAL IMPACT:

ATTACHMENTS:

Resolution 2016-09 Tentative Tract 914
Resolution 2016-10 Planned Unit Development No. 2016-01
Exhibit A: Tentative Tract Map 914
Exhibit B: Elevations and Floor Plans
Exhibit C Applicant's Letter and Justification
Exhibit D (1) Initial Study and Mitigated Negative Declaration No. 2016-02
Exhibit D (2): Mitigation Measures

Exhibit E: County Public Works Comment

Exhibit F: Health Dept Comments

Exhibit G: Hanford Elementary School District Comments

RESOLUTION 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING TENTATIVE TRACT MAP 914, A REQUEST TO SUBDIVIDE 28.75 ACRES INTO 115 SINGLE-FAMILY RESIDENTIAL LOTS AND A RETENTION BASIN IN THE “R-1-6” LOW-DENSITY RESIDENTIAL ZONE SUBJECT TO PLANNED UNIT DEVELOPMENT NO. 2016-01

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 26, 2016, by motion of Commissioner _____, and seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 914, filed by 4 Creeks, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of **April 26, 2016**, and

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

WHEREAS, an initial study was conducted to analyze the effects of the project on the environment and on the basis of the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment with the incorporation of mitigation measures; and

WHEREAS, Mitigated Negative Declaration No. 2016-02 has been certified for the project; and

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

1. That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;

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

2. That the design or improvement of the subdivision is consistent with general or specific plans;

ANALYSIS: That a design finding can be made, because the design or improvement of the subdivision map is consistent with the General Plan, Zoning, and Subdivision Ordinances.

3. That the site is physically suitable for the type of development;

ANALYSIS: That a type of development finding can be made, because the site is physically suitable for the proposed type of development. Two existing residences will be demolished to accommodate the future subdivision.

4. That the site is physically suitable for the proposed density of development;

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a gross density of 5.04 dwelling units per gross acre.

5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;

ANALYSIS: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-02 has been prepared for the project.

6. That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and

ANALYSIS: That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Planned Unit Development No. 2015-02 and Tentative Tract 914 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval

7. That the design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

ANALYSIS: An improvements-and-access finding can be appropriately made, because the design of the subdivision map and/or the type of improvements will

not conflict with easements acquired by the public at large for access through or use of property within the proposed parcels.

THEREFORE, BE IT RESOLVED that Tentative Tract 914 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

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

Defense and Indemnification Provisions:

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

violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

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

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances except as modified by Planned Unit Development No. 2016-01.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance

by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

5. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
6. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That each lot owner within Tract 914 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
9. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.
10. That all conditions of approval for Planned Unit Development No. 2016-01 shall be conditions of approval for Tentative Tract Map No. 914.

BUILDING DIVISION

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

Soils:

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

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

Street Names and Addresses:

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

PUBLIC WORKS DEPARTMENT

Contact Deputy Public Works Director John Doyel (559) 585-2571
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
3. That Lot "A", located as shown on the tentative subdivision map, shall be dedicated to People's Ditch Company, prior to or concurrent with the recording of a subdivision final map.
4. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto 12th Avenue, Hume Avenue and People's Ditch and shall be indicated on the subdivision final map.

People's Ditch Improvements:

1. That the existing People's Ditch culvert/pipe crossing at Hume Avenue be removed and replaced with a new culvert/pipe crossing complete with concrete headwalls, driveways, sidewalks, fencing, gates and paving in conformance with People's Ditch Company and City standards and specifications. New culvert/pipe crossing shall be constructed to the ultimate right of way limits of Hume Avenue (both north and south of street centerline). Developer shall be

required to design and construct improvement at own expense. City shall reimburse developer for the cost to extend culvert/pipe crossing improvement from a point 13 feet south of the Hume Avenue centerline to the street southern ultimate right of way boundary. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable improvements costs. All design, construction and improvement inspections shall be coordinated with both the People's Ditch Company and City Public Works Department staff.

2. That the developer shall construct a minimum 6'-8' high solid masonry block fence with continuous footing along lots backing onto People's Ditch. Subject fence shall conform to People's Ditch Company requirements.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Hume Avenue shall be developed as a collector street (East of People's Ditch, ST-26) and as a major collector street (West of People's Ditch) from 12th Avenue to People's Ditch. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 7.0
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Hume Avenue, from People's Ditch to 12th Avenue, concurrent with the submittal of development improvement plans. Reconstruction of Hume Avenue, from People's Ditch to 12th Avenue, will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and pavement reconstruction of existing roadway, if applicable, and pavement widening along the development frontage of the subdivision (Half-width street improvements, plus a minimum 13 foot travel lane south of street centerline with an 8 foot graded shoulder. The installation of a raised concrete median is not required. Note: Hume Avenue transition from a 68' roadway ultimate right of way (east of People's Ditch) to an 84' roadway ultimate right of way (west of People's Ditch to 12th Avenue). Developers engineer shall be required to coordinate transition improvements with the City Engineering Division.
- b. Twelfth Avenue shall be developed as an arterial street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of 12th Avenue, from Hume Avenue to the northern limits of subdivision, concurrent with the submittal of development improvement plans. Reconstruction of 12th Avenue between Hume Avenue and the north boundary of subdivision (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the east side of 12th Avenue, including pavement reconstruction of existing roadway if applicable, plus a 16 foot wide concrete curbed and landscaped raised median with a protected southbound left turn lane at Hume Avenue and a 16 foot wide southbound travel lane west of the median, including pavement reconstruction of roadway if applicable, and all street signing, striping and transition paving as required.
 4. That electrical conduit and pull boxes shall be installed at the intersection of 12th Avenue / Hume Avenue to facilitate the installation of a future traffic signal system in accordance with Traffic Impact Study prepared by the firm of KD Anderson and Associates dated March 20, 2006.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

4. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within 12th Avenue, consisting of curb & gutter, median curb, street striping, signing and street paving from gutter lip to edge of the existing 12th Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing 12th Avenue street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing 12th Avenue street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue and Hume Avenue for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2 foot wide detached sidewalk along the development frontages of 12th Avenue, Hume Avenue.
 - c. Landscaping and irrigation system improvements along the development frontages of 12th Avenue and Hume Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Sewer Improvements:

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

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue and 12th Avenue located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision street lighting and decorative fencing.

FIRE DEPARTMENT

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

General:

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

KINGS COUNTY HEALTH DEPARTMENT

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

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

www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and
<http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

2. If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be stored on site, the facility must file a Hazardous Materials Business Plan online at <http://cers.calepa.ca.gov> within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process.

EXPIRATION:

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

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

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

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

I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of **April, 2016**.

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

RESOLUTION NO. 2016-10**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING PLANNED UNIT DEVELOPMENT NO. 2016-01 TO ALLOW A
DEVIATION TO THE STANDARDS OF THE “R-1-6” LOW- DENSITY RESIDENTIAL
ZONE DISTRICT TO ALLOW REDUCED SIDEYARD SETBACKS FOR TWO-STORY
HOMES FROM 10 FEET TO FIVE FEET**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on **April 26, 2016**, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolutions be adopted:

WHEREAS, Planned Unit Development No. 2016-01, filed by 4 Creeks, a proposal to allow a deviation to the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet applicable to Tentative Tract 914; and

WHEREAS, the real property, which is the subject of the planned unit development, is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035); and

WHEREAS, an initial study was conducted to analyze the effects of the project on the environment and on the basis of the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures; and

WHEREAS, Mitigated Negative Declaration No. 2016-02 has been certified for the project; and

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting April 26, 2016, held a public hearing and received testimony and evidence regarding the proposed Planned Unit Development No. 2016-01; and

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

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

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

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

A. Overall density and intensity of the project;

ANALYSIS: That the proposed density is within the allowable range for the “R-1-6” Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. The applicant has proposed 5.04 dwelling units per acres for Tentative Tract 914. The width of the two-story plan is 50 feet, yet, the typical lot width of Tentative Tract 914 is 60 feet. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tentative Tract 914, while maintaining home sizes that are compatible with the surrounding properties.

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

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

C. Access requirements:

ANALYSIS: That the deviation of the side-yard setback requirement for two-story homes within the development will not create any access-related issues. Conditions of development of Tentative Tract 914 require the payment of traffic impact mitigation fees.

D. Impact on surrounding uses:

ANALYSIS: That the project is consistent with the surrounding uses, which include residential to the north, east, and west and vacant property to the south. No impact on surrounding uses is anticipated.

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

ANALYSIS: That the applicant’s project features enhanced elevations, including use of stone façade enhancements, varying depths, building pop-outs, entry patios, and window shutters. The provided amenity creates an offset of the

proposed deviation from the standard side-yard setback for two-story homes in the “R-1-6” Low-Density Residential Zone District.

F. Timing of development.

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

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

ANALYSIS: That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Planned Unit Development No. 2016-01 and Tentative Tract 914 to interested agencies including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

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

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

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

ANALYSIS: That the proposed density is within the allowable range for the “R-1-6” Low-Density Residential Zone District. The General Plan and Municipal Code prescribe an allowable density between two and nine units per acre. The applicant has proposed 5.04 dwelling units per acres for Tentative Tract 914. The width of the two-story plan is 50 feet, yet, the typical lot width of Tentative Tract 914 is 60 feet. The proposed reduction in the side-yard setback for two-story homes will provide the developer with the ability to maintain the density of Tentative Tract 914, while maintaining home sizes that are compatible with the surrounding properties.

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

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

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

ANALYSIS: That 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. Mitigated Negative Declaration No. 2016-02 has been prepared for the project.

WHEREAS, Planned Unit Development No. 2016-01 shall be tentatively approved subject to recordation of Final Map 914; and

THEREFORE, BE IT RESOLVED that Planned Unit Development No. 2016-01 is tentatively approved, which approval will become final automatically upon recordation of Final Map 914; and

THREFORE, BE IT FURTHER RESOLVED that the Planning Commission approve Planned Unit Development No. 2016-01 subject to the following conditions:

ADMINISTRATION DEPARTMENT

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

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

Defense and Indemnification Provisions:

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

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

damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

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

General:

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

8. That the tentative approval of Planned Unit Development No. 2016-01 will become final with the recordation of Final Map 914.
9. That all conditions of Tentative Tract 914 shall become conditions of approval for Planned Unit Development No. 2016-01.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply, except as modified under Planned Unit Development No. 2016-01, including the following:
 - a. The side-yard setback for two-story homes shall be five feet.

Architectural Conditions:

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

Environmental Requirements:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Lighting:

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

Screening:

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

Fencing/Walls:

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

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."

2. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

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

should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

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

- 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 **Compliance with the City of Hanford Landscape Ordinance and Tree Ordinance**
 - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or
6. Engineer licensed in the State of California as per state law.
 7. That separate sewer and water services be provided to each building.
 8. That separate gas and electric services be provided to each building.
 9. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
 10. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
 11. That a school impact fee of \$0.54 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
 12. That all special inspection reports be submitted to the Building Division prior to final inspection.
 13. That the addresses shall be assigned by the Building Division.
 14. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and the City of Hanford Municipal Code .
 15. That 6 sets of grading plans, **including the block wall engineering**, be submitted to the Building Dept. and proper permits obtained prior to the commencement of work.
 16. That Landscape permits are required for each lot and landscape district and must be installed and a final inspection obtained before final occupancy of the dwelling.

FIRE DEPARTMENT

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

General:

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

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. Valley Fever : As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.
2. If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be stored on site, the facility must file a Hazardous Materials Business Plan online at <http://cers.calepa.ca.gov> within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process.

EXPIRATION

The Planned Unit Development shall expire with the expiration of Tentative Tract Map 914. The Commission may grant a one-year time extension, if an application and fee is received from the applicant before the expiration date.

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

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

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

I, Darlene R. Mata, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly approved by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of April, 2016.

Darlene R. Mata, Secretary

MARCH 31, 2016

MYNDERUP

VESTING TENTATIVE

SUBDIVISION MAP

PLANNED UNIT DEVELOPMENT

BEING A DIVISION OF A PORTION OF THE N 1/2 SEC. 2, T.19S., R.21E., M.D.S. & M., IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.

PARCEL 1: OF PARCEL MAP RECORDED FEBRUARY 20, 1987 IN BOOK 10, PAGE 24, OF PARCEL MAPS, KINGS COUNTY RECORDS

PARCEL 2: OF PARCEL MAP RECORDED FEBRUARY 20, 1987 IN BOOK 10, PAGE 24 OF PARCEL MAPS, KINGS COUNTY RECORDS.

PARCEL 3: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, SHOWN AS PARCEL 1 ON THAT CERTAIN PARCEL MAP FILED OCTOBER 15, 1975, IN BOOK 4 OF PARCEL MAPS, AT PAGE 7, KINGS COUNTY RECORDS.

APN	011-110-032, 034, 035
ACREAGE:	28.75 AC
FLOOD ZONE:	ZONE X
ZONING (EXISTING):	R-1-6
ZONING (PROPOSED):	R-1-6
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CITY OF HANFORD
TELEPHONE:	AT&T
REFUSE:	CITY OF HANFORD
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL

R-1-6:	28.75 GROSS ACRES
LOT A:	50,031 SQ. FT.
8' LAND DEDICATION TO CITY OF HANFORD ALONG HUME AVE.	
20' LAND DEDICATION TO CITY OF HANFORD ALONG 12TH AVE.	

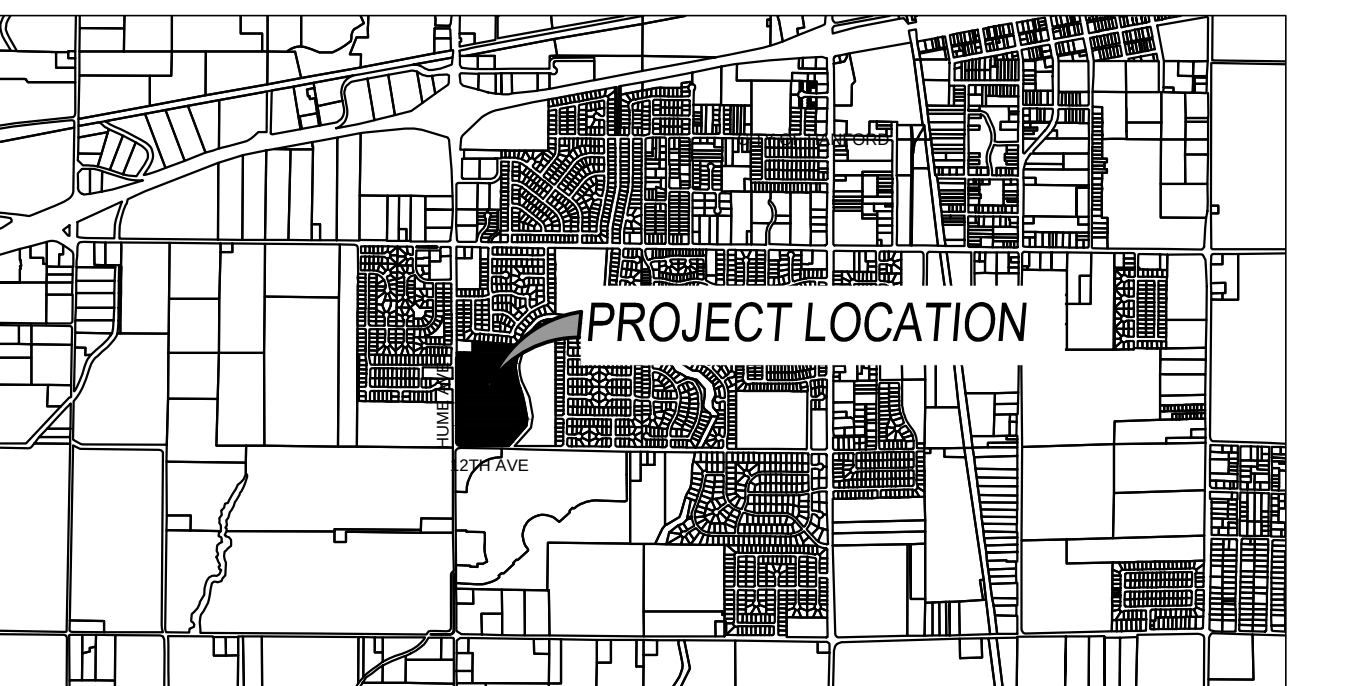
TOTAL NET DENSITY:	5.04 DU / ACRE
TOTAL UNITS:	115 UNITS

MINIMUM SETBACKS:	20' FRONT (20' TO GARAGE)
	5' SIDE
	15' BACK

MINIMUM LOT SIZE:	6,600 SQ. FT.
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*WET UTILITY PLANS:

WATER:	CONNECT TO EXISTING HUME AND 12TH AVE. LINES AT ROAD ACCESS POINTS
SEWER:	CONNECT TO 12TH AVENUE EXISTING LINE
STORM:	COLLECT ALL RUNOFF TO NEW PROPOSED RETENTION BASIN



VICINITY MAP

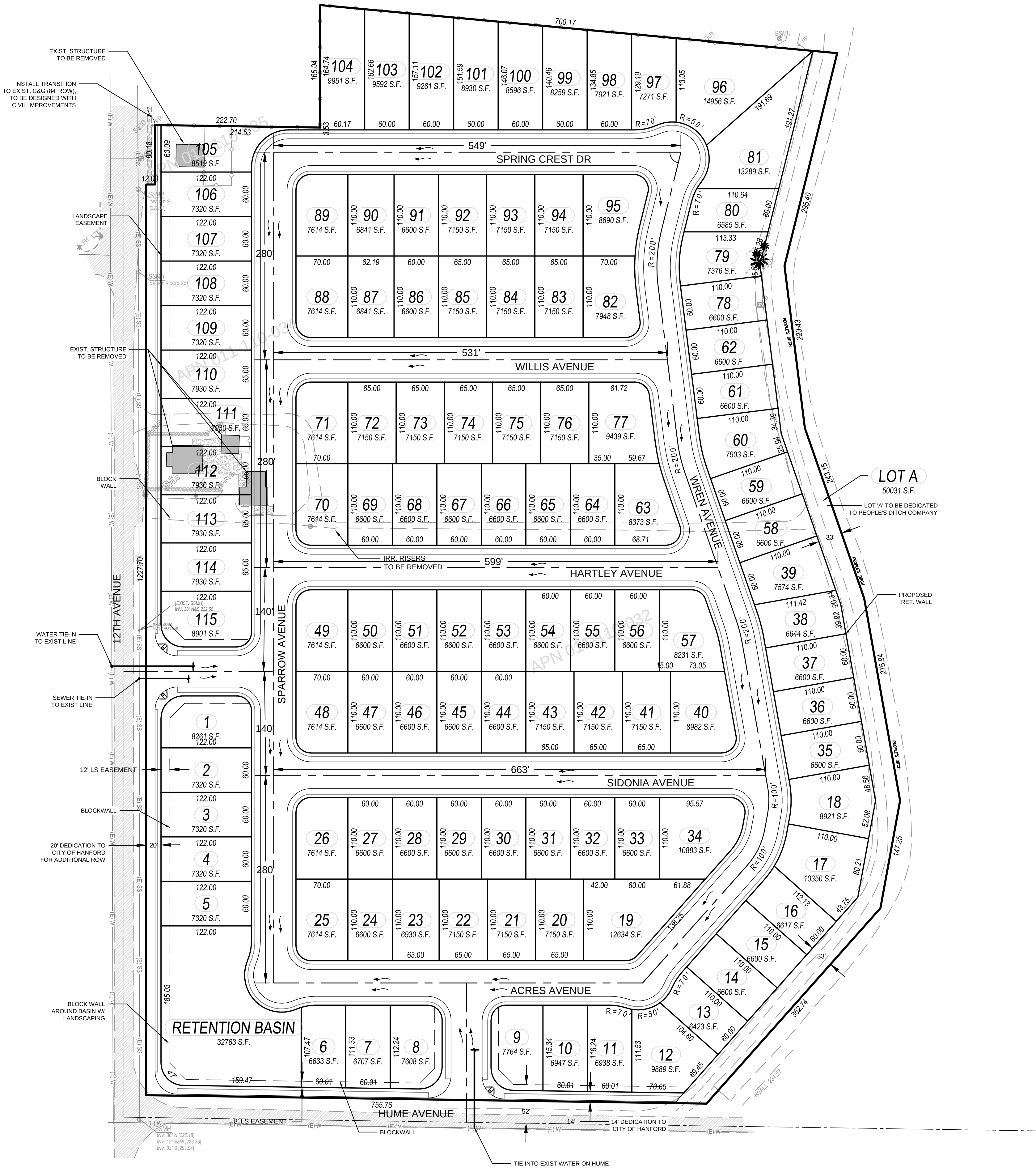
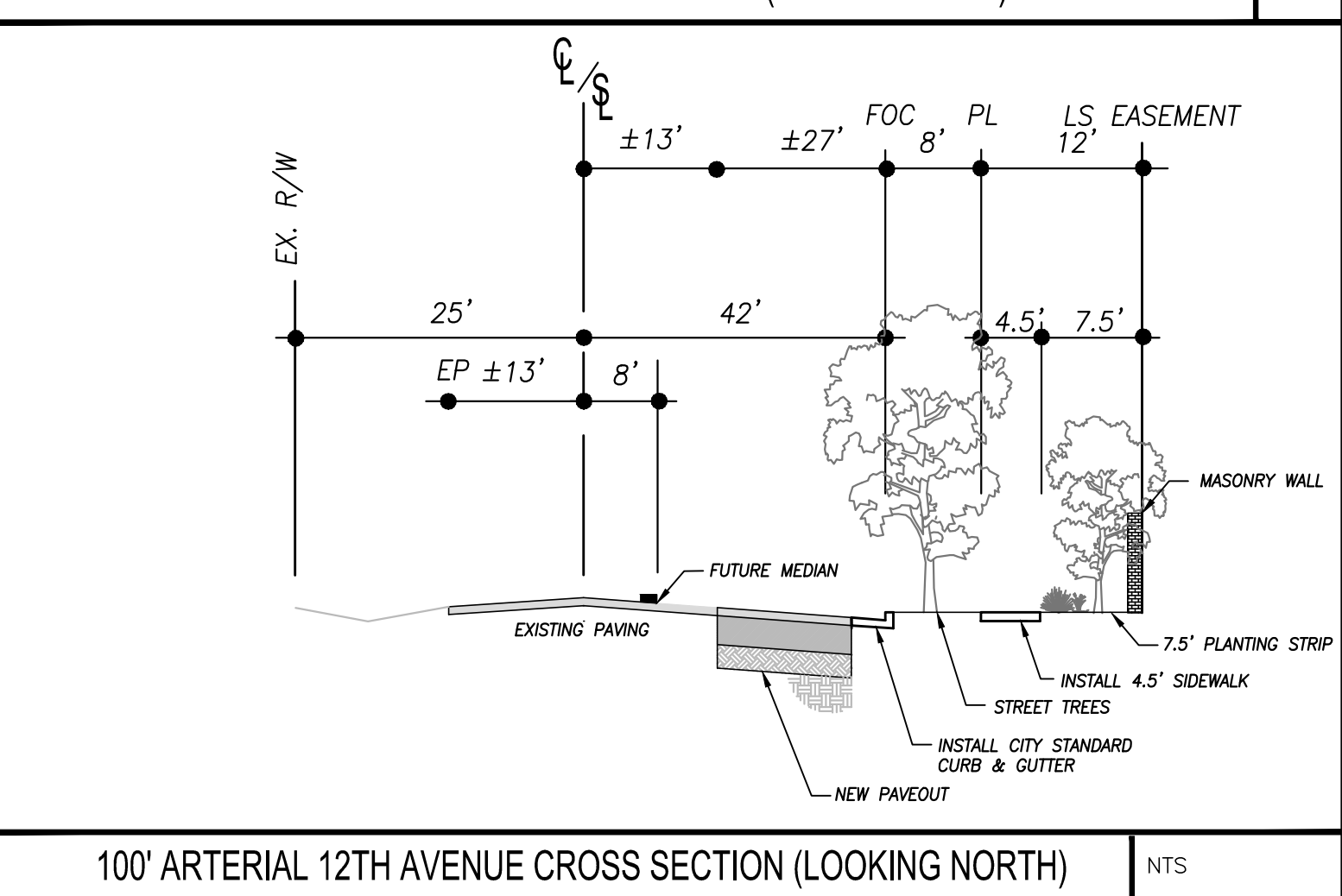
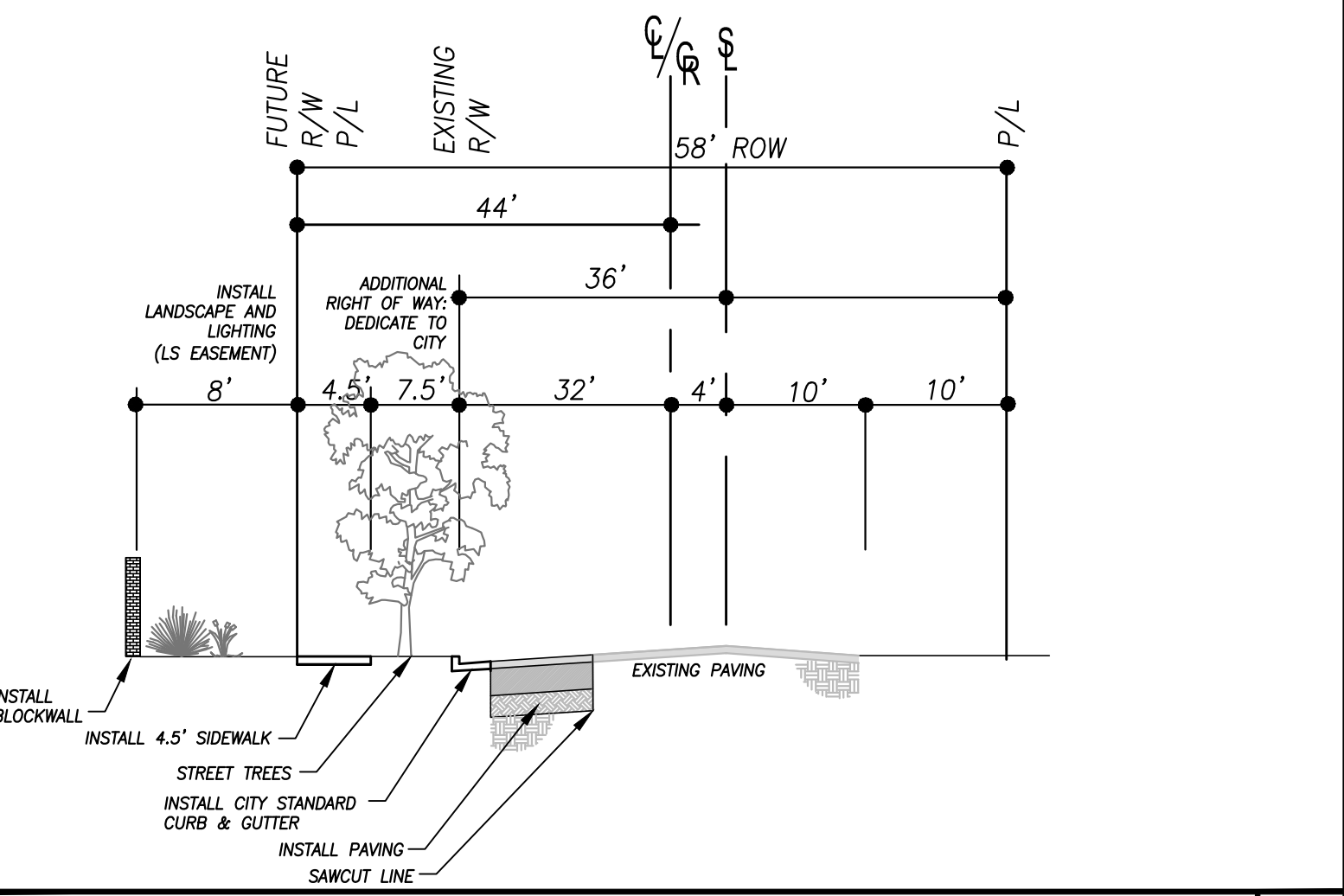
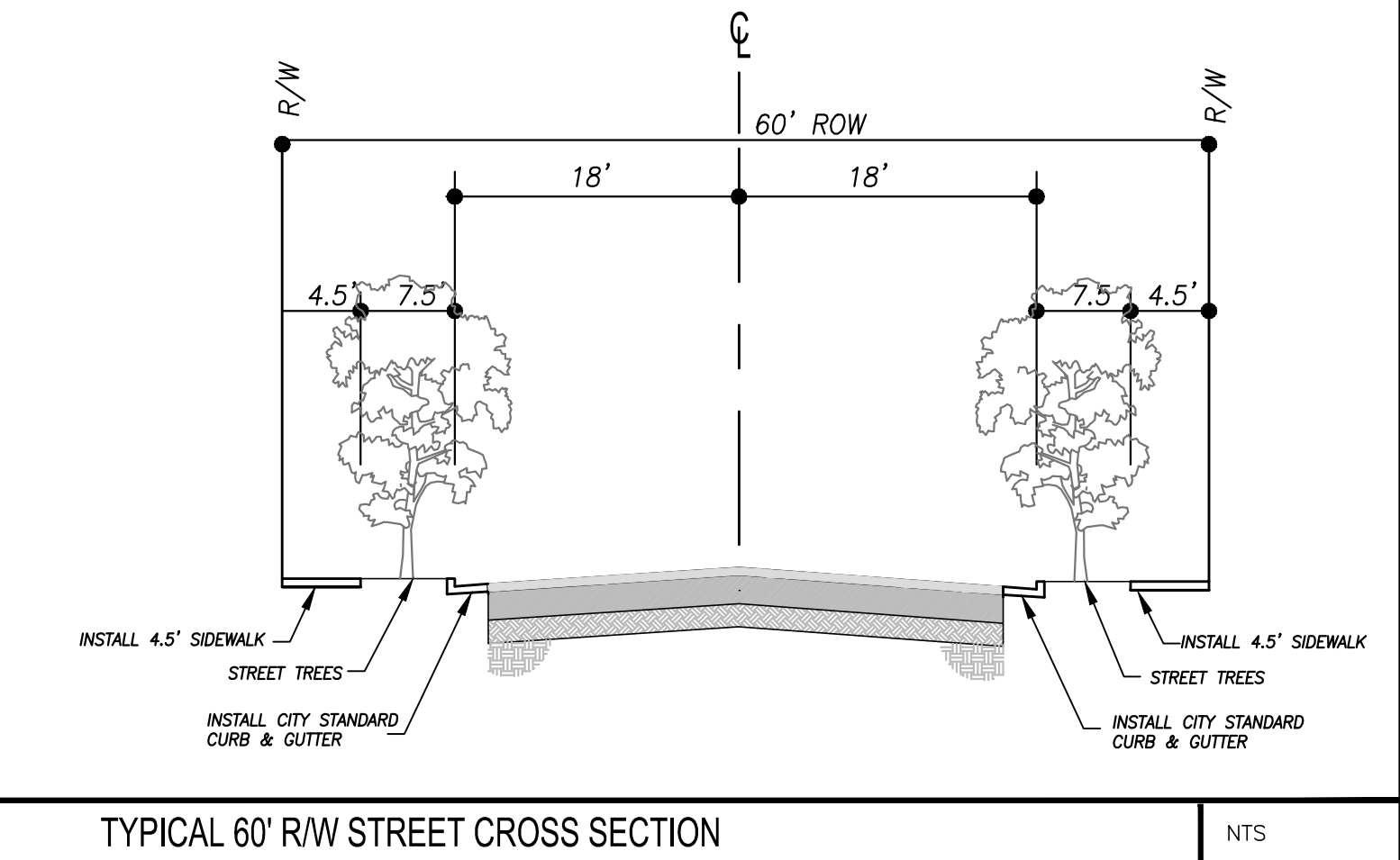
SCALE: 1"=1/4 MILE

PREPARED FOR:
SAN JOAQUIN VALLEY HOMES

PREPARED BY:



324 S. SANTE FE, STA. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215



Keynote Legend	
#	Description

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
4. ALL FOUNDATIONS SHALL BE CONCRETE ON COMPACTED FILL.
5. ROOF SHALL BE 12/12 GABLE WITH ASPH/FLT SHINGLES.
6. EXTERIOR WALLS SHALL BE 8" CMU WITH 1/2" GYPSUM BOARD.
7. INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD.
8. FLOORS SHALL BE 4" CONCRETE ON 2" GYPSUM BOARD.
9. CEILING SHALL BE 5/8" GYPSUM BOARD.
10. DOORS SHALL BE 6'0" X 2'0" SLIP STREAMLINE.
11. WINDOWS SHALL BE 6'0" X 4'0" DOUBLE HUNG.
12. ALL OPENINGS SHALL BE REINFORCED CONCRETE.
13. FOUNDATION SHALL BE 18" WIDE BY 12" DEEP.
14. EXTERIOR FINISH SHALL BE STUCCO.
15. INTERIOR FINISH SHALL BE PAPER.
16. ROOF FINISH SHALL BE SHINGLES.
17. FLOOR FINISH SHALL BE CONCRETE.
18. CEILING FINISH SHALL BE GYPSUM BOARD.
19. WALL FINISH SHALL BE GYPSUM BOARD.
20. DOOR FINISH SHALL BE SLIP STREAMLINE.
21. WINDOW FINISH SHALL BE DOUBLE HUNG.

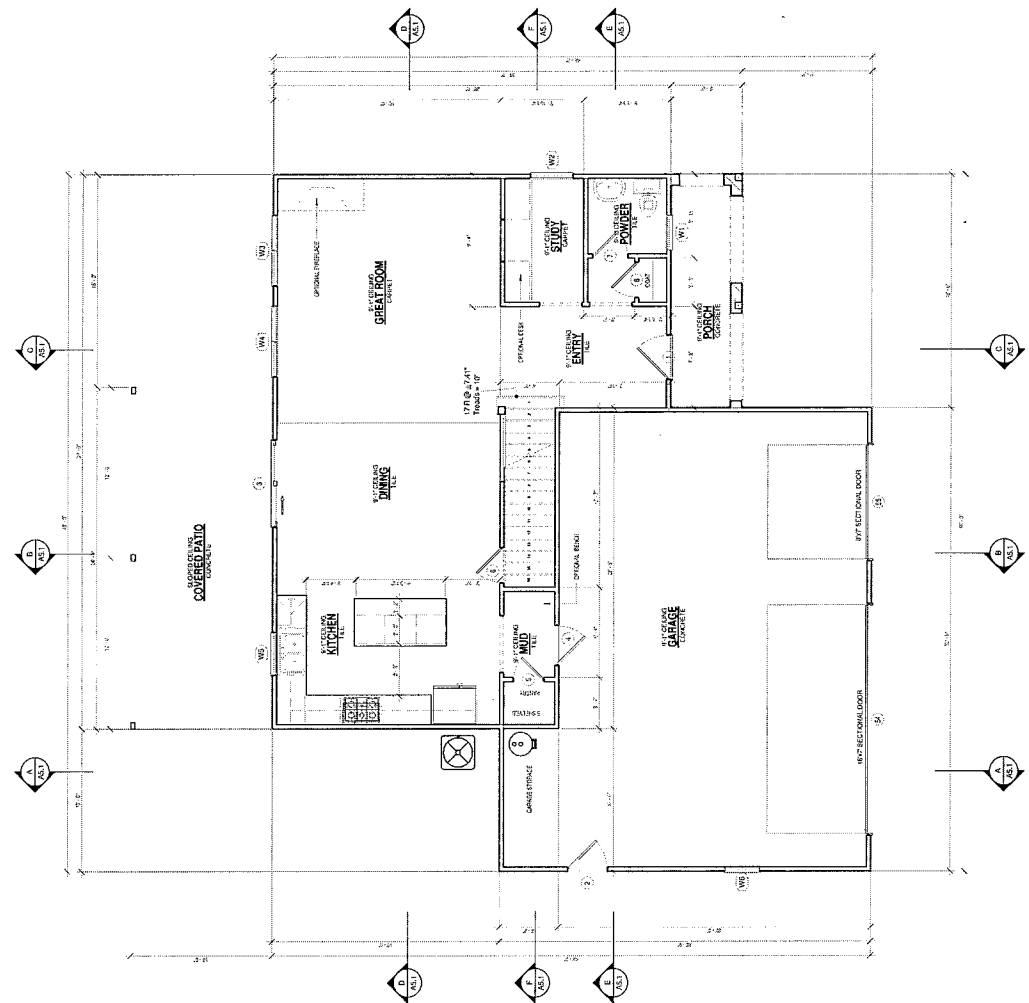
Wall Legend:

- 1. 8" CMU
- 2. 5/8" GYPSUM BOARD
- 3. 4" CONCRETE
- 4. 2" GYPSUM BOARD
- 5. 1/2" GYPSUM BOARD
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- 99. 1/2" GYPSUM BOARD
- 100. 5/8" GYPSUM BOARD

Window Schedule		
#	Type	Height
W1	Window Awning 3000	8'0"
W2	Window Awning 3000	8'0"
W3	Window Awning 3000	8'0"
W4	Window Awning 3000	8'0"
W5	Window Awning 3000	8'0"
W6	Window Awning 3000	8'0"
W7	Window Awning 3000	8'0"
W8	Window Awning 3000	8'0"
W9	Window Awning 3000	8'0"
W10	Window Awning 3000	8'0"
W11	Window Awning 3000	8'0"
W12	Window Awning 3000	8'0"
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W14	Window Awning 3000	8'0"
W15	Window Awning 3000	8'0"
W16	Window Awning 3000	8'0"
W17	Window Awning 3000	8'0"
W18	Window Awning 3000	8'0"
W19	Window Awning 3000	8'0"
W20	Window Awning 3000	8'0"
W21	Window Awning 3000	8'0"
W22	Window Awning 3000	8'0"
W23	Window Awning 3000	8'0"
W24	Window Awning 3000	8'0"
W25	Window Awning 3000	8'0"
W26	Window Awning 3000	8'0"
W27	Window Awning 3000	8'0"
W28	Window Awning 3000	8'0"
W29	Window Awning 3000	8'0"
W30	Window Awning 3000	8'0"
W31	Window Awning 3000	8'0"
W32	Window Awning 3000	8'0"
W33	Window Awning 3000	8'0"
W34	Window Awning 3000	8'0"
W35	Window Awning 3000	8'0"
W36	Window Awning 3000	8'0"
W37	Window Awning 3000	8'0"
W38	Window Awning 3000	8'0"
W39	Window Awning 3000	8'0"
W40	Window Awning 3000	8'0"
W41	Window Awning 3000	8'0"
W42	Window Awning 3000	8'0"
W43	Window Awning 3000	8'0"
W44	Window Awning 3000	8'0"
W45	Window Awning 3000	8'0"
W46	Window Awning 3000	8'0"
W47	Window Awning 3000	8'0"
W48	Window Awning 3000	8'0"
W49	Window Awning 3000	8'0"
W50	Window Awning 3000	8'0"
W51	Window Awning 3000	8'0"
W52	Window Awning 3000	8'0"
W53	Window Awning 3000	8'0"
W54	Window Awning 3000	8'0"
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W58	Window Awning 3000	8'0"
W59	Window Awning 3000	8'0"
W60	Window Awning 3000	8'0"
W61	Window Awning 3000	8'0"
W62	Window Awning 3000	8'0"
W63	Window Awning 3000	8'0"
W64	Window Awning 3000	8'0"
W65	Window Awning 3000	8'0"
W66	Window Awning 3000	8'0"
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W68	Window Awning 3000	8'0"
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W72	Window Awning 3000	8'0"
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W76	Window Awning 3000	8'0"
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W79	Window Awning 3000	8'0"
W80	Window Awning 3000	8'0"
W81	Window Awning 3000	8'0"
W82	Window Awning 3000	8'0"
W83	Window Awning 3000	8'0"
W84	Window Awning 3000	8'0"
W85	Window Awning 3000	8'0"
W86	Window Awning 3000	8'0"
W87	Window Awning 3000	8'0"
W88	Window Awning 3000	8'0"
W89	Window Awning 3000	8'0"
W90	Window Awning 3000	8'0"
W91	Window Awning 3000	8'0"
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W93	Window Awning 3000	8'0"
W94	Window Awning 3000	8'0"
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W96	Window Awning 3000	8'0"
W97	Window Awning 3000	8'0"
W98	Window Awning 3000	8'0"
W99	Window Awning 3000	8'0"
W100	Window Awning 3000	8'0"

Door Schedule		
#	Type	Height
D1	Door Entry	8'0"
D2	Door Entry	8'0"
D3	Door Entry	8'0"
D4	Door Entry	8'0"
D5	Door Entry	8'0"
D6	Door Entry	8'0"
D7	Door Entry	8'0"
D8	Door Entry	8'0"
D9	Door Entry	8'0"
D10	Door Entry	8'0"
D11	Door Entry	8'0"
D12	Door Entry	8'0"
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D14	Door Entry	8'0"
D15	Door Entry	8'0"
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D18	Door Entry	8'0"
D19	Door Entry	8'0"
D20	Door Entry	8'0"
D21	Door Entry	8'0"
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D23	Door Entry	8'0"
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D25	Door Entry	8'0"
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D30	Door Entry	8'0"
D31	Door Entry	8'0"
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D34	Door Entry	8'0"
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D37	Door Entry	8'0"
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D86	Door Entry	8'0"
D87	Door Entry	8'0"
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D90	Door Entry	8'0"
D91	Door Entry	8'0"
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D94	Door Entry	8'0"
D95	Door Entry	8'0"
D96	Door Entry	8'0"
D97	Door Entry	8'0"
D98	Door Entry	8'0"
D99	Door Entry	8'0"
D100	Door Entry	8'0"

Area Schedule (Gross Building)	
Name	Area
RESIDENCE	1,234 SF
Garage	2,345 SF
Garage	765 SF
Garage	1,234 SF
Garage	4,567 SF
Garage	4,567 SF



1 FLOOR PLAN - MAIN FLOOR

1/4" = 1'-0"

Keynote	Legend	Description
1		

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 IBC AND 2018 IRC.

Wall Legend:

- 1. 8" CMU WALL
- 2. 8" CMU WALL
- 3. 8" CMU WALL
- 4. 8" CMU WALL
- 5. 8" CMU WALL
- 6. 8" CMU WALL
- 7. 8" CMU WALL
- 8. 8" CMU WALL
- 9. 8" CMU WALL
- 10. 8" CMU WALL
- 11. 8" CMU WALL
- 12. 8" CMU WALL
- 13. 8" CMU WALL
- 14. 8" CMU WALL
- 15. 8" CMU WALL
- 16. 8" CMU WALL
- 17. 8" CMU WALL
- 18. 8" CMU WALL
- 19. 8" CMU WALL
- 20. 8" CMU WALL

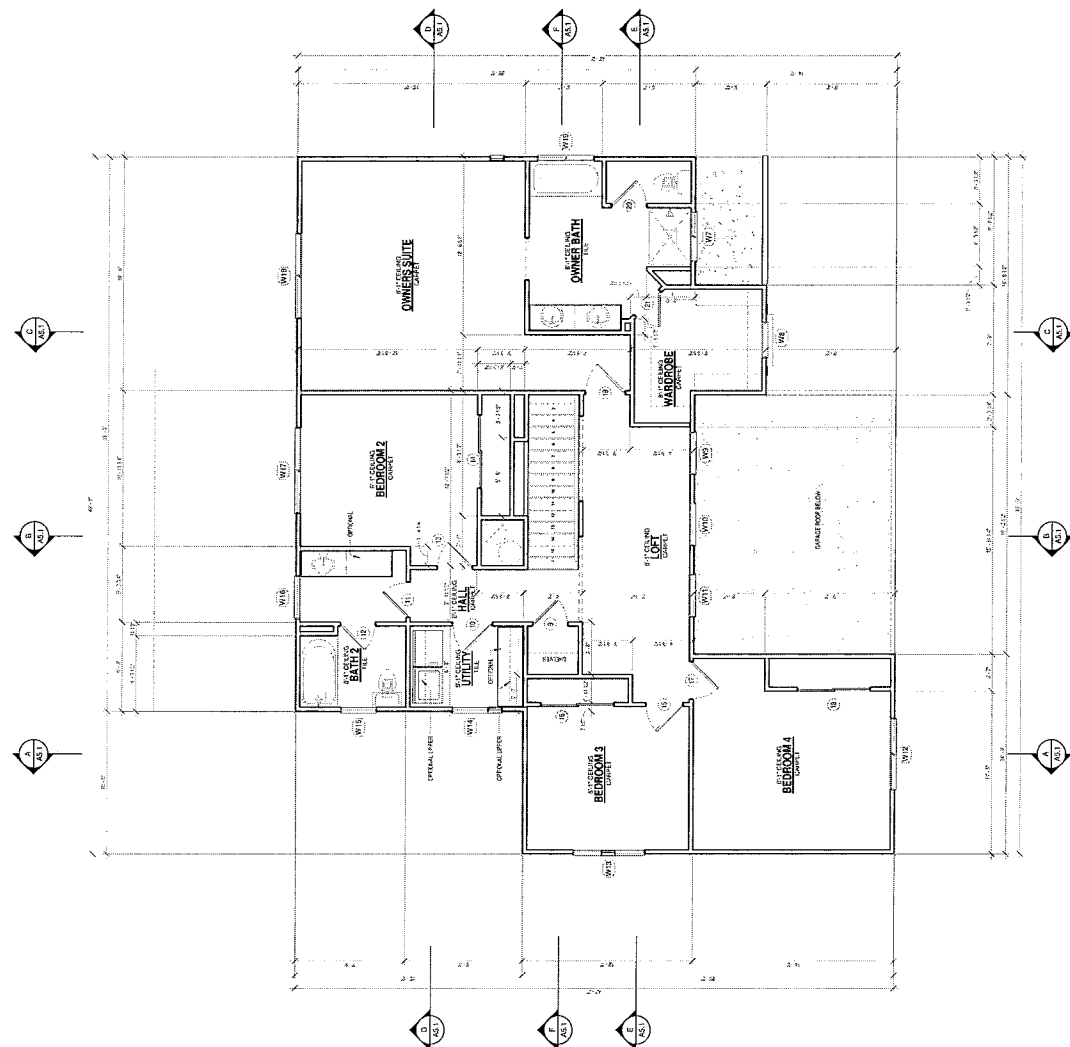
Window Schedule

#	Type	Head	Comments
1	Window Single Hung 36x48	8' 0"	
2	Window Single Hung 36x48	8' 0"	
3	Window Single Hung 36x48	8' 0"	
4	Window Single Hung 36x48	8' 0"	
5	Window Single Hung 36x48	8' 0"	
6	Window Single Hung 36x48	8' 0"	
7	Window Single Hung 36x48	8' 0"	
8	Window Single Hung 36x48	8' 0"	
9	Window Single Hung 36x48	8' 0"	
10	Window Single Hung 36x48	8' 0"	
11	Window Single Hung 36x48	8' 0"	
12	Window Single Hung 36x48	8' 0"	
13	Window Single Hung 36x48	8' 0"	
14	Window Single Hung 36x48	8' 0"	
15	Window Single Hung 36x48	8' 0"	
16	Window Single Hung 36x48	8' 0"	
17	Window Single Hung 36x48	8' 0"	
18	Window Single Hung 36x48	8' 0"	
19	Window Single Hung 36x48	8' 0"	
20	Window Single Hung 36x48	8' 0"	

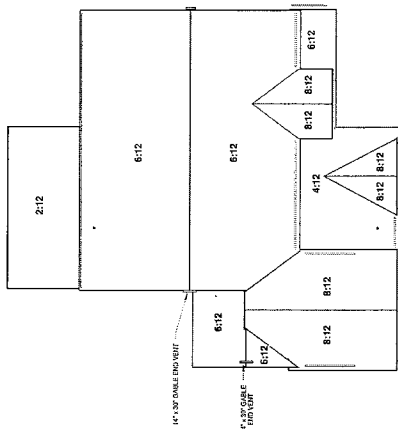
Door Schedule

#	Type	W	H	Comments
1	Exterior Single Swing Fire Rated	2' 0"	8' 0"	
2	Exterior Single Swing	2' 0"	8' 0"	
3	Exterior Single Swing	2' 0"	8' 0"	
4	Exterior Single Swing	2' 0"	8' 0"	
5	Exterior Single Swing	2' 0"	8' 0"	
6	Exterior Single Swing	2' 0"	8' 0"	
7	Exterior Single Swing	2' 0"	8' 0"	
8	Exterior Single Swing	2' 0"	8' 0"	
9	Exterior Single Swing	2' 0"	8' 0"	
10	Exterior Single Swing	2' 0"	8' 0"	
11	Exterior Single Swing	2' 0"	8' 0"	
12	Exterior Single Swing	2' 0"	8' 0"	
13	Exterior Single Swing	2' 0"	8' 0"	
14	Exterior Single Swing	2' 0"	8' 0"	
15	Exterior Single Swing	2' 0"	8' 0"	
16	Exterior Single Swing	2' 0"	8' 0"	
17	Exterior Single Swing	2' 0"	8' 0"	
18	Exterior Single Swing	2' 0"	8' 0"	
19	Exterior Single Swing	2' 0"	8' 0"	
20	Exterior Single Swing	2' 0"	8' 0"	

Area Schedule (Gross Building)	
Name	Area
REFERENCE	218.55
ADDITION	218.55
DEDUCTION	218.55
TOTAL	218.55
PERCENT	100.00



1 FLOOR PLAN - UPPER LEVEL
1/4" = 1'-0"



ROOF PLAN - C

Area Schedule (Gross Building)	
Name	Area
RESIDENCE	2,100 SF
GARAGE	651 SF
PATIO	174 SF
POORCH	174 SF

Artic Ventilation

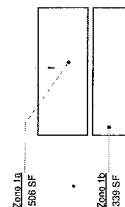
Attic Ventilation

 ENTER YOUR NAME **ADDRESS**
CITY **STATE** **ZIP**
PHONE **FAX** **E-MAIL**
DATE **TIME**

[illegible][illegible]

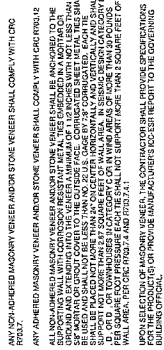
ROOF PLAN NOTES

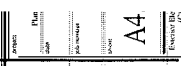
ROOF PLAN NOTES

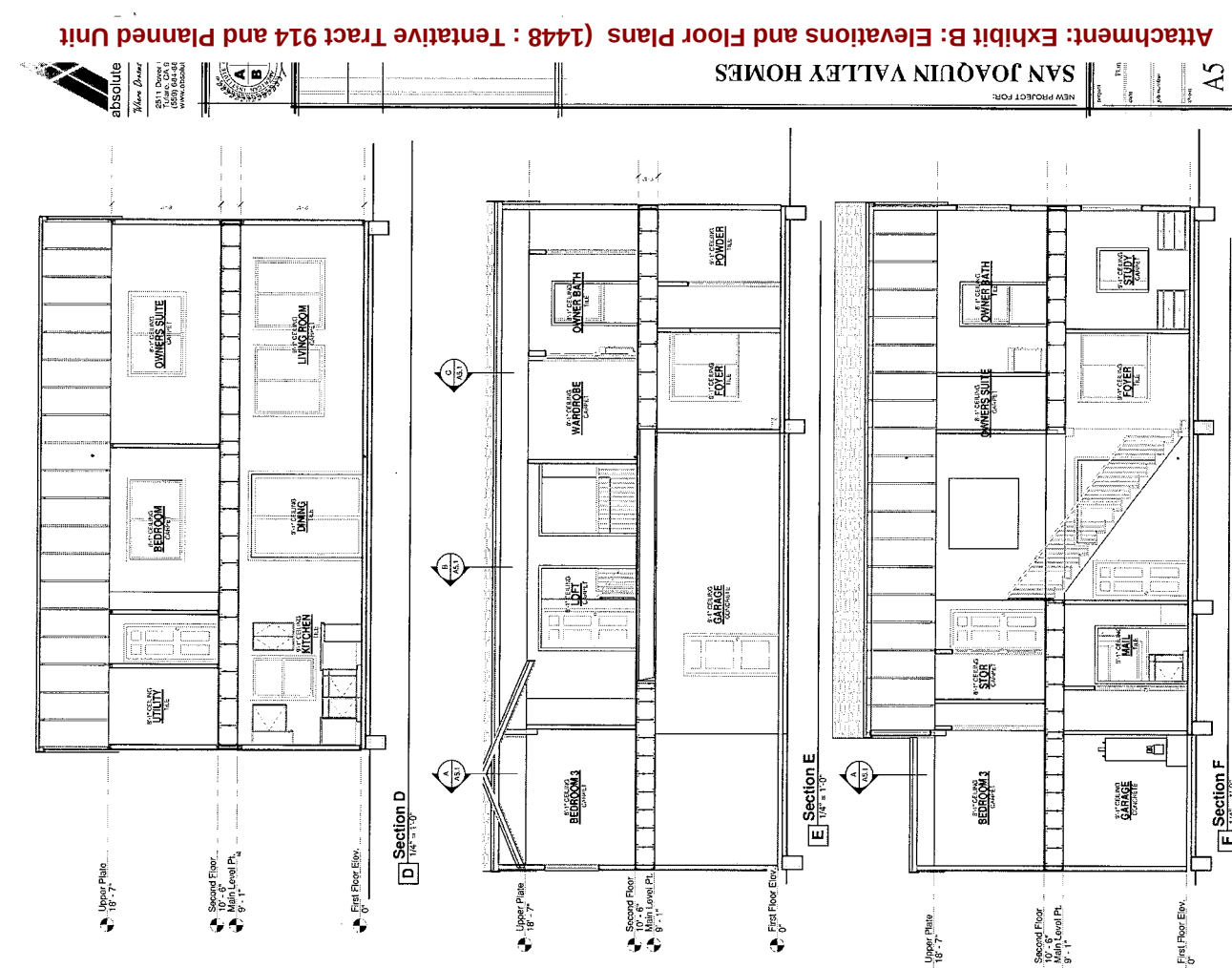
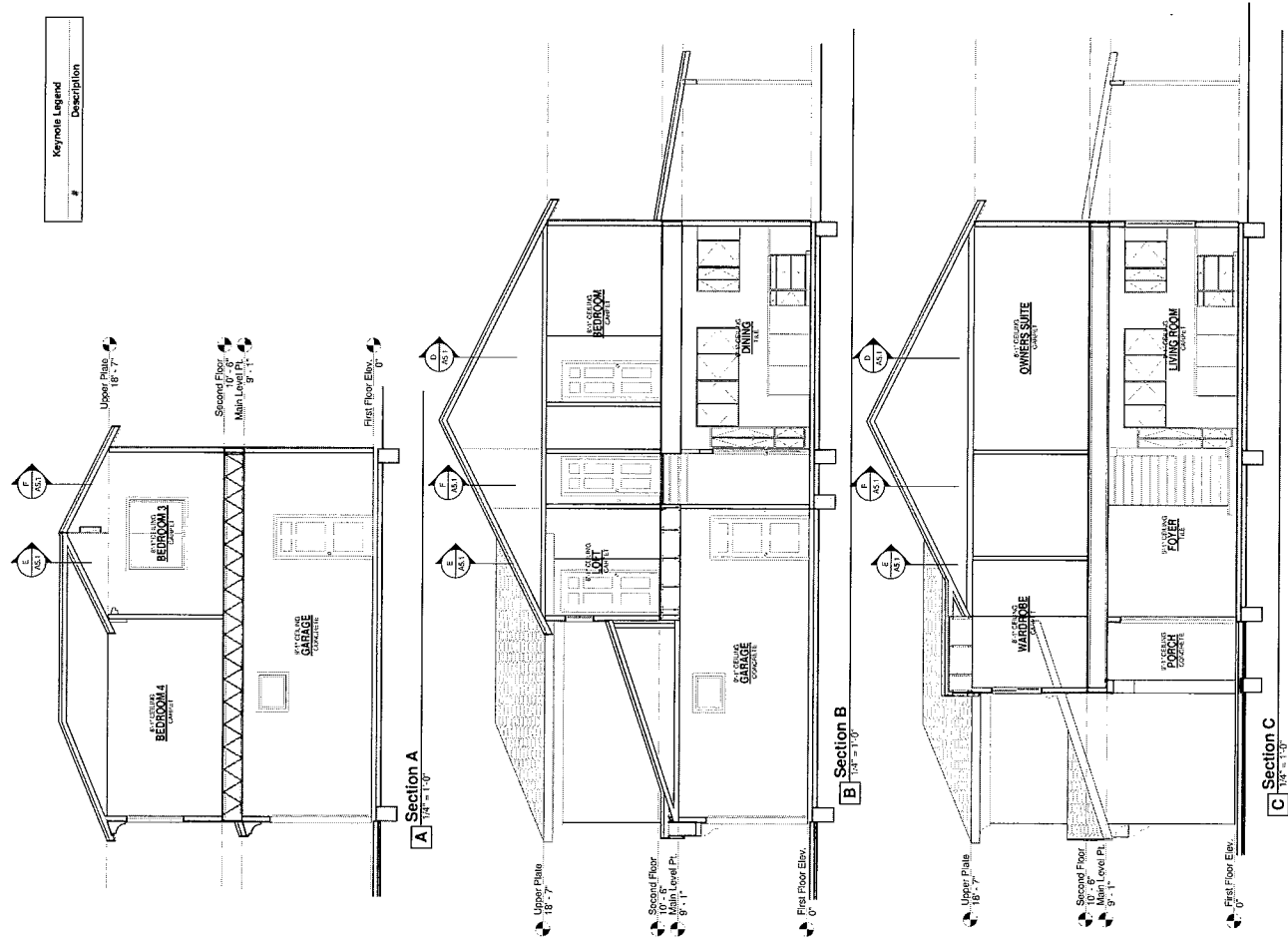
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Solar Zone Map

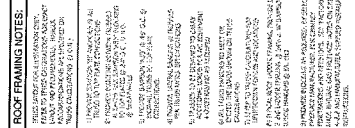




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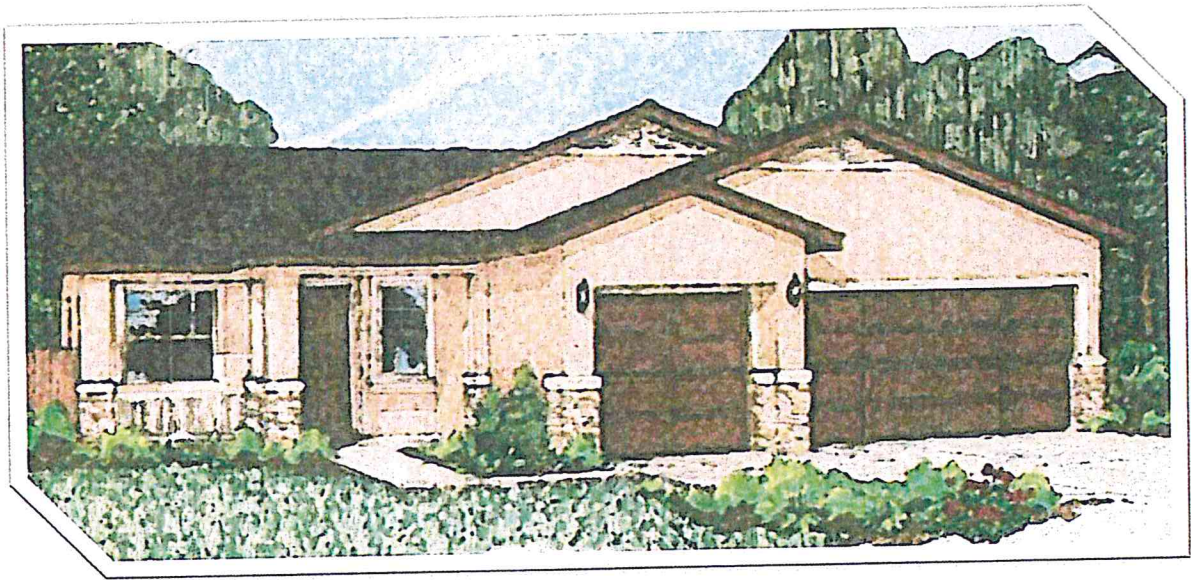
RF ROOF FRAMING PLAN - A
1/4" = 1'-0"





Mynderup Property: Hanford, CA

Tentative Subdivision Map and Planned Unit Development



MARCH.2016

Lead Agency

City of Hanford, Planning Department

Applicant

San Joaquin Valley Homes

Agent

4-Creeks Inc.



Tentative Subdivision Map and Planned Unit Development

APN's: 111-100-032, 111-100-034, 111-100-035 (28.75 acres)

Location: Northeast corner of Hume Avenue and 12th Avenue

The project is proposing a Planned Unit Development to allow for a minor deviation from the City's current R-1-6 Zoning regulations. The request is to allow reduced side-yard setback for all lots to be a minimum of 5 ft. instead of the typical 5 ft per story. This proposed planned unit development project will achieve a more functional and still create an aesthetically pleasing environment. The project is being proposed with enhanced elevations as described below and will also have larger than standard lots to allow for more lot open space for each owner.

Setting: The project site previously was cultivated for crop production with no known biological, cultural, historical, or scenic aspects of value. Project site includes one (1) residential unit (existing) and Peoples Ditch maintains/operates a canal along the eastern border of the project. The property is currently zoned R-1-6 and the proposed project is a permitted use for this Zoning designation. The property is surrounded by single family residential development to the east, west, and north. The area south of the proposed project is currently not developed.

Project Details:

The project is located along Hume Avenue and 12th Avenue and will have two (2) new points of access from these roads. One (1) access point will be located along 12th Avenue and the other access point will be located along Hume Avenue to provide continuous traffic circulation for the project.

The project will consist of 115 single family lots that range in lot size from 6,600 sq. ft. to 14,000 sq. ft. The subdivision will include 1-story and 2-story homes that range in size from 1,574 sq. ft. to 2,314 sq. ft. The elevations offer variety and most models include the following features:

- Tile roofs
- Stone façade enhancements
- Varying depths, building pop-outs, architectural features to break up a blank wall appearance
- Entry patios
- Window shutters



The lot sizes will consist of a minimum of 60' x 110' throughout the project to allow for more depth in the lots. The City standard requires a minimum of 90' deep lots and a minimum of 6,000 sq. ft. lots. The additional lot space will allow for extra open space for the future owners.

**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, April 26, 2016, at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chambers of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract 914, a request to subdivide approximately 28.75 acres into 115 single-family residential lots in the “R-1-6” Low-Density Residential Zone District.

Planned Unit Development No. 2016-01, a request to deviate from the standards of the “R-1-6” Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from ten feet to five feet.

The project is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035).

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: April 6, 2016 – April 26, 2016

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by April 26, 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

Attachment: Exhibit D (1) Initial Study and Mitigated Negative Declaration No. 2016-02 (1448 : Tentative Tract 914 and Planned Unit

MITIGATED NEGATIVE DECLARATION 2016-02

Project Title: Tentative Tract 914 and Planned Unit Development No. 2016-01

File Number: 504-0521

Lead Agency: City of Hanford

Responsible Agency: n/a

Applicant: 4 Creeks
324 S. Santa Fe St
Visalia, CA 93298

Property Owner: San Joaquin Valley Homes
222 N Garden S
Visalia, CA 93298

Project Description: **Tentative Tract 914**, a request to subdivide approximately 28.75 acres into 115 single-family residential lots in the "R-1-6" Low-Density Residential Zone District. **Planned Unit Development No. 2016-01**, a request to deviate from the standards of the "R-1-6" Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from ten feet to five feet.

Location: The project is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035).

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: April 6, 2016

Review Period: 20 days [April 6, 2016 – April 26, 2016]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 2016-02

Prepared For

4 Creeks
Tentative Tract 914
and
Planned Unit Development No. 2016-01

Prepared By

City of Hanford

April 6, 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. 2016-02

1. Project Title: Tentative Tract 914 and Planned Unit Development No. 2016-01
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: n/a
4. Contact Person/Phone Number: Gabrielle de Silva
Community Development Department
(559) 585-2578
5. Project Location: The property is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035).
6. Project Sponsor's Name/Address: 4 Creeks
324 S. Santa Fe St.
Visalia, CA 93292
7. General Plan Designation: Low-Density Residential
8. Zoning: R-1-6
9. Description of the Project: **Tentative Tract 914**, a request to subdivide approximately 28.75 acres into 150 single-family residential lots in the "R-1-6" Zone District. **Planned Unit Development No. 2016-01**, a request to deviate from the standards of the "R-1-6" Low-Density Residential Zone District to allow reduced side yard setbacks for two-story homes from ten feet to five feet.

10. Surrounding land uses and setting:

11.

	Land Use	General Plan Designation	Zoning
North	Single-Family Residential	Low-Density Residential	R-1-6
South	Vacant Land/ Residential	Low-Density Residential	R-1-6
East	Single-Family Residential/ Slough	Low-Density Residential	R-1-6
West	Vacant/Agricultural	Low-Density Residential	R-1-6

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

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. 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 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 – 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 approximately 0.6 miles south 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 is surrounded on the north, east, and west side by existing residential uses. The project does not serve as a source of aesthetic significance, development of the site as residential will not change the aesthetic quality of the site, therefore, there is no impact. d) Less than Significant Impact with Mitigation Incorporation– The project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be requirements of development for the project. Conclusion: Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light source.				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
ENVIRONMENTAL SETTING: The proposed project is located within the City limits. The land is classified as Prime Farmland and Farmland of Statewide Importance according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014). "Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Farmland of statewide Importance is similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date." (Department of Conservation, 2012). The property is a non-enrolled land. "Land not enrolled in a Williamson Act contract and not mapped by Farmland Mapping and Monitoring Program (FMMP) as Urban and Built-up Land or Water." 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 and Farmland of Statewide Importance on the Department of Conservation website. In the adoption of the Hanford General Plan, the project site was designated for future urban 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-Density Residential. The property is not enrolled in a Williamson Act contract. 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 28.75 acres to urban use was considered in the Hanford General Plan EIR. General Plan policies are in place to minimize the impact on adjacent farmland. Conclusion: Less than Significant - The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
ENVIRONMENTAL SETTING The California Air Resource Board (ARB) has divided California into regional air basins according to topographic air drainage features. The City of Hanford is located in the San Joaquin Valley Air Basin (SJVAB), which is approximately 250 miles long and averages 35 miles wide, is the second largest air basin in the state. Air pollution is directly related to a region's topographic features...The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straights where the San Joaquin – Sacramento Delta empties into San Francisco Bay. The San Joaquin Valley (SJV), thus, could be considered a "bowl" open only to the north. Local climatological effects, including wind speed and direction, temperature, inversion layers, and precipitation and fog, can exacerbate the air quality problem in the SJVAB. The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments laid the foundation for the regulatory activities in the 1970s and 1980s. In 1990, an amendment was approved that adopted more stringent standards. The California Clean Air Act (CCAA), signed in 1988, requires all areas of the state to achieve and maintain the California Ambient Air Quality Standards (AAQS). The California AAQS is more stringent than the National AAQS. Both California and the federal government have established health based AAQS for seven air pollutants as shown below. These pollutants are ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}) and lead (Pb). These standards are designed to protect the health and welfare of the population.				

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

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

Notes: ppm=parts per million; ug/m3=micrograms per cubic meter

Source: California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08)

<http://www.arb.ca.aqs>

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
deemed to have a significant impact. 3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact. 4. A project produces a PM10 emission of 15 tons per year (82 pounds per day) While the SJVAPCD CEQA Guidance recognizes that PM10 is a major air quality issue in the basin, it has not established a numerical threshold for significant for PM10. For the purpose of this analysis, a threshold of 15 tons per year was used as the significance threshold. This is the threshold level at which new stationary sources requiring permits from SJVAPCD must provide offsets. The SJVUAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The guidelines provide feasible control measures for construction emission of PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVUAPCD Rules and Regulations, which will be included in project approval. 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 with Mitigation Incorporation- 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 future residential project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are to the north, east, and west, where a residential development is located, however, since there are not known pollutant concentrations to be				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
emitted from the project, the project impact is considered less than significant. e) Less than Significant Impact - When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project. 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Environmental Setting

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

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

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

No undisturbed, natural habitat remains within the Planning Area.

Standards of Significance

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

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

Checklist Discussion

- a) Less than significant impact - The site is surrounded by urban development to the north, east, and west of the project site. Land located south of the project site is vacant, disturbed land and does 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 not convert agricultural habitat to an urban use. There is not a Habitat Conservation Plan, Natural Community Conservation Plan or other approved

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
local, regional, or state habitat conservation plan that includes this project site.				
Conclusion: The site is surrounded by urban development to the north, east, and west of the project site. Land located south of the project site is residential and vacant, disturbed land and does not contain any natural, undisturbed areas that may be considered habitat; therefore, the project would have a less than significant cumulative impact for biological resources.				
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
Environmental Setting The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area. 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 significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.				
Checklist Discussion a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource. b) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of 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. c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
unique geological feature.				
d) 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. 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] "The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west" (City of Hanford General Plan EIR, 2002). The project area is not subject to landslides.

"Several studies around Hanford have concluded that liquefaction potential is low due to the medium dense nature of soils, the distance to active faults, and the relatively deep water table. Therefore, the potential for liquefaction to occur is considered to be low"

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

- a) Less than Significant Impact - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the residential development may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses.
- b) Less than Significant Impact with Mitigation Measures – Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff in the annexed area. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.
- c) Less than Significant Impact - The proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions.
- d) Less than Significant Impact – the project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division would not mitigate.
- e) Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Conclusion

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐
Environmental Setting Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual project contribute to the cumulative effects of climate change by emitting GHG's during construction and operations. In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new buildings meet the standards in the building-permit process. Significance Criteria The project related effects of GHG emissions are cumulative, therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts: Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then, Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)? Project that meet one of these guidelines would have less than significant impact. Checklist Discussion a. Less than Significant Impact - The project complies with the adopted Climate Action Plan and will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution 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?	☐	☐	☒	☐

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

Environmental Setting

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

Significance Criteria

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
interferes with an emergency response plan				
3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards.				
Checklist Discussion				
a) Less than Significant Impact – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of residential land use is not associated with substantial transportation, use, or disposal of hazardous materials. b) Less than Significant Impact - Construction activities that could involve the release of hazardous materials include maintenance of on-site construction equipment, which could result in minor fuel or oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant. c) Less than Significant Impact – there are no known hazardous materials that would be generated by the proposed annexation/prezoning and future development of the residential site that would expose schools to substantial risk. The nearest existing school is Martin Luther King Jr. Elementary (K-6) located 0.6 miles east of the project site. The proposed residential land use is not associated with the emission or handling of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations. d) No Impact - The project site is not listed as part of the State of California Hazardous Waste and Substances List (Cortese List) therefore, there is no impact. e) No Impact – The proposed project site is 2.3 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 2.3 miles to the northeast. 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 0.6 miles north of State Highway 198 and 0.5 miles north of Houston 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

- a) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- b) Less than Significant Impact with Mitigation Incorporation - The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant.
- c) 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.
- d) Less than Significant – the proposed project is consistent with the Hanford General Plan and the General Plan EIR.
- e) Less than Significant– Public Works has worked with the applicant to ensure that runoff water and

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
planned stormwater drainage systems will be able to accommodate the project's capacity. f) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact. h) See g above i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact. j) No Impact. The project is not located near any ocean, coast, or seiche hazard area therefore there is no impact. 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 Tentative Tract Map 914 and Planned Unit Development 2016-01 is consistent with the Hanford General Plan. The location is shown in the Hanford General Plan as Low-Density Residential and zoned "R-1-6" Low Density Residential. 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation. Checklist Discussion a) No Impact – the proposed project is located on underdeveloped land in an area designated by the General Plan as Low-Density Residential. Residential zones surround the project area in all directions. b) No Impact – the applicant is proposing a low-density residential property in an area designated as Low-Density Residential by the General Plan. The applicant proposes 6,000 sq. ft. lot minimums for the tentative tract, as is required of the “R-1-6” Zone District by the Municipal Code. The applicant is applying for a planned unit development to allow a deviation to requirements of the “R-1-6” District to allow reduced side-yard setbacks for two-story homes from ten feet down to five feet. The appropriate findings for the planned unit development have been made in accordance with Section 17.62. 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 The project is not anticipated to have any impacts to mineral resources therefore cumulative impacts are				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
anticipated to be less than significant.				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
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 3.3 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 designates the project area for future residential land use development. The basic infrastructure system of roads and streets (Hume Avenue and 12th Avenue) are well established and integrated into the project design. b) Less than Significant Impact - The project site has one home existing. The house will be demolished as part of the development of the subdivision. The property owner is aware and supportive of the project. c) Less than Significant Impact – one property owner will no longer be able to reside on-site, however there is no contest from the resident. Conclusion The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project will not result in a significant impact to population and housing.				
XIV. PUBLIC SERVICES --				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
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.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 or pay impact fees for the park-space not accommodated. 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 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 a) Less than Significant Impact with Mitigation Incorporation – the applicant’s request to subdivide 25.75 acres into 150 residential lots in the “R-1-6” zone would potentially increase the population by 467 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 0.7 acres of neighborhood park space and .93 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. b) Less than significant impact with Mitigation Incorporation- the applicant’s request to subdivide 25.75 acres into 150 residential lots in the “R-1-6” zone would potentially increase the population by 467 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 0.7 acres of neighborhood park space and .93 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. The applicant’s proposal does not include designated parkspace; therefore, it would be necessary to pay the park space impact fees. 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 with mitigation measures in place; therefore cumulative impacts are less than significant.				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☒	☐	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Environmental Setting

"The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable" (City of Hanford General Plan, Circulation Element, 2002).

The project is served by 12th Avenue, a major arterial, and Hume Avenue, a collector street.

A traffic study was conducted for the future Live Oak Master Plan. This project area was evaluated under that study; therefore, an additional traffic study was not determined necessary by the Public Works Department.

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) Less than Significant – the Engineering department has evaluated the proposed project and determined that the project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity ratio on roads or congestion at intersections. The Engineering department has determined a traffic impact study would not be required for this project.

b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
lower LOS is acceptable. Existing roads in Hanford have a LOS of C or greater, with the exception of portions of Fargo, Lacey and 10th Avenue, none of which are within the project vicinity. c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located 3.3 miles away from the nearest municipal airport. d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that increase hazards. e) Less than Significant – proposed project is located 0.6 miles north of State Highway 198 and 0.5 miles north of Houston Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. f) Less than Significant with Mitigation Incorporation – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.” g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation. Conclusion The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project would have a less than significant impact on Traffic and Transportation with mitigation measures implemented.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

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

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities. Thresholds of Significance The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities. Checklist Discussion a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant. b) Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant. c) Less than Significant – 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 project 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 --				
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?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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
Gabrielle de Silva
Assistant Planner

Date
March 4, 2016

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 with mitigation measures for light source.

Agriculture and Forest Resources

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

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 north, east, and west of the project site. Land located south of the project site is residential and vacant, disturbed land and does 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

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 considered 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. The project will not result in impacts to recreation with mitigation measures in place; therefore cumulative impacts are less than significant.

Transportation/Traffic

The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project would have a less than significant impact on Traffic and Transportation with mitigation measures implemented.

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

California Building Standards Code (Title 24, California Code Regulations). (2005, October 1). *Codes*. Retrieved from <http://www.bsc.ca.gov/codes.aspx>

City of Hanford 2002 General Plan Update (2002, June 18). Retrieved from <http://www.cityofhanfordca.com/civicax/filebank/blobdload.aspx?BlobID=4732>

City of Hanford General Plan Update, 2002 – Environmental Impact Report. (June 18, 2002). Hanford, California.

City of Hanford 2010 Urban Water Management Plan (2011, June) . Retrieved from http://www.ci.hanford.ca.us/depts/pw/utilities/2010_urban_water_management_plan.asp

City of Hanford Storm Drainage Water Master Plan (1995, August) Retrieved from http://www.ci.hanford.ca.us/depts/pw/utilities/storm_drainage_master_plan.asp

County Important Farmland Data Information. *County Important Farmland Data Information*. Retrieved from http://redirect.conservation.ca.gov/dlrp/fmmp/county_info_results.asp

Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 17) *San Joaquin Valley Air Pollution Control District Climate Change Action Report*. Retrieved from http://www.valleyair.org/programs/CCAP/CCAP_idx.htm

Flood Map Service Center – Kings County. (2009, June 16). 06031C0185C. Retrieved from <https://msc.fema.gov/portal/search?AddressQuery=hanford%2C%20ca>

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

**Tentative Tract 914 Mitigation Measures
Mitigated Negative Declaration 2016-02**

Environmental Factor	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Aesthetics	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	The project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be requirements of development for the project.	Developer
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	The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	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.	Developer
Air Quality	Project could potentially violate any air quality	The proposed project will result in short term construction related emissions and operational emissions. The short term construction	Developer

	standard or contribute substantially to an existing or projected air quality violation.	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.	
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
GEOLOGY AND SOILS			
Geology and soils	The project could potentially result in substantial soil erosion or the loss of topsoil.	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.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
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 greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer

HYDROLOGY AND WATER QUALITY			
Hydrology and Water Quality	The project could potentially violate water quality standards or waste discharge requirements.	The project will be required to comply with all City ordinances, 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.	City to require; Developer to provide
Hydrology and Water Quality	The project could potentially otherwise violate water quality standards.	The project will be required to comply with all City ordinances, 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.	City to require; Developer to provide
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	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?	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.	
RECREATION			
Recreation	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	The applicant's request to subdivide 25.75 acres into 150 residential lots in the "R-1-6" zone would potentially increase the population by 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 467 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 0.7 acres of neighborhood park space and .93 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.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Transportation and Traffic	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport."	City to require as condition of approval; developer to provide
UTILITIES AND SERVICE SYSTEMS			
Utilities and Service Systems	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The City of Hanford prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Gabrielle deSilva

From: John Doyel
Sent: Friday, April 15, 2016 12:35 PM
To: Gabrielle deSilva
Subject: Re: Tentative Tract 914 and Planned Unit Development 2016-01

The street with in that area will accommodate left hand turn pocket at Hume and probably a traffic signal.

Sent from Outlook Mobile

On Fri, Apr 15, 2016 at 11:20 AM -0700, "Gabrielle deSilva" <GdeSilva@cityofhanfordca.com> wrote:

Here is a comment we received for Tentative Tract 914 in response to our consultation notice.

Gabrielle de Silva

Assistant Planner
 City of Hanford
 317 N. Douty Street
 Hanford, CA 93230
 Direct: (559)585-2578
 E-mail: gdesilva@cityofhanfordca.com
 TDD/TYY, Dial 711

From: Diana Black
Sent: Friday, April 15, 2016 10:14 AM
To: 'Hawkins, Mike'
Cc: Gabrielle deSilva
Subject: RE: Tentative Tract 914 and Planned Unit Development 2016-01

Thank you, Mike.

Diana Black

Permit Specialist, Planning Division
 Community Development Department
 317 N. Douty Street
 Hanford, CA 93230
 (559) 585-4768
 FAX: (559) 583-1633
 TDD/TYY, Dial 711

From: Hawkins, Mike [<mailto:Mike.Hawkins@co.kings.ca.us>]
Sent: Friday, April 15, 2016 9:03 AM
To: Diana Black
Subject: RE: Tentative Tract 914 and Planned Unit Development 2016-01

Diana,

I will suggest a left turn pocket be constructed for southbound 12th Avenue at Hume.

Michael Hawkins
Kings County Public Works
1400 W. Lacey Blvd.
Hanford, CA. 93230

Ph. 559.852-2708
Fax 559.582.2506

From: Diana Black [mailto:DBlack@cityofhanfordca.com]

Sent: Tuesday, April 05, 2016 12:39 PM

To: Ortiz, Rachel; AMERICAN AMBULANCE; AT&T; AT&T - Frank Robles; CALTRANS; CHAMBER OF COMMERCE; Susan Martinez; Chris Ekk; Comcast; DRAINAGE DISTRICT; HANFORD ELEMENTARY SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; John Doyel; KINGS CO BOARD OF REALTORS; Cooke, Raymond; Hommerding, Troy; Kinney, Chuck; Hawkins, Mike; Kimberger, Karen; MAIN STREET HANFORD; Mike Cosenza; PEOPLE'S DITCH; PG&E; SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT; SCE; SCE; SCE-Regional Manager; SoCal Gas Co; SoCal Gas Co; Tom Webb; Water Quality Control Board; Will Smith

Cc: Gabrielle deSilva

Subject: Tentative Tract 914 and Planned Unit Development 2016-01

Please see attached.

Diana Black

Permit Specialist, Planning Division
Community Development Department
317 N. Douty Street
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City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
JUSTIN MENDES
VICE MAYOR
FRANCISCO RAMIREZ
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DAVID G. AYERS
RUSS CURRY
GARY PANNETT
CITY MANAGER
DARRELL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

April 5, 2016

PROJECT REVIEW - CONSULTATION NOTICE

For: Tentative Tract 914 and Planned Unit Development No. 2016-01

The Community Development Department of the City of Hanford is requesting your comments concerning Tentative Tract Map 914 and Planned Unit Development No. 2016-01, filed by 4 Creeks, proposing to subdivide approximately 28 acres into 115 single-family residential lots with reduced side-yard setbacks for two-story homes. The project is located at the northeast corner of 12th Avenue and Hume Avenue. The subject site is zoned "R-1-6" Low-Density Residential.

Please review the project and provide any comments and/or recommendations that you feel are appropriate, including any scientific or factual information that would be useful in our evaluation. An initial study has been prepared for the project. On the basis of the initial study, the Community Development Department has determined the project will not have a significant impact on the environment with the incorporation of mitigation measures. Therefore, the City plans to recommend certification of Mitigated Negative Declaration No. 2016-02 to the Planning Commission of the City of Hanford for the project. You may review the Mitigated Negative Declaration, Initial Study, mitigation measures, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230. [Public Comment period: April 6 – April 26, 2016]

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6. It is requested that your comments, if any, be transmitted to this office by **Tuesday, April 26, 2016, at 5:00 p.m.** Comments can be mailed to the address above or emailed to gdesilva@cityofhanfordca.com. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding the project please contact Gabrielle de Silva at (559)585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva, Assistant Planner

I ☒ do ☐ do not have comments regarding this Tentative Tract Map Application

Troy Hammarling
Signature

KCEITS
Agency

4/20/16
Date

Gabrielle deSilva

From: Hommerding, Troy [Troy.Hommerding@co.kings.ca.us]
Sent: Wednesday, April 20, 2016 10:37 AM
To: Gabrielle deSilva
Subject: Tentative Tract 914 Planned Development No. 2016-01
Attachments: 201604200835.pdf

Thank you for the opportunity to comment on this project. Our office offers the following comment.

1. Valley Fever : As per the Kings County Public Health Officer, Coccidioides immitis, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.
2. If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be stored on site, the facility must file a Hazardous Materials Business Plan online at <http://cers.calepa.ca.gov> within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process.

Thank you,

Troy Hommerding
Kings County Environmental Health Services
330 Campus Dr.
Hanford CA 93230



Hanford Elementary School District

714 N. White Street, P. O. Box 1067

Hanford, CA 93232

(559) 585-3600

Received

April 5, 2016

APR 20 2016

City of Hanford
Community Development

Gabrielle de Silva
Community Development Department
City of Hanford
317 N. Douty Street
Hanford, CA 93230

I reviewed the Tentative Tract Map #914 (2016-01) and have concerns regarding the project impact on our local schools. The students residing in the proposed project area in grades TK – 6 would be in the Martin Luther King Jr. Elementary School area of attendance and students in grades 7-8 would be in the Woodrow Wilson Junior High School area of attendance.

Student enrollment at current Hanford Elementary School District schools is over capacity. This is particularly evident at Martin Luther King, Jr. Elementary School. The District will be forced to build additional schools if new residential development continues, and as you may be aware, developer fees for schools does not significantly offset school property acquisition and construction costs. We respectfully request that the City of Hanford keep the impact residential development has on school in mind and consider designating land for future schools prior to approval of future development.

If you have questions, please contact me at (559) 585-3628.

Sincerely,

Gerry Mulligan
Director of Facilities and District Operations

Superintendent - Paul J. Terry, Ed.D.

Governing Board - Robert A. Garcia, Jeff Garner, Lupe Hernandez, Dennis Hill, Timothy L. Revious



AGENDA STAFF REPORT

MEETING DATE: 4/26/2016

AGENDA SECTION: 2

SUBJECT:

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

RECOMMENDATION:

Staff recommends that the Planning Commission uphold the approval of Site Plan Review 2015-05 with the following actions:

Approve Resolution 2016-11, sustaining the approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration No. 2015-03.

Recommended Motion:

1. I move to approve Resolution 2016-11 upholding approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration 2015-03 based on the following findings:
 - a. That the document reflects the City of Hanford's independent judgement
 - b. That the decision is based on the full record of the proceedings, including any public testimony, comments or evidence submitted to the City of Hanford

APPEAL

On June 12, 2016, an appeal of the staff approval of Site Plan Review 2015-05 and Negative Declaration 2015-03 was filed by Richard Harriman, see Exhibit A. The stated reason for the appeal on the application is "14 day environmental review" and refers to an Attachment A.

A copy of the administrative approval of Site Plan Review 2015-05 is attached as Exhibit B.

Appeal Analysis

Each point raised in the appeal has been assigned a number in the margin. Staff's response to the issues are as follows:

1. The 14 day environmental review requirement, or appeal period identified in the Hanford Municipal Code 1.080.020 in that it contains an exclusion, "except as otherwise specifically provided in this code", Section 17.70 contain provisions for appeals of decisions by the Community Development Department limiting the appeal period to 10 days.
2. Public Resources Code Section 21151(c) is misstated in the appeal document. That subsection states that decisions by non-elected bodies to certify and environmental document may be appealed to an agency's elected body. Per HMC Section 17.70.030, the City Council possesses final appeal authority over this matter, which is consistent with Public Resources Code Section 21151(c).
3. The appellant states that the City of Hanford General Plan is legally inadequate based on a letter from the Governor's Office of Planning and Research. Specifically, the letter states, "General plans that have not been revised within the past eight years are not necessarily legally inadequate." The City receives this letter every year, however the letter is not a determination by the State that the General Plan has any legal deficiency.
4. The appellant states that there have been significant changes to the environmental setting and environmental background caused by alteration to the open space resources in the area of the proposed project that have been completed without a general plan amendment to the Open Space Element and Circulation Element. Staff is unaware of any changes to the environment in the vicinity that are inconsistent with the Current General Plan or that required a General Plan Amendment. The proposed project is consistent with all elements of the General Plan, specifically the land use designation of high density residential and the densities allowed, therefore a finding of consistency is included in the resolution of approval.
5. The initial study appropriately described the City's ability to service the area with all utilities including water. For the complete analysis, see Section IX of the Initial Study. The enactment of the Sustainable Groundwater Management Act (SGMA) does not apply restrictions or requirements to the project. SGMA allows local agencies to form groundwater sustainability agencies by June 30, 2017 and requires the adoption of groundwater sustainability plans by January 31, 2020. SGMA does not establish a moratorium on development projects.
6. A revised initial study was released for public review that expanded on the analysis in the previous document reviewed by the appellant. The document includes reference to two traffic studies that were completed in the vicinity and evaluated traffic from those projects and future conditions including the proposed subject property to the Year 2035. The traffic studies identified circulation improvements that were required to be constructed to keep arterial and collector streets, Lacey Boulevard and 12th Avenues operating at acceptable levels of service. All the recommended traffic improvements had been completed prior to the release of the revised initial study. Based on the two traffic studies and the completed traffic improvements, City staff determined that impacts to traffic from the proposed project

would be less than significant. All documents were referenced in the initial study and were available for review as part of the record. No evidence has been submitted to would contradict the analysis in the two traffic studies and staff determination of less than significant impact.

7. Comment noted. The City considered the terms of the Memorandum of Understanding (MOU) entered into with Hanford Environmental Awareness Team and Valley Advocates in 2007 to settle a lawsuit, . and the City provided the notice required by the MOU. The City of Hanford was not a party to the “2007 HEAT Settlement” referred to in the letter, however the settlement agreement was reviewed in the preparation of the initial study. The MOU and the settlement agreement are included in the record. The proposed project does not change, alter or impact any of the conditions contained in the settlement agreement
8. The impacts associated with the Mussel Slough and the conversion of agricultural land were evaluated in the Environmental Impact Report (EIR) prepared for the Hanford Station (Walmart) SCH 2003061029 and Negative Declaration 2007-01 and 2007-10 prepared for Reorganization 141 , General Plan Amendment 2006-01, Planned Unit Development 2007-03 and Vesting Tentative Parcel Map 2007-06, which included the construction of Centennial Drive. The impacts to the Mussel Slough were fully evaluated and the area is subject to Streambed Alteration Agreement (SAA) No. 2007-0081-R4, which was modified in consultation with the commenter and his clients as a condition of the settlement agreement.

According to the California Department of Fish and Wildlife, formerly Fish and Game, the SAA fully mitigated all impacts resulting from the filling in and altering of the remnant portions of the Mussel Slough south of Lacey Boulevard. As part of the previously mentioned projects, the area of the SAA was identified as a regional storm water basin for the surrounding area, including the subject property as part of the previously referenced environmental documents.

9. The MOU contains a provision that requires additional environmental review upon the cumulative development of 20 acres in the area of Annexation 142. The City has determined that the subject property, which is 13.11 acres in size, is the only development that has been proposed in the area, with the exclusion of the Lowes development, which included the improvement to Lacey Boulevard and Centennial Drive, therefore the threshold of 20 acres has not been met.

The appellant was asked for clarification of the acreage calculations in his letter. The 4.25 acre site was an area that was discussed at the General Plan Update Committee meeting, which the appellant misconstrued as a request for development. No development has been proposed. The 4.0 acres included in the letter is the acreage encompassing the street and area for other improvements. As stated previously, the improvements to Lacey Boulevard and Centennial Drive were completed as part of the Lowes development, for which a Mitigated Negative Declaration was certified. The Lowes development was subject to a lawsuit and a settlement agreement, therefore the areas that were included in the Lowes development are not included in the calculation.

The City has determined that only 13.11 acres is proposed for development, which is under

the 20 acre threshold identified in the MOU, no further compliance with the MOU is required.

10. The proposed project does not change, alter or impact the area subject to the SAA pertaining to the Mussel Slough or any other natural waterway, therefore there is no impact. An analysis of cumulative impacts to the mussel slough waterway is therefore not required.

The appellant's reference to the "unpermitted filling of the Mussel Slough" pertains to an area outside the project site. The department of Fish and Wildlife has indicated that they are aware of the issue that the issue is entirely within their jurisdiction and not the City of Hanford's as it is not associated with any development project. The project will not involve the filling of any remaining slough remnants.

11. The construction of water, sewer, roads, curbing, utilities, and other infrastructure near the proposed project were evaluated in previous environmental documents. Impacts to agricultural land were not identified as the project area is not considered Farmland or Prime Farmland, but is identified as rural residential and urban developed land in the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014) as stated in Section II of the Initial Study. In accordance with CEQA, since there was no impact to agricultural land, cumulative impacts to agricultural land were not considered. However, it should be noted that cumulative impacts were evaluated as part of the buildout of the EIR prepared for the 2002 General Plan Update and for which a Statement of Overriding Considerations was adopted for future growth. The proposed project is a permitted use and is consistent with the current land use designation and zoning of the property as identified in the 2002 General Plan Update. The project area was annexed in 2009 and identified for urban development.

The appellant incorrectly states that the development of Centennial Drive has not been evaluated, considered or mitigated. The development of Centennial Drive and Lacey Boulevard, including a right turn lane west of Centennial on Lacey Boulevard, were included in the Lowes project, for which an environmental document was certified and of which the appellant filed a lawsuit and for which the Settlement Agreement and MOU were entered into with the appellant and the lawsuit dismissed.

12. The MND relied upon recent traffic studies prepared for projects in the vicinity as referenced in the initial study. The traffic studies evaluated impacts resulting from projects at 12th Avenue and Lacey Boulevard and future conditions to 2035, which included development of the subject property in accordance with the land use density of high density residential. The traffic study included mitigation measures to mitigate traffic impacts for 2035 conditions. All mitigation measures (circulation improvements) to Lacey Boulevard, 12th Avenue and the intersection of Lacey Boulevard and 12th Avenue were completed prior to the preparation of the initial study. Also, the improvements to the State Route 198 and 12th Avenue interchange have also recently been completed. See Section XVI of the Initial Study. In addition, the project will be required to pay traffic impact fees that will be used to construct regional traffic facilities in the City of Hanford.

The documents cited by the appellant included mitigation measures to mitigate traffic

impacts, which have all been completed in accordance with those documents. Although the appellant references a study by his own traffic consultant, no analysis was submitted to the City. In addition, the appellant has not submitted any documentation that would support a determination that previously identified mitigation measures to address traffic impacts associated with other projects do not mitigate impacts to less than significant or have not been completed.

As previously stated, the appellant is incorrect, there is not a four acre development proposed in the area.

13. The initial study/notice of intent to adopt a mitigated negative declaration was submitted to the Hanford Elementary School District and the Hanford Joint Union High School District. Neither District has indicated that the proposed project would impact school facilities or students. The Districts will be the decision maker on which school the students attend and the types of transportation that may be made available to the students. The City is consulted by the Districts, but is not involved in the decision making process. The proposed project will pay school impact fees to the appropriate school district, which will mitigate impacts to school facilities to less than significant. See Item 12 for response to traffic concerns.
14. Parks and Open Space are developed in the City of Hanford in accordance with the adopted 2010 Master Plan. It is unclear how the project affects the development of city wide bike and pedestrian routes. The project is located on Centennial Drive, a designated collector street in the City of Hanford Circulation Element, which is also designated as a Class III bike way. The project will be required, as shown on the site plan, to construct the appropriate sidewalk on all street frontages in accordance with the City of Hanford Development Standards.
15. The proposed project provides for areas of on-site recreation and open space within the project. The City currently has 197.55 acres of developed parks in the City limits or 3.54 acres per thousand in population, not including shared use facilities. The City Open Space, Conservation and Recreation Element identifies a standard of 3.5 acres per thousand as the city standard. An additional 20 acres of parks are planned as part of approved subdivisions. Additional recreational facilities include the Kings County Fairgrounds and regional parks located outside the city limits. Within the City limits there is also approximately 2,263 acres zoned for agriculture and open space, which consist of undeveloped land and areas identified for natural preservation along former and existing waterways.

Land for additional parks have been identified in the City General Plan and fees have been collected to facilitate the construction of future parks. In addition, the proposed project will pay park development impact fees, based on the number of units, which will be used by the City to provide additional neighborhood and community level recreation facilities in accordance with the Open Space, Conservation and Recreation Element.
16. Staff concurs the proposed project is in close proximity to the Mussel Slough remnant, which has been designed as part of the City storm drain system. No reference to a required “greenway” is found in the MOU between HEAT and the City of Hanford.
17. No mitigation is required as the impacts to open space, parks and recreation are considered

less than significant. The Mussel Slough Basin is designed as a city drainage basin and is subject to a Streambed Alteration Agreement therefore no changes will be made to the area within the basin area. Staff consulted with the California Department of Fish and Wildlife and they concur that no changes may be made to the area subject to the SAA, therefore the mitigation measures requested by the appellant will not be included.

18. No evidence was submitted that would refute the determination that the City cannot service the proposed project with water and energy. The project will be required to comply with adopted energy efficiency standards, which are part of the Title 24 Building Code. The California Building Energy Efficiency Standards are meant to promote energy efficiency as the name implies, which reduce the wasteful, inefficient and unnecessary consumption of energy. All utilities are currently available to the project area. A moratorium based on water impacts from development has not been issued by the State or City of Hanford and it would be inappropriate to restrict development of property consistent with its current zoning. Impacts to city services remain less than significant.

In accordance with State law, the proposed project will be required to comply with the State Landscape Regulations, which have been adopted to reduce water consumption for landscaping purposes. Neither the State or the City have adopted regulations that requires that grey water be used for irrigation of vegetation and planting in future developments. Such a requirement would require the adoption of standards for an onsite water treatment facility and might result in health and safety impacts to the public. Such mitigation although possible is not considered feasible to be constructed with individual projects.

19. The City adopted an Urban Water Management Plan in 2010 in accordance with State of California requirements. In addition the City has adopted City standards that require the development to contribute to the storm water system in accordance with the Storm Water Master Plan. Storm water facilities are designed by evaluating the coverage of land by structure and other impermeable surfaces. Stormwater collected in basins contributes to groundwater recharge.
20. As stated in #18 above, the project will be required to comply with Title 24 of the Building Code to address energy efficiency. Neither the State or the City has adopted a requirement for the installation of solar on private residential projects.
21. After consideration of the comments received, the City of Hanford has determined that substantial evidence supporting a “fair argument” has not been submitted to support a determination that an EIR is required for the proposed project. Information and documents used to prepare the initial study were available to the public, as noted in the public notice, at the City of Hanford Community Development Department.

After evaluation of the appeal above, it is determined that the no evidence has been submitted to support a conclusion that the proposed project will result in impacts that have not been evaluated in the initial study, which determined that impacts would be less than significant as mitigated. Therefore a Mitigated Negative Declaration is the appropriate document for certification. Staff recommends that the Planning Commission deny the appeal and certify the Mitigated Negative Declaration 2015-03 and approve Site Plan Review 2015-05.

PROJECT DESCRIPTION

The applicant, Bajun, proposes to develop a 216 unit apartment complex in the RM-2 Multi-Family zone. Multi-Family units are a permitted use in the RM-2 zone. Permitted uses are only subject to site plan review, which is done administratively.

The project site is located on 13.11 acres. The development includes two-story buildings, a recreation buildings and pool. There are seven open play areas throughout the development. The project is accessed from Millennium Way, has gated access with visitor or guest parking located outside the gate. The units included three bedroom, two bath units, two bedroom two bath units and one bedroom one bath units. Each unit will have a single garage and a parking space, with the exception of the one bedroom units, which will each have a single garage. The proposed parking is consistent with the requirement of the Municipal Code Chapter 17.38. See Site Plan Exhibit C.

PROJECT EVALUTION

The proposed project is located in the RM-2 zone, which allows for a density of one unit per each 2,000 square feet of site area. The site area is 13.11 acres, which would allow for up to 285 units. A 216 unit project results in a density of 16.5 units per acre, which is consistent with the General Plan High Density Residential designation of 10 to 22 per acre.

The project meets all the development standards pertaining to setbacks, landscape, open space, parking and access.

BACKGROUND:

On March 9, 2016, the appellants, Hanford Environmental Awareness Team (HEAT), represented by Richard L. Harriman, filed an appeal of the administrative approval of Site Plan Review 2015-05. A copy of the appeal is attached as Exhibit A. Site Plan Review of permitted uses are reviewed at the staff level and approved administratively.

Following approval of the Site Plan Review 2015-05 on June 1, 2015, Exhibit B, the appellants submitted an appeal of the approval on June 12, 2015. According to the City of Hanford Municipal Code Section 17.70.010, appeals may be filed within 10 days of the approval. Section 1.04.170 specifically states that when calculating the time as applied in the Municipal Code, the first day is excluded, but the last day is included. Based on this section, a timely appeal would have had to be filed by the end of the day on June 11, 2015.

17.70.010 Planning commission and council reviews.

Within ten days following the date of a decision by the community development department on any zoning interpretation or on any application required by this title, the decision may be appealed to the planning commission by the applicant or any other party adversely affected by the decision of the community development department. An appeal application and required fee shall be filed with the community development department and shall state specifically the basis for the appeal. The provisions of this Chapter 17.70 shall not apply to Chapter 17.68.

1.04.170 Computation of time.

Except when otherwise provided, the time within which an act is required to be done shall be computed by excluding the first day and including the last day, unless the last day is Sunday or a holiday, in which case it shall also be excluded.

The appellants later sued the City alleging that the appeal was rejected as untimely in error. To facilitate a quicker resolution of the matter, the applicant and the City agreed to the Court allowing the appeal to move forward.

As part of the June 1, 2015 administrative approval, an initial study and negative declaration was prepared. The appellant submitted comments on the proposed negative declaration, which were responded to as attached as Exhibit D.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the California Environmental Quality Act (CEQA), an initial study was completed and a proposed Mitigated Negative Declaration was prepared and noticed on March 28, 2016 to properties within 500 feet of the project site, interested agencies and the appellant. In accordance with CEQA, the comment period was from March 29 to April 18, 2016.

One comment was received during the comment period from the Richard Harriman, appellant, on April 8, attached as Exhibit E. The email states that the initial study incorrectly identifies the property as being within the Pioneer School District and that a copy of previous comments submitted are identified as being attached and they were not. Mr. Harriman further states that due to these two points, the mitigated negative declaration is invalid and must be recirculated. The initial study did refer to Pioneer School District, however the property is not within Pioneer School District. The project is located within the Hanford Elementary School District and Hanford Joint Union High School District. The error does not change the determination that impacts to schools are less than significant and that payment of school impact fees is a valid mitigation measure in accordance with CEQA.

A complete analysis of the comments received as part of the appeal are found in the APPEAL section of the staff report.

The initial study identified potential impacts to air quality, cultural resources, greenhouse gases, hazards and hazardous materials, hydrology/water quality, noise, population and housing, public services, recreation, transportation/traffic, utilities/service systems. With the exception of greenhouse gases, which was not required to be analyzed in 2002, none of these impacts are anticipated to exceed the impacts addressed in the Hanford General Plan and its associated Program Environmental Impact Report. Impacts to greenhouse gases were evaluated in the initial study and found to be less than significant. The proposed project impacts have been mitigated to a less than significant level with the following mitigation measures, which will be included as conditions of approval of Site Plan Review 2015-05. With the inclusion of the following mitigation measures, impacts from the proposed project are determined to be less than significant, therefore a Mitigated Negative Declaration is the appropriate document for consideration.

Mitigation Measure 1 - 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.

Mitigation Measure 2 - 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.

Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.

Mitigation Measure 5: The project will be required to comply with all City ordinances, 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.

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.

Full copies of all the documents used to prepare the environmental document are available at the Community Development Department located at 317 N. Douty Street.

FINDINGS FOR APPROVAL

In accordance with Section 17.60.060 of the Hanford Municipal Code, the following findings are required to be made to approve an application for site plan review. The findings below have been included in Resolution 2016-011 for your consideration:

- A. That all the applicable provisions of this title and the other provisions of this code are complied with;
- B. That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding property;
 - 1. Facilities and improvements;

2. Vehicular ingress, egress, internal regulation, and off-street parking and loading,
 3. Setbacks,
 4. Height of buildings,
 5. Locations of services,
 6. Walls, fences and screening of roof and ground equipment,
 7. Landscaping, including screen planting and street and parking lot trees,
 8. Drainage of sites, and
 9. Refuse enclosures;
- C. That the proposed lighting is so arranged as to deflect the light away from adjoining properties;
- D. That the proposed signs will comply with all of the applicable provisions of Chapter 17.44 <http://qcode.us/codes/hanford/view.php?cite=chapter_17.44&confidence=6>;
- E. That adequate provision is made to reduce adverse or potentially significant environmental impacts to acceptable levels.
- F. That the approval is consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to the zoning, fire, police, building and health codes and public works construction standards and any other applicable federal, state or local laws, rules or regulations.
- G. That in accordance with the California Environmental Quality Act, an initial study was prepared that determined that the project, as mitigated, would have less than significant impacts to the environment and a Mitigated Negative Declaration has been certified.

FISCAL IMPACT:

ATTACHMENTS:

PC Reso 2016-011

MND Final 03292016

CalEEmod Analysis

Exhibit A

Exhibit B - June 1, 2015 Approval Letter

Exhibit C Site Plan

Exhibit D - June 2, 2015 Letter to Mr. Harriman

Exhibit E - Comments Recieved During MND Comment Period

RESOLUTION 2016-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD DENYING APPEAL 2016-01 AND APPROVING SITE PLAN REVIEW 2015-05, A PROPOSAL TO CONSTRUCT 216 UNIT MULTI-FAMILY DEVELOPMENT IN THE RM-2 ZONE LOCATED ON CENTENNIAL DRIVE AND THE FUTURE MILLENNIUM WAY (APN 011-020-045)

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 26, 2016 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Chapter 17.60.040 of the Hanford Municipal Code pertaining to the appeal of administrative approval of Site Plan Review 2015-05, filed by Bajun American, proposing to construct a 216 unit multi-family development in the RM-2 Zone District, located on Centennial Drive and the future Millennium Way (APN: 011-020-045); and

WHEREAS, the Planning Commission has carefully considered the appeal, staff report, recommendations, evidence and testimony presented at the public hearing of April 26, 2016; and

WHEREAS, an initial study was prepared for the project, which determined that the project would not result in significant impacts and Mitigated Negative Declaration No. 2015-03 was prepared and a Mitigation Monitoring and Reporting Program has been prepared, Exhibit A; and,

WHEREAS, the Initial Study and Mitigated Negative Declaration No. 2015-03 and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Initial Study prepared for the project, the Planning Commission of the City of Hanford hereby makes findings in accordance with Section 15074 of the CEQA Guideline that the certification is based on the whole record before it, including the initial study and any comments and that there is no substantial evidence that the project will have a significant effect on the environment; and,

Attachment: PC Reso 2016-011 (1393 : SPR 2015-05 Appeal)

WHEREAS, the initial study relied upon the Final Environmental Impact Report certified for the 2002 General Plan Update, for which a Statement of Overriding Considerations was adopted pertaining to Air Quality, Resolution No. 02-39-R herein incorporated by reference.

THEREFORE, BE IT RESOLVED on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.60.060 of the Zoning Ordinance:

- A. That all the applicable provisions of this title and the other provisions of this code are complied with;
- B. That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding property;
 - 1. Facilities and improvements;
 - 2. Vehicular ingress, egress, internal regulation, and off-street parking and loading,
 - 3. Setbacks,
 - 4. Height of buildings,
 - 5. Locations of services,
 - 6. Walls, fences and screening of roof and ground equipment,
 - 7. Landscaping, including screen planting and street and parking lot trees,
 - 8. Drainage of sites, and
 - 9. Refuse enclosures;
- C. That the proposed lighting is so arranged as to deflect the light away from adjoining properties;
- D. That the proposed signs will comply with all of the applicable provisions of Chapter 17.44;
- E. That adequate provision is made to reduce adverse or potentially significant environmental impacts to acceptable levels.

- F. That the approval is consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to the zoning, fire, police, building and health codes and public works construction standards and any other applicable federal, state or local laws, rules or regulations.
- G. That in accordance with the California Environmental Quality Act, an initial study was prepared that determined that the project, as mitigated, would have less than significant impacts to the environment and a Mitigated Negative Declaration has been certified.

THEREFORE, BE IT RESOLVED that Appeal 2016-01 is denied and Site Plan Review 2015-05 is approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

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

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

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

Kings County Environmental Health Services

Contact Troy Hommerding 559-852-2627

Concerning questions that you may have on the conditions listed below

1. Swimming Pool and/or Spas-If a swimming pool and/or Spa are to be part of the project: Prior to construction, the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and/or spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. Operation of a public swimming pool and spa also will require payment of annual fees to our office.
2. Valley Fever-As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb

soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

PLANNING DIVISION

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

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That all development conform to the site plan titled Site Plan Review Application No. 2015-05 approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.
6. That the project is subject to the Mitigation Monitoring and Reporting Program as attached in Exhibit A.

Architectural Conditions:

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.
2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.

4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That glossy metal surfaces are to be painted to prevent glare.
6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.
8. That all new and existing electrical boxes, control boxes, and other equipment boxes (*excluding traffic control*) along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer (*zinc chromate*) or equivalent.
9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Environmental Requirements:

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

Off Street Parking:

1. That the 417 parking spaces, as shown on site plan (14 of which are ADA-accessible) (216 of which are covered spaces) is adequate for the 216 apartment complex.
2. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Fencing and Walls:

1. That a 7 foot masonry fence be installed at the rear of the property separating the different use.
2. That the property be secured and fenced with a wrought iron fence surrounding the site and be maintained.

3. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform with Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
2. That the landscaping and irrigation system be installed according to the approved landscape plans before the final occupancy.
3. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.
4. That the irrigation system be maintained in an operational order, including replacement of missing or damaged sprinkler heads and timing equipment to be set in accordance with city watering policies.

Screening:

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.

Signage:

1. That the applicant must apply for a separate application for all signage through the Community Development Department.

Lighting:

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

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between dawn to dusk.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans

4.3.8 **Compliance with the City of Hanford Landscape Ordinance**

4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapters 11A and 11B.
6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
8. That a school impact fee of \$3.36(or revision thereof) for each square foot of new building area be paid when building permits are issued.
9. That all special inspection reports be submitted to the Building Division prior to final inspection.
10. That separate water and sewer services be provided to each building.
11. That separate gas and electric services be provided to each building
12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
13. That Kings County Impact Fees shall apply in the following amounts:

Criminal Justice-----	\$ 953.88 per unit
Library-----	\$ 255.65 per unit
Compliance-----	\$ 30.59 per unit
14. That the buildings shall be addressed off of Millennial Way.
15. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
16. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
17. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector: Susan Martinez at (559) 585-4793 OR
smartinez@ci.hanford.ca.us

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.
7. A deposit of \$340.00 is required for each of the following trades:
 - a. Underground fire service;
 - b. Fire sprinkler system (per building); and
 - c. Fire sprinkler monitoring (per building).

Fire Extinguisher(s):

- A. Fire extinguishers shall be installed per 2013 California Fire Code, Section 906, Hanford Municipal Code Title 15.

Fire Sprinklers:

- B. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed in accordance with the 2013 Edition of **NFPA 13 (recreation building and garages) and NFPA 13R (apartments)** Standards.
- C. A FIRE RISER ROOM IS REQUIRED PER HANFORD PUBLIC WORKS STANDARD WA-27. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE BY AN EXTERIOR DOOR. ONE EMERGENCY LIGHT WITH BATTERY BACKUP SHALL BE INSTALLED INSIDE THIS ROOM AND THE EXTERIOR DOOR SHALL BE SIGNED "FIRE RISER ROOM."

- D. The following City Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly **WA-29**; Fire Pumper Connection **WA-28**; Fire Sprinkler Riser Installation **WA-27**; Fire Hydrant Installation **WA-20**; Concrete Thrust Blocks **WA-32**; Vehicle Protection Posts **WA-35**.

Fire Alarm and/or Fire Sprinkler Monitoring:

- E. Fire alarm and detection systems required by Chapter 9 of the 2013 California Building and Fire Codes shall be installed per the 2013 Edition of NFPA 72.
- F. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. One exterior approved audible device, located on the exterior of each building in an approved location, shall be connected to each automatic sprinkler system.

Emergency Access:

- G. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.
- H. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the building, shall have a Knox-box, Knox Padlock for manual gates, or a Knox key switch for automatic gates, installed to provide fire department access in case of emergency.
- I. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
- J. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Storage Tanks:

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

Fire Hydrants and Required Fire Flow:

- L. Required fire flow shall be determined upon review of submitted building plans. Fire hydrant locations shall be reviewed for compliance and approval upon submittal of civil plans to the fire department.
- M. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
- N. Fire service mains shall contain sectional shut off valves in approved locations to allow for the repair and/or maintenance of such system.
- O. Fire Department Connections (FDC) may serve more than one (1), but no more than three (3), apartment buildings, excluding the recreation building and garages; FDC's are not required in buildings less than 2,000 s.f. that have one single system connection to the fire service main and that are only one-story. Garages that exceed 2,000 s.f. are required to install an FDC to that building.
- P. All fire risers are required to contain one PIV for each building to allow for repairs, emergency shut-off or maintenance. These valves are required to be monitored.
- Q. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- R. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

- S. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20 feet or less from street – 6 inch numbers; buildings 21 to 40 feet from street – 8 inch numbers; buildings more than 40 feet from street 12 inch numbers.
- T. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3. .

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Jose Lemus: (559) 585-2556

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

General Requirements:

1. That the developer shall comply with all applicable City of Hanford Public Works Construction Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all improvements proposed within public street right-of-way shall be obtained from the Public Works Department prior to start of construction. Work within the public right of way is subject to engineering review and inspection fees in accordance with City Resolution No. 92-58-R, or any revisions thereof. For additional information regarding encroachment permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That it is recommended that the developer and/or the developer's engineer meet with City Public Works Department staff prior to submittal of improvement plans in order to discuss proposed design of drainage plans for this project. For more information contact the City Engineering Division at (559) 585-2556.
4. That the development is subject to a project grading plan review & permit fee of **\$4,400** in accordance with City Council Resolution No. 10-31-R, and an engineering plan review and inspection fee for improvements located within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be paid prior to approval of plans and before issuance of permits.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.
6. That track-out of soils and other construction-related materials on to public streets is prohibited.
7. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored.

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City of Hanford and any other agencies affected by the project before the release of the building permits.

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

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with detached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-14. Temporary offsite street improvements shall also be constructed along the north side of Millennium Way west of the project boundary as necessary to provide a safe transition to existing street improvements.
2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations, if necessary, shall be determined by the City Engineer in accordance with City Standard GE-56.

Driveway Access Requirements:

1. That the main project entrance on Millennium Way (West driveway) may be located as shown on the site plan. (Driveway centerline approximately 250' east of project boundary.) Return with wheel chair accessible ramps as shown on proposed site plan.
2. That the secondary project entrance on Millennium Way (East driveway) shall be located a minimum of 175' west of the intersection of Centennial Drive with Millennium Way, measured from centerline of street intersection to centerline of driveway. Return with wheel chair accessible ramps as shown on proposed site plan.
3. All driveway approaches shall be provided with a minimum of 4' ADA access around and in back of each driveway approach. Drive approaches equipped with easy-access curb returns shall be provided with ADA-compliant curb ramps. As shown on proposed site plan.
4. No decorative, stamped, or pigmented concrete work shall be located within the public street right of way. As shown on proposed site plan.

Easement Requirements:

1. That a 10' easement be granted to the City of Hanford for Landscape and Irrigation purposes on the frontage of Centennial Drive and Millennium Way.

Drainage Requirements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for city review, which shall include consideration for future areas of development located adjacent to the project site.
2. That drainage and development of the project site may be subject to the terms of a reimbursement agreement.
3. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
4. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.
5. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.
6. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DEVELOPMENT IMPACT FEE ESTIMATE:

1. That the development is subject to the following impact fees in accordance with City Ordinances no. 90-09, 90-10, 98-14 and 05-16 or any revisions thereof. Impact fee calculations are based upon square footage of structures and areas of development as identified on the site plan. If changes are made to the structure size or the area of the development, then estimated impact fees shown below will likewise change to reflect the modified conditions. Fees listed below reflect rates effective January 1, 2015 and are subject to change by City Council Resolution. Criteria to calculate impact fees as follows: **Multi-family Residential Units – 217; Net Development Area- 13.11 Acres.** All fees are payable prior to issuance of building permits.
- A. That the development is subject to a **\$ 447,200.11 Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, or any revisions thereof.
 - B. That the development is subject to a **\$ 324,206.68 Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revision thereof.
 - C. That the development is subject to a **\$ 473,656.75 Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
 - D. That the development is subject to a **\$ 12,585.73 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.
 - E. That the development is subject to a **\$ 99,492.73 Storm Water System Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof.
 - F. That the development is subject to a **\$ 96,430.46 Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.
 - G. That the development is subject to a **\$ 60,727.45 Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
 - H. That the development is subject to a **\$ 560,027.09 Park System Impact Fee** in accordance with City Resolution No. 05-64-R, or any revisions thereof.
 - I. That the development is subject to a **\$ 31,942.40 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 05-63-R, or any revisions thereof.

CITY UTILITY DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General:

1. That all utility work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.
4. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.
5. That all new water services installed to serve the development shall be required to comply with backflow prevention standards for multi-family projects.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within Millennium Way
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.

6. That the developer shall extend a minimum 12" diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's water master plan.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)
2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.
3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.
4. That the developer shall extend a minimum 12" diameter sanitary sewer main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's sewer master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for City review/approval prior to commencing work per City Specifications.

REFUSE DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560

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

General Requirements:

1. That nine 10 ft. x 20 ft. inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued. The latest site plan was missing one enclosure and location of one proposed was to be changed for ease of access of refuse truck.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the Planning Commission approves Site Plan Review 2015-05.

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

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT	Commissioners

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of April, 2016.

Darlene R. Mata, Secretary

EXHIBIT A**MITIGATION, MONITORING AND REPORTING PROGRAM****ENVIRONMENTAL FACTOR - AIR QUALITY**

Mitigation Measure 1 - 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.

RESPONSIBLE PARTY - Developer

Mitigation Measure 2 - 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.

RESPONSIBLE PARTY - Developer

ENVIRONMENTAL FACTOR – CULTURAL RESOURCES

Mitigation Measure 3: 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.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – GREEN HOUSE GASES

Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – HYDROLOGY AND WATER QUALITY

Mitigation Measure 5: The project will be required to comply with all City ordinances, 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.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – PUBLIC SERVICES

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – RECREATION

Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – TRANSPORTATION/TRAFFIC

Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC HEARING

A public hearing will be held before the Hanford City Planning Commission on Tuesday, April 26, 2016 at 7:00 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION: Appeal 2016-01, an appeal by Richard Harriman of the approval of Site Plan Review 2015-05, which is a request by Bajun American to construct a 216-unit apartment complex on 31.1 acres in the "RM-2" Multi-Family Zone District. The project is located on the corner of Centennial & Millennium Way in the City of Hanford
APN: 011-020-045.

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. Mitigated Negative Declaration 2015-03 has been prepared for the project.

COMMENT PERIOD: March 29, 2016 through April 18, 2016

PUBLIC COMMENT INVITED: The public is invited to send written comment on the Mitigated Negative Declaration to the City of Hanford, Attention: Darlene Mata, 317 N. Douty Street, Hanford, CA 93230. Written comments will be accepted within the comment period shown above. You may review the Mitigated Negative Declaration, Initial Study, reference material and any comments received on the Negative Declaration at the Hanford Community Development Department at 317 N. Douty Street, Hanford, California, 93230.

All interested persons may submit comments on the above listed project. 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 during the public comment period.

For further information, contact the Hanford Community Development Department at (559) 585-2580

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

**PROPOSED
MITIGATED NEGATIVE DECLARATION 2015-03**

Project Title: Site Plan Review 2015-05

File Number: 502-0940

State Clearinghouse Number:

Lead Agency: City of Hanford

Responsible Agency: n/a

Applicant: Bajun Amercian Properties
5150 Sixth Street, Suite 150
Fresno CA 93710

Property Owner: Same

Project Description: The project proposes to construct a two-story, 216 unit apartment complex in the "RM-2" Multi-Family Zone District.

Location: The project is located on the corner of Centennial Drive & Millennium Way in the City of Hanford APN: 011-020-045.

Attachments:

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

Environmental Assessment: The Initial Study for the project is available for public review at the City of Hanford, Community Development Department, 317 N. Douty St., Hanford CA.

Declaration of No Significant Effect: The City of Hanford has completed the preparation of an initial study for the project described above. The initial study did not identify any potentially significant environmental effects that would result from the proposed project. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

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

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

Contact Person: Darlene R. Mata, Community Development Director

Phone: (559) 585-2590

Signature:



Date: March 29, 2016

Review Period: March 29, 2016 – April 18, 2016

REVISED

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 2015-03

Prepared For

Bajun American Properties
Site Plan Review 2015-05

Prepared By

City of Hanford

March 29, 2016

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

The City of Hanford prepared a General Plan Update and certified a Program level Environmental Impact Report (EIR) in 2002. The CEQA Guidelines Section 15168 states that subsequent activities must be examined in the light of the program EIR to determine if the later activity would have effects that were not examined in the program EIR. Consistent with Section 15165, if a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

- 1) The initial study show there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- 2) The Initial Study identified potentially significant effects, but:
 - a) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - b) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If the Initial Study reveals that there may be a significant effect upon the environment, but those effects can be avoided or reduced to a less than significant level with revisions to the project plan and/or mitigation measures, and the applicant agrees to the revision and/or mitigation measures, the lead agency may prepare a mitigated negative declaration.

Public Resources Code Section 21159.28 provides for streamlining of residential projects if they are consistent with the land use designation, density, building intensity and applicable policies specified for the project area in either a Sustainable Communities Strategy (SCS) or an alternative strategy for which the State Air Resources Board (ARB) has accepted the metropolitan planning organization (MPO) determination that the SCS or alternative strategy would achieve the greenhouse gas emission (GHG) reduction targets and if the project incorporates the mitigation measures required by an applicable prior environmental document. The MPO, Kings County Association of Governments, of which the City of Hanford is a member, adopted its 2014-2040 final Regional Transportation Plan (RTP) and SCS on July 30, 2014, which demonstrated attainment of the GHG Emission reduction targets established for the MPO by the ARB. In addition, the ARB accepted the MPO's determination that the MPO's RTP and SCS attained the required GHG target reductions by its Resolution 15-47 adopted on October 22, 2015. The proposed project is consistent with the land use designation, densities and applicable policies in the Hanford General Plan and the SCS and is therefore eligible for streamlining under PRC 21159.28, which states that an environmental document prepared for the project need not reference, describe or discuss (1) growth inducing impacts; or (2) project specific or cumulative impact from cars and light-duty truck trips generated by the project on global warming or the regional transportation network.

PROJECT DESCRIPTION:

The project is a 13.11 acres multiple family development, which includes a gated 216 unit apartment complex consisting of two-story buildings, a recreation building and pool and seven open play areas throughout the complex. The complex is accessed from Millennium Way with open parking for visitors outside the gate. The units include three bedroom, two bath units; two bedroom, two bath units; and one bedroom, one bath units. Each unit will have a garage and one parking space, with the exception of the one bedroom units that will each have a single car garage. The development of multiple family dwellings is a permitted use in the RM-2 zone. A maximum of 285 units can be built on the subject site based on a minimum of 2,000 square feet of site area per unit (Parcel is 13.11 acres), the resulting project density is 16.5 units per acre. The project meets all General Plan policies and development standards of the City of Hanford and provides much needed housing, as stated in the City of Hanford

Housing Element.

ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Hanford Land Use Element, Zoning Ordinance, and Final Regional Climate Action Plan contain policies and regulations and measures that are designed to mitigate impacts to a level of non-significance. Environmental measures are methods, measures, standard regulations or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the project. Environmental measures are also commonly listed as conditions of approval. The City Municipal Code and other authoritative documents currently contain measures that assist to mitigate environmental impacts. Project specific mitigation measures have been included in the environmental assessment that will mitigate any potential impacts to a level of less than significant.

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Air Quality for the EIR prepared for the 2002 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2002 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 02-39-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference. The 2002 General Plan Update, the EIR prepared for that document, and all other documents referenced herein are available for review at the City of Hanford Community Development Department located at 317 N. Douty, Hanford, California 93230.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties. The proposed development is consistent with the High Density Residential land use designation and the standards for development in the RM-2 (High Density Residential 2,000 minimum site area per unit) zone.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Site Plan Review 2015-05 in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2002 General Plan Update Environmental Impact Report (EIR) (SCH No. 2002021036), certified by the City Council June 18, 2002 for which a Statement of Overriding Considerations was adopted for Agriculture and Air Quality. The proposed project is being developed consistent with the land use that was designated at the time of the preparation of the General Plan Update and associated EIR.

The Proposed IS/MND analyzed the Project's potential impacts with regard to the following environmental topical areas: (1) aesthetics, (2) agriculture and forest resources, (3) air quality, (4) biological resources, (5) cultural resources, (6) geology and soils, (7) greenhouse gas emissions, (8) hazards and hazardous materials, (9) hydrology and water quality, (10) land use and planning, (11) mineral resources, (12) noise, (13) population and housing, (14) public services, (15) recreation, (16) transportation/traffic, and (17) utilities and services systems.

The proposed Project, as analyzed in the Draft IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2002 General Plan EIR for purposes of determining environmental impacts of development of the General Plan Planning Area. Based on the Project specific analysis presented in the Draft IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, or impacts that could be mitigated to a less than significant level. The Proposed IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: agriculture, aesthetics, air quality, cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation and traffic, and utilities and services systems.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts because the project area is no longer designated as prime farmland, therefore impacts to agricultural resources are not cumulatively considerable for the proposed project. Air Quality Impacts, although less than significant as a result of the project, may be cumulatively considerable, however Public Resources Code Section 21159.28 provides for streamlining of residential projects, which states that an environmental document prepared for the project need not reference, describe or discuss (1) growth inducing impacts; or (2) project specific or cumulative impact from cars and light-duty truck trips generated by the project on global warming or the regional transportation network.

In accordance with CEQA, the IS/MND tiered off the 2002 General Plan EIR, which determined that impacts to agricultural resources and air quality were significant and unavoidable impacts associated with implementation of

the 2002 General Plan. A Statement of Overriding Considerations for these significant unavoidable impacts was adopted by the City Council as part of the approval of the 2002 General Plan Update. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is applicable to the proposed Project and will be restated in accordance with CEQA as part of the certification of the MND. A Mitigated Negative Declaration is the appropriate environmental document for the proposed Project, in accordance with CEQA, to the extent that mitigation requirements will be required which were not identified the 2002 General Plan EIR.

PREVIOUS ENVIRONMENTAL REVIEW

A previous negative declaration was released for public review on March 25, 2015. One comment letter was received from Richard Harriman, the appellant. Following an appeal of the Site Plan Review approval, an expanded initial study was prepared and a Mitigated Negative Declaration was released for review on March 28 through April 11, 2016. The expanded initial study responds to the comments on the previous negative declaration pertaining to the environmental document and includes mitigation measures that were previously applied as conditions of approval. A copy of the previous letter and the City's response to the commenter are included in the record. The IS/MND provides additional clarification on the assessment of environmental impacts and restates project conditions of approval as mitigation measures for clarification. No new impacts were identified and mitigation measures have been included that will mitigate impacts to a less than significant level.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2015-03

1. Project Title: Site Plan Review 2015-05
2. Lead Agency Name and Address: City of Hanford
317 N. Douty
Hanford, CA 93230
3. Contact Person/Phone Number: Darlene R. Mata, Community Development Director
Community Development Department
(559) 585-2583
4. Project Location: The project is located at the corner of Centennial Drive and Millennium Way in the City of Hanford APN: 011-020-045.
5. Project Sponsor's Name/Address: Bajun American Properties
5150 N. Sixth Street #150
Fresno, CA 93710
6. General Plan Designation: High Density Residential
7. Zoning: "RM-2"
8. Description of the Project: Site Plan Review 2015-05 proposes to construct a two-story, 216 unit apartment complex on 13.11 acres.
9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Multi-Family Residential	RM-2	Vacant land
East	Commercial	PC	Vacant/Existing Commercial Facility
South	Public Facility	PF	Developed Storm Water Basin (Mussel Slough)
West	Single Family Residential	R-1-6	Vacant land

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

San Joaquin Valley Air Pollution Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

FOR: CITY OF HANFORD



Darlene R. Mata
Community Development Director
City of Hanford

3/29/2016
March 29, 2016

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. The proposed project is consistent with the General Plan land use designation of high density residential.

As urban uses expand from the existing margins of the City new sources of light and glare will be introduced. The impact of new sources of light and glare are considered potentially significant, however, City development standards require that all light sources will be hooded and directed onsite to reduce light falling onto adjacent properties.

Significance Criteria

The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic vista or view, causes substantial damage to scenic resources, causes substantial degradation of views from adjacent residences, or results in new source of substantial light or glare adversely affecting views in the area.

Discussion:

- NO IMPACT** The project will include the construction of a two story, 216 unit apartment complex in the "RM-2" Multi-Family Zone District. The views of the surrounding area are not considered scenic and therefore there is no impact under this criteria.
- NO IMPACT** The project site is currently vacant, fallow land. The site does not contain any scenic resources such as trees, outcropping or historic buildings therefore there is no impact under this criteria.
- LESS THAN SIGNIFICANT IMPACT** The proposed project site is currently vacant land maintained for weed control. Construction of the project will result in alteration of the visual character of the project site from vacant land to residential development. Although some may perceive this change as negative based on the sites current appearance, the City does not anticipate that the development will create a visually degraded character or quality to the project site or the properties near the project site. All development will be required to comply with City development standards pertaining to setback, building

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
height, landscaping etc. therefore it is determined that the impacts under this criteria will be less than significant. d. LESS THAN SIGNIFICANT IMPACT Although new light sources will be added to the area, the City development standards require that lighting be shielded to reduced impacts to adjacent properties, therefore impacts under this criteria are determined to be less than significant. Conclusion: Impacts to aesthetics are anticipated to be less than significant. Source: Site Visit, 2002 Hanford General Plan, 2002 General Plan EIR, Hanford Municipal Code				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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 City limits. The land is classified as Rural Residential Land according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014). The property is not designated as prime farmland, unique farmland or farmland of statewide importance by the Department of Conservation. The property is not enrolled in a Williamson Act contract and is currently vacant land that is not being farmed.

Significance Criteria

The Project may result in significant impacts to agricultural resources if it removes land designated as prime farmland, unique farmland, or farmland of statewide importance by the Department of Conservation.

Discussion:

- NO IMPACT** The proposed project is designated as High Density Residential in the General Plan and zoned RM 2. It is located in an area identified as Urban and Built Up Land by the State Farmland Mapping and Monitoring Program (FMMP). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site or in the surrounding adjacent property. Therefore the project has no impact under this criteria.
- NO IMPACT** The project site is not under a Williamson Act Contract therefore there is no impact under this criteria.
- NO IMPACT** The project site is not zoned for agricultural use and there is no zone change proposed for the site, therefore there are no impacts under this criteria.
- NO IMPACT** The project does not involve the conversion of forest land, as defined under Public Resource Code, therefore there are no impacts under this criteria.
- NO IMPACT** The site is within the urban area and the City's General Plan designates the area for High Density Residential, therefore there are no impacts under this criteria.

Conclusion: The subject site is not identified on the FMMP as Prime Farmland, Unique Farmland or Farmland, is not subject to a Williamson Act Contract, is zoned for High Density Residential, a non-agricultural use, and contains no forest land. Therefore there is no impact to agricultural resources.

Source: General Plan Update and EIR, Department of Conservation Farmland Mapping and Monitoring Program map for Kings County.

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	☐	☒	☐	☐

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

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
PM ₁₀	Annual	-	20 ug/m ³
	24-Hour	150 ug/m ³	50 ug/m ³
PM _{2.5}	Annual	15 ug/m ³	12 ug/m ³
	24-Hour	35 ug/m ³	-
Lead	30 Day Avg	-	1.5 ug/m ³
	3 Month Avg	1.5 ug/m ³	-

Notes: ppm=parts per million; ug/m³=micrograms per cubic meter

Source: California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The Hanford General Plan identifies objectives, policy or programs which support improving air quality with an (AQ) suffix. However, even with implementation of these policies, the General Plan EIR found that impacts to air quality would be significant and unavoidable with the buildout of the General Plan Planning Area. 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 San Joaquin Valley Air Pollution Control District (SJVAPCD), which will be required as mitigation measure and will reduce potential impacts to a less than significant level.

Attainment Status

The air quality management plans prepared by the 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 SJVAB has not attained the federal 1-hour ozone, although this standard was revoked in 2005.

Evaluation

The SJVAPCD has published the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The GAMAQI includes a screening tool (the Small Project Analysis Level (SPAL)) for small projects intended to streamline the CEQA process. Projects that meet the SPAL standards are deemed to have a less than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. Table 5-3 in the SPAL confirms that low rise apartment projects of 220 units or less meet the SPAL standards. Because this project is 216 units (less than the 220 SPAL criteria), the project qualifies as a small project. Under the SJVAPCD SPAL standards this project can be deemed that impacts to Air Quality are less than significant. The SJVAPCD nevertheless recommends that, even for projects that meet the SPAL standards, the Lead Agency should identify the source of emissions and discuss the SPAL values to support the conclusion that criteria pollutant emissions would have a less than significant impact on air quality. The thresholds of significance for criteria pollutant emissions adopted by the SJVAPCD is set forth on the below table. An analysis of air quality impacts was prepared using the CalEEMod software to determine that the project would result in the emission shown in the table below. Because the construction is residential, it is assumed that there will be minimal overlap of construction and operations. It is anticipated that it will take months for the project to be fully leased and fully operational. Assuming no overlap of construction and operations, the total emissions for ROG, NOX and PM10 do not exceed the SJVAPCD thresholds of significance.

	SJVAPCD Threshold Significance Tons/year	Project Tons/year Construction	Project Tons/year Operations
CO	100	5.5572	16.5358
ROG	10	2.7636	2.4003
NOx	10	6.1192	4.8366
SOx	27	8.96	.0290
PM10	15	.7928	1.6628
PM 2.5	15	.4937	.5089

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

The SJVAPCD GAMAQI has established the following standards of significance, a project is considered to have a significant impact on air quality if:

1. A project results in new direct or indirect emissions of ozone precursors (ROG and NOx) in excess of 10 tons per year.
2. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact.
3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact.
4. A project produces a PM10 emission of 15 tons per year (82 pounds per day)

The SJVAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The SJVAPCD 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 SJVAPCD 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. Under the Federal Standards, the Air Basin is nonattainment for Ozone under the eight hour standard. In addition, though federal the one hour ozone standard was revoked in 2005, the SJVAPCD must still attain this standard. The Air Basin is also nonattainment for the federal PM 2.5 standard. For California standards, the Air Basin is nonattainment for Ozone under the one hour and eight hour standards, and nonattainment for PM 10 and PM 2.5. 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, PM10 or PM 2.5, or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a mitigation measure. With these mitigation measures the project will have a less than significant impact under this criteria.
- b) Less than Significant - 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. Under the SPAL, the project can be deemed to have a less than significant impact under this criteria.
- c) Less than Significant Impact with Mitigation Incorporation- See a. and b. above.
- d) Less than Significant Impact - There are no known or anticipated pollutant concentrations that would be generated by the future residential project that would expose sensitive receptors to substantial pollutant concentrations. Since there are no known or anticipate pollutant concentrations to be emitted from the project, the project impact is considered less than significant under this criteria.
- 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Mitigation Measure 1 - 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. Mitigation Measure 2 - 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. Conclusion: With the incorporation of the above mitigation measures, impacts to Air Quality are determined to be less than significant. Source: 2002 General Plan, 2002 General Plan EIR, San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), CalEEmod, California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08),				
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	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Environmental Setting

No undisturbed, natural habitat remains within the Project Area. The Project Area has been regularly disced for weed and fire control. The project site is adjacent to the Mussel Slough, which has been developed as a City storm water drainage basin through the issuance of a Streambed Alteration Agreement (SAA) with California Fish and Wildlife. The area preserved pursuant to the SAA will not be disturbed as a result of the project. The area is currently protected by a chain link fence which will limit any access and potential disturbance of the area. California Department of Fish and Wildlife was consulted prior to the preparation of the initial study, which indicated that as long as there was no disturbance of the area subject to the SAA, no consultation with California Fish and Wildlife was required.

Early comments on the proposed negative declaration included statements that a portion of the Mussel Slough to the west of the subject property site was disturbed and potentially filled without the appropriate evaluation or permits. It does appear that unpermitted filling occurred and the California Department of Fish and Wildlife is aware of the potentially disturbance. In discussions with California Department of Fish and Wildlife, the issue is wholly within their jurisdiction and outside the City's jurisdiction and bears no relationship to the proposed project.

Standards of Significance

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

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

Checklist Discussion

- a) No Impact - The site is adjacent to a developed collector street and near a developed commercial center. Land located south of the project site is a storm drainage basin referred to as the Mussel Slough, which will not be disturbed as part of the proposed project. The project area is vacant, disturbed land and does 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) No 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 no natural habitat remains within the project area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) No Impact - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy. f) No Impact – 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 proposed project will not have a substantial adverse effect on habitat or candidate, sensitive or special status species and will not impact a protected wetland, therefore there are not impacts to biological resources. Source: Site visit, California Department of Fish and Wildlife, Streambed Alteration Agreement No. 2007-0081-R4				

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 a records search for cultural resources with the preparation of the 2002 General Plan EIR. 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 significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

- a) No Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- b) No 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 archaeological significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) No Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature. d) Less than Significant with Mitigation Incorporation - the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98. Mitigation Measure 3: 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. Conclusion: With the incorporation of MM3, impacts to cultural resources are anticipated to be less than significant. Source: 2002 General Plan Update, 2002 General Plan Update EIR				
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	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west. (City of Hanford General Plan EIR, 2002). The project area is not subject to landslides.

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

- a) No Impact - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the 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) No Impact – Construction of urban uses may create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff. The project will be required to use 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. The standards have been developed to address any 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) No Impact - The proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions.
- d) No Impact – the project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division are utilized for the project.
- e) No Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Conclusion: The project is required to be constructed in accordance with the California Building Code, City

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Municipal Code and Development Standards. The project will not result in an impact to geophysical conditions, therefore there is not impact.				
Source: 2002 General Plan Update, 2002 General Plan Update EIR, Hanford Municipal Code and Development Standards, California Building Code and Hanford Public Works Standards				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐
Environmental Setting Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operations. In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020. In 2009, the California Office of Planning and Research (OPR) published revisions to CEQA to address GHG emissions. The amendments included the following: - Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impact, based upon its compliance with the plan. - Local governments are encouraged to quantify the greenhouse gas emissions of a 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 significance, 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 Final Regional Climate Action Plan to quantify GHG emissions, ensure compliance with AB32 and to streamline the environmental review process in accordance with CEQA				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Guidelines Section 15152 and 15183.5. Effective October 1, 2005 the State adopted new energy standards for all new buildings (California Coide Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air-conditioning systems, lighting systems (incorporating natural lighting where possible), and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and how it meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new buildings meet the standards in the building-permit process. Significance Criteria The SJVAPCD's Guidance for Valley Land Use Agencies in Addressing GHG Impact for New Projects Under CEQA provide for initial screening criteria for climate change analysis, as well as draft guidance for the determination of significance. The project related effects of GHG emissions are cumulative, therefore climate change impacts are addressed as cumulative, than a direct impact. The guidance for determining significance of impacts has been developed from the requirements of AB32. The guidelines address the potential cumulative impacts that a project's GHG emissions could have on climate change. 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: 1. Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then, 2. Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then: 3. Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)? Projects that meets one of these guidelines would have less than significant impact. Checklist Discussion a. Less than Significant Impact - The project complies with the adopted Final Regional Climate Action Plan by providing high density housing near commercial centers and is consistent with the land use and zoning of high density residential. The project will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Although emissions will be generated as a result of the project, implementation of the General Plan high density land use and the adopted Final Regional Climate Action Plan policies will result in fewer emissions than would be associated with the continuation of baseline conditions. 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 Final Regional 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 below 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. In addition the project meets the standards for CEQA streamlining of GHG impacts under Public Resources Code Section 21159.28. The project is a residential project that is consistent with the land use designation, density, building intensity and applicable policies specified for the project area in the SCS approved by the relevant MPO. The SCS was accepted by the ARB as achieving the relevant GHG reduction targets. Therefore, the CEQA compliance document for the project need not reference, describe or discuss project specific or cumulative impact				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
from cars and light-duty truck trips generated by the project on global warming or the regional transportation network. The GHG impacts discussion detailed in this IS are nevertheless intended to address whether the project may result in greenhouse gas emissions resulting from sources other than cars and light-duty truck trips.				
Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.				
Conclusion: The project will comply with the Final Regional Climate Action Plan and will 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, therefore impacts are determined to be less than significant.				
Source: 2002 General Plan Update, 2002 General Plan Update EIR, San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan)				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
result in a safety hazard for people residing or working in the project area?				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Environmental Setting

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

Significance Criteria

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

1. Create a public health hazard
2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or interferes with an emergency response plan
3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards.

Checklist Discussion

- a) No 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) No Impact – there are no known hazardous materials that would be generated by the proposed project that would expose schools to substantial risk. The proposed residential land use is not associated with the emission or handling of hazardous materials.
- 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 2.5 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 2.5 miles to the southeast.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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) No Impact – the proposed project is located north of State Highway 198, adjacent to Centennial Avenue and south of Lacey Boulevard. The proposed project would not interfere with emergency transportation on these routes. 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 impacts from hazards and hazardous materials are expected to be less than significant. Source: 2002 General Plan, 2002 General Plan EIR, State of California Hazardous Waste and Substance List				

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
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	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Environmental Setting

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

The State of California has mandated that the City of Hanford reduce water consumption by 28%. The City has failed to meet those mandated cuts primarily because the City of Hanford began water conservation many years ago. The per capita use of water as compared to surrounding agencies is significantly lower. The State of California has adopted the Sustainable Groundwater Management Act (SGMA), which requires that local agencies either individually or in groups form a groundwater sustainability agency by June 30, 2017 and adopt a groundwater sustainability Plan by January 31, 2020. The SGMA establishes no restrictions or requirements that are applicable to the proposed project and does not establish a moratorium on construction projects.

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.

The City of Hanford has adopted a Storm Water Master Plan. Storm drainage facilities have been constructed in Centennial Drive to accommodate storm drainage from the surrounding area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The project site has been identified by the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel 06031C 0185C, June 16, 2009) as within Zone X, an area determined to be outside the 500 year flood plain. Significance Criteria The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system. Checklist Discussion a) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. b) Less than Significant Impact with Mitigation Incorporation - The project would not substantially 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 State of California Department of Water Resources has certified the Hanford Urban Water Management Plan which identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant. c) Less than Significant Impact- The project would not alter the existing drainage 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. d) No Impact – The proposed project will not alter the existing drainage pattern of the site or area or alter a stream or river which would cause flooding on or off-site. e) Less than Significant with Mitigation Incorporation– The project will be required to comply with all City regulations for stormwater drainage, including the payment of storm water impact fees. The storm drainage system has been designed to accept the stormwater drainage from the proposed project consistent with the Storm Water Master Plan. f) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact. h) See g above i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact. j) No Impact. The project is not located near any ocean, coast, or seiche hazard area therefore there is no				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
impact. Mitigation Measure 6: The project will be required to comply with all City ordinances, standards and policies which will assure proper grading and storm water drainage into the existing storm water system and the payment of storm water impact fees. 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. Conclusion: The proposed mitigation measures will reduce impacts to hydrology and water quality to less than significant. Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
Environmental Setting The proposed project consisting of 216 apartments is a permitted use in the Hanford Zoning Ordinance and is within the density range identified in the Hanford General Plan. The location is shown in the Hanford General Plan as High Density Residential and zoned "R-M-2" High Density Residential. The site was identified as part of the Housing Element Update in 2008 and 2016 as multiple family development and was included in potential sites to accommodate the City of Hanford Regional Housing Needs. The sole discretionary permit required for the proposed project is a Site Plan Review. But for the Site Plan Review, the project would be a "use by right" and would be exempt from CEQA evaluations under Housing Element Law, at Government Code Section 65583.2. The City of Hanford has not established any habitat or farmland conservation plan. Significance Criteria The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation. Checklist Discussion a) No Impact – The proposed project is located on underdeveloped land in an area designated by the General Plan as High Density Residential for which multiple family dwellings such as apartments are a permitted use and will not result in dividing an established community.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) No Impact – The proposed project is consistent with the City of Hanford General Plan densities, policies and zoning standards. The high density residential project is an area designated as High Density Residential by the General Plan. 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. 2002 General Plan, 2002 General Plan EIR, 2008 Housing Element, 2016 Housing Element, City of Hanford Municipal Code, State of California Government Code				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Environmental Setting There are no known mineral resources on the project site based on the evaluation in the Hanford 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: The proposed project will not result in impacts to mineral resources. Source: 2002 General Plan, 2002 General Plan EIR				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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
ImpactLess Than
Significant with
Mitigation
IncorporationLess Than
Significant
ImpactNo
Impact

Table HZ-3

Noise-Level Performance Standards for New Projects Affected
By or Including Non-Transportation Sources

Land Use	Noise-Level Descriptor	Exterior Noise-Level Standard (Applicable at Property Line)		Interior Noise-level Standard	
		Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Residential	L_{eq}	50	45	40	35
	L_{max}	70	65	60	55
Transient lodging, hospitals, nursing homes	L_{max}	--	--	40 60	35 55
Theaters, auditoriums, music halls	L_{eq}	--	--	35	35
Churches, meeting halls	L_{eq}	--	--	40	40
Office buildings	L_{eq}	--	--	45	--
Schools, libraries, museums	L_{eq}	--	--	45	--
Playgrounds, parks	L_{eq}	65	--	--	--

Notes:

Each of the noise levels specified above shall be lowered by 3 dB for single tone noises, noises consisting primarily of speech or music, or recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

 L_{eq} = Noise Equivalent Level L_{max} = Maximum Noise Equivalent**Significance Criteria**

Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.

Checklist Discussion

- Less than Significant-- the proposed project is a residential development and is consistent with the General Plan. Temporary noise may be created as a result of construction equipment, but there are no noise sensitive land uses in the vicinity. 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. Noise anticipated from the adjacent collector roadways is not anticipated to result in noise levels exceeding those permitted in the General Plan.
- 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 2.5 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 impacts are considered less than significant.

Source: 2002 General Plan Update, 2002 General Plan Update EIR

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
Environmental Setting The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the 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 a permitted use and is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan, specifically the Land Use Element and the Housing Element. 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 multiple family 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 designates the project area for future multiple family residential land use development. The basic infrastructure system of roads and streets have been constructed and integrated into the project design. b) No Impact - The project site is vacant therefore development will not result in the displacement of existing housing. c) No Impact – The project site is vacant therefore development will not result in the displacement of existing housing. Conclusion: The project will not result in an increase in population to the area consistent with the adopted General Plan and Housing Element therefore impacts to population and housing is considered less than significant. Source: 2002 General Plan, 2002 General Plan EIR, site visit				
XIV. PUBLIC SERVICES --				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
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 City has adopted an impact fee for Police services to fund the cost of capital improvements such as new building space, vehicles and equipment.

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. No comments were received from the pre-consultation with the school districts.

The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 residents of neighborhood park and not less than 2 acres of community park per 1,000 residents. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.

Significance Criteria

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 - 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 therefore impacts are less than significant
- c) (SCHOOLS) Less than Significant Impact. The payment of school impact fees, as required by law, would reduce the impacts to less than significant.
- d) (PARKS) Less than Significant Impact- 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 or pay impact fees for the park-space not accommodated.
- e) (OTHER) Less than Significant Impact - Consultation was sent to various governmental agencies, concerns regarding additional public facilities were not cited.

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Conclusion: The proposed project will not result in the need for new or altered government facilities, however the payment of impacts fees to both the City and the Council will reduce impacts to less than significant.

Sources: Pre-consultation with affected agencies and departments, 2002 General Plan and 2002 General Plan EIR, Urban Water Management Plan, Storm Water Master Plan, Sewer Master Plan, Water Master Plan

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?	☐	☒	☐	☐

Environmental Setting

The City of Hanford has established park 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. The payment of impacts has been determined to be an appropriate mechanism to mitigate

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
project impacts in accordance with the CEQA. The proposed project provides for seven on-site play areas, a pool and recreation center. Significance Criteria The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities. Checklist Criteria a) Less than Significant Impact with Mitigations– the proposed project provides private play areas and open space as part of the project in accordance with the General Plan and Municipal Code and will pay park impact fees which will be utilized by the City to provide additional park acreage in the community. b) See a above. Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application Source: 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code				

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
access?				
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Environmental Setting

"The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances on major arterials. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable" (City of Hanford General Plan, Circulation Element, 2002).

The project is adjacent to Centennial Drive and the future Millennium Way. Centennial Drive is designated as a collector street in the Circulation Element. The proposed project is also located near two major arterials, Lacey Boulevard and 12th Avenue. All the adjacent and nearby roadways have been developed to accommodate the development of the proposed project site and the adjacent lands in accordance with the Circulation Element. Recent traffic studies completed for two projects located within a quarter mile at the intersection of 12th Avenue and Lacey Boulevard indicate that the current circulation system can accommodate the proposed project, therefore additional traffic studies were not required. The traffic studies prepared for the nearby projects contained mitigation measures to address project impacts and future 2035 project impacts. The installation of those mitigations reduce LOS to C or better in Year 2035 Conditions, with the exception of the intersection of 12th and Lacey Boulevard, which will operate at LOS D in 2035. The required roadway improvements have been completed as a result of those 12th and Lacey Boulevard Commercial projects, therefore no further mitigation measures are required. In addition, the project will pay traffic impact fees, required in the Municipal Code, which will be used to complete future traffic improvements to the arterial and collector system in the City of Hanford. In accordance with CEQA, payment of impact fees can be used to mitigate any traffic related impacts.

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) Less than Significant – the Engineering department has evaluated the proposed project and determined, utilizing recent traffic studies, that the project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity ratio on roads or congestion at intersections. The Engineering department has determined a traffic impact study would not be required for this project.

b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable on major arterials in some instances.. Existing roads in the project area will operate at a LOS of C or greater, with the exception of 12th Avenue and Lacey Boulevard in 2035 Conditions, which will operate at a LOS in 2035. The payment of impact fees will reduce impacts to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) No Impact - 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 2.5 miles away from the nearest municipal airport. d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that create or increase hazards. e) Less than Significant – proposed project is located 0.5 miles north of State Highway 198 an adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. f) No Impact – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for multiple-family residential plus visitor parking. g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation. Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application. Conclusion: Impacts to traffic are considered less than significant with the payment of traffic impact fees and the recent construction of improvements at 12th and Lacey Boulevard. Source: City of Hanford General Plan, Circulation Element, 2002, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution, Traffic Impact Studies prepared for the 12th and Lacey Projects.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

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

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 responsible for disposal at landfills during the planning period of the General Plan.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities in accordance with City Municipal Codes.

Thresholds of Significance

The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

- a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements.
- b) Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant.
- c) Less than Significant – The storm water drainage system has been constructed in the area. The project will be required to connect to the existing system and pay impact fees in accordance with the Storm Water Master Plan.
- d) Less than Significant with Mitigation Incorporation - The City of Hanford provides water to the areas within the City limits, including the project area. The City prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the Statewide drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.
- e) Less than Significant - 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.
- 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.

Source: 2002 General Plan, 2002 General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources. City staff

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California	☐	☐	☒	☐
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
a) Less than Significant - Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals. b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, as mitigated 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, as mitigated the project will not have environmental effects that will cause substantial adverse effects on human beings.				

CUMULATIVE IMPACTS

This section addresses the project's potential to contribute to cumulative impacts in the region, CEQA Guidelines Section 15355 defines cumulative impacts as two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects.

Cumulative Setting

The cumulative setting for the proposed project is the buildout of the City of Hanford General Plan. A Statement of Overriding Considerations was adopted with the certification of the 2002 General Plan Update which identified significant, unavoidable impacts to Air Quality and Agricultural Resources. The Statement of Overriding Considerations will be restated within the resolution of the proposed project in accordance with CEQA.

Impact Analysis

Aesthetics

The proposed project is not expected to result in significant cumulative impacts to visual resources.

Agriculture and Forest Resources

The proposed project, along with proposed development at 12th and Lacey Boulevard is not designated as prime farmland, therefore impacts to agriculture are not cumulatively considerable. The General Plan EIR identified significant unavoidable impacts to agriculture as a result of the General Plan. A Statement of Overriding Considerations was adopted in Resolution 02-39-R which are hereby restated.

Air Quality

The project will not result in cumulative short-term construction air quality impacts associated with increased emissions. Additionally, the project will not result in a cumulative increase to air quality impacts over and above those already evaluated in the 2002 General Plan for which a statement of overriding considerations was adopted in Resolution 02-39-R for impacts to Air Quality and hereby restated.

Biological Resources

The project will not result in impacts to biological resources, therefore cumulative impacts are less than significant.

Cultural Resources

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

Geology and Soils

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

Greenhouse Gas Emissions

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

The operational emission from the project would be indirect emissions from electricity usage. Compliance with current building code standards will assist in the reduction of energy use. The emissions are considered less than significant. The proposed project is consistent with the land use designation, densities and applicable policies in the Hanford General Plan and the Sustainable Community Strategy (SCS) and is therefore eligible for streamlining under PRC 21159.28, which states that an environmental document prepared for the project need not reference, describe or discuss (1) growth inducing impacts; or (2) project specific or cumulative impact from cars and light-duty truck trips generated by the project on global warming or the regional transportation network. The projects would not impede the State's ability to meet its GHG targets under AB32.

Hazards and Hazardous Materials

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

Hydrology/Water Quality

The proposed project would not contribute to cumulative surface water quality impacts associated with the construction and operational activities. As described in Section IX, the project would not substantially alter the direction of groundwater flows, or result in substantial changes in the quality of groundwater. The project would have a less than significant impact to water conditions.

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

Public Services

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

Recreation

The project will not result in impacts to recreation, therefore cumulative impacts are less than significant.

Transportation/Circulation

The project will not contribute to short-term or long-term traffic impacts or congestion. Traffic improvements to the area will result in LOS D or above in year 2035 with the proposed project and surrounding known projects. The circulation pattern in the vicinity has been designed to accommodate the project and future buildout of the General Plan area in accordance with the City Circulation Element. The project will have a less than significant impact to cumulative traffic and circulation conditions.

Utilities and Service Systems

The project would not have a significant cumulative impact on utilities and service demands.

DETERMINATION

Based upon staff analysis and comment from experts, it has been determined that the proposed project could generate some limited adverse impacts in the areas of Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and hazardous Materials, Hydrology/Water Quality, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities /Service Systems. None of these impacts are anticipated to exceed the impacts addressed in the Hanford General Plan and its associated Program Environmental Impact Report.

The potential impacts identified in the initial study are considered to be less than significant since they will cease upon completion of construction or do not exceed a threshold of significance. Therefore a Mitigated Negative Declaration is the appropriate level of documentation for this project.

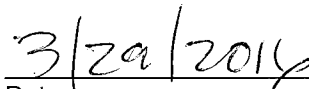
According to the analysis in this initial study, based on substantial evidence in the public record, the City of Hanford finds as follows:

1. This initial study, prepared pursuant to CEQA Section 15063, has identified potentially significant environmental effects that would result from the project.
2. The City of Hanford has reviewed the proposed project impacts and has determined the following mitigation measures will address the identified impacts and reduce impacts to less than significant.
 - Mitigation Measure 1 - 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.
 - Mitigation Measure 2 - 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
 - Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98
 - Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.
 - Mitigation Measure 5: The project will be required to comply with all City ordinances, 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.
 - Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.
 - Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application
 - Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.
3. The City finds that the cumulative impacts of this project are less than significant as described in Cumulative Impacts Section. As such the project would not generate significant cumulative impacts.
4. Feasible mitigation measures have been incorporated to revise the project before the Mitigated Negative Declaration and Initial Study were released for public review pursuant to CEQA Section 15070 in order to avoid or mitigate the identified effects to a point where clearly no significant effects on the environment will occur.

5. The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described above have been added to the project. A Mitigated Negative Declaration will be prepared.
6. In accordance with CEQA Section 21081.6 et seq., a mitigation monitoring program will be adopted by incorporating mitigation measures into the project plan. (CEQA Section 21081.6(b)).
7. There is no evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (CEQA Section 21064.5(2)).
8. Based on the above referenced initial study and feasible mitigation measures incorporated to revise the proposed project in order to avoid the effects or mitigate the effects to a point that no significant effect on the environment will occur, staff finds that a Mitigated Negative Declaration should be adopted pursuant to CEQA Section 15070 for the proposed project.



Prepared by City of Hanford
Darlene R. Mata
Community Development Director



Date
March 29, 2016

Sources

Available for review at:

City of Hanford Community Development Department
317 N. Douty Street
Hanford CA 93230

2010 Urban Water Management Plan. (2011, June 11). *City of Hanford -*

California Building Standards Code (Title 24, California Code Regulations). (2013, October 1). *Codes.*

City of Hanford 2002 General Plan Update (2002, June 18).

City of Hanford General Plan Update, 2002 – Environmental Impact Report. (June 18, 2002). Hanford, California.

City of Hanford Storm Drainage Water Master Plan (1995, August)

County Important Farmland Data Information. *County Important Farmland Data Information.*

Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 17) *San Joaquin Valley Air Pollution Control District Climate Change Action Report.*

San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), Revised March 19, 2015.

San Joaquin Valley Air Pollution Control District Small Project Analysis Level (SPAL)

Flood Map Service Center – Kings County. (2009, June 16). *06031C0185C.*

Hanford Municipal Code (Hanford, California). (2002). *Hanford Municipal Code.*

United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009)

Final Regional Climate Action Plan (May 28, 2014)

CalEEMod Version 2013.2.2 Report prepared by the City of Hanford

City of Hanford Engineering Standards

City of Hanford Water Master Plan

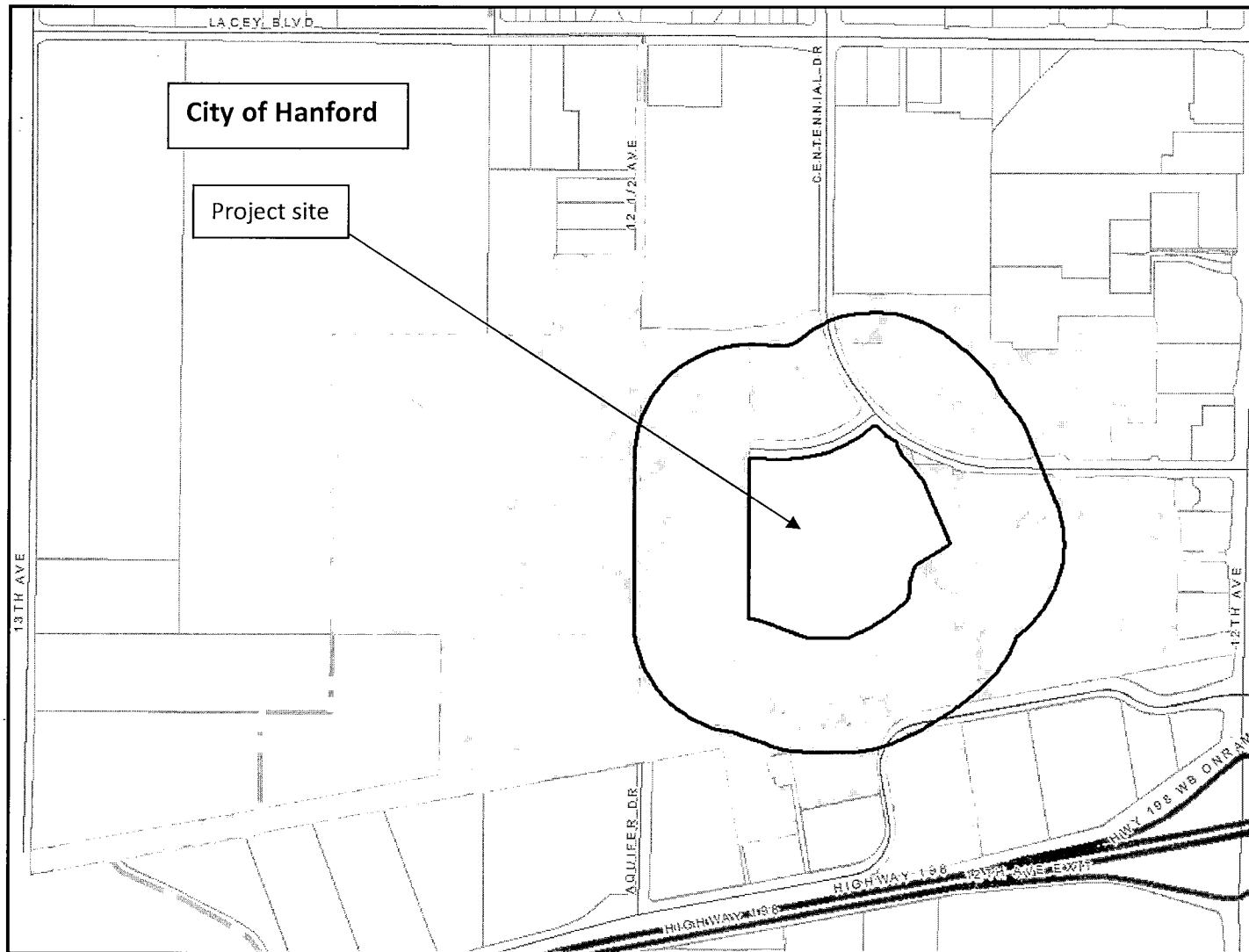
City of Hanford Waste Water Master Plan

Traffic Impact Study for Proposed Retail Pads at the Southwest corner of the Intersection of Lacey Boulevard and 12th Avenue (July 25, 2014)

Traffic Impact Study for Proposed Shopping Center at the Southwest of the Intersection of Lacey Boulevard and 12th Avenue. (August 11, 2014)

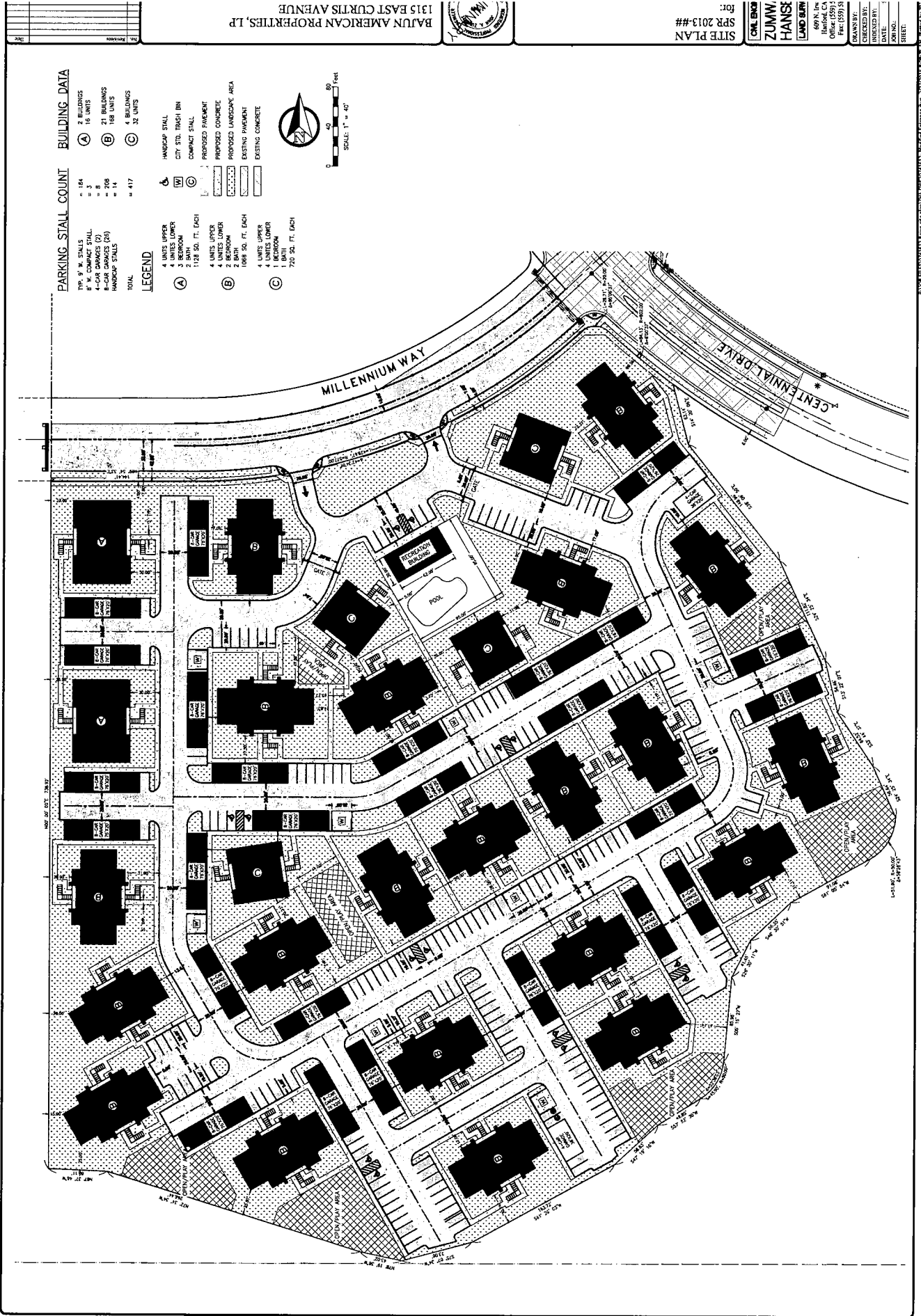
Streambed Alteration Agreement No. 2007-0081-R4

Site Plan Review No. 2015-05
Project Location & Mailing List Map
APN: 011-020-045



Legend

-  Project Site
-  Properties within 500 ft radius



Bajun Apartments
San Joaquin Valley Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	216.00	Dwelling Unit	13.50	216,000.00	685

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2017
tblWoodstoves	NumberCatalytic	13.50	0.00
tblWoodstoves	NumberNoncatalytic	13.50	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.5474	4.6420	4.0572	6.3000e-003	0.3644	0.2673	0.6317	0.1422	0.2495	0.3917	0.0000	539.9644	539.9644	0.1070	0.0000	542.2106
2018	2.2162	1.4772	1.5000	2.6600e-003	0.0735	0.0876	0.1612	0.0197	0.0823	0.1020	0.0000	220.0365	220.0365	0.0384	0.0000	220.8435
Total	2.7636	6.1192	5.5572	8.9600e-003	0.4380	0.3549	0.7928	0.1619	0.3318	0.4937	0.0000	760.0008	760.0008	0.1454	0.0000	763.0541

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.5474	4.6420	4.0572	6.3000e-003	0.3644	0.2673	0.6317	0.1422	0.2495	0.3917	0.0000	539.9639	539.9639	0.1070	0.0000	542.2102
2018	2.2162	1.4772	1.5000	2.6600e-003	0.0735	0.0876	0.1612	0.0197	0.0823	0.1020	0.0000	220.0363	220.0363	0.0384	0.0000	220.8433
Total	2.7636	6.1192	5.5572	8.9600e-003	0.4380	0.3549	0.7928	0.1619	0.3318	0.4937	0.0000	760.0002	760.0002	0.1454	0.0000	763.0535

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173
Energy	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	424.7445	424.7445	0.0144	5.7200e-003	426.8201
Mobile	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910
Waste						0.0000	0.0000		0.0000	0.0000	20.1692	0.0000	20.1692	1.1920	0.0000	45.2004
Water						0.0000	0.0000		0.0000	0.0000	4.4648	30.6781	35.1429	0.4600	0.0111	48.2498
Total	2.4003	4.8366	16.5358	0.0290	1.5707	0.0921	1.6628	0.4220	0.0869	0.5089	24.6340	2,771.6978	2,796.3317	1.7426	0.0186	2,838.6786

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173
Energy	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	424.7445	424.7445	0.0144	5.7200e-003	426.8201
Mobile	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910
Waste						0.0000	0.0000		0.0000	0.0000	20.1692	0.0000	20.1692	1.1920	0.0000	45.2004
Water						0.0000	0.0000		0.0000	0.0000	4.4648	30.6781	35.1429	0.4599	0.0111	48.2426
Total	2.4003	4.8366	16.5358	0.0290	1.5707	0.0921	1.6628	0.4220	0.0869	0.5089	24.6340	2,771.6978	2,796.3317	1.7425	0.0185	2,838.6715

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.11	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	1/27/2017	5	20	
2	Site Preparation	Site Preparation	1/28/2017	2/10/2017	5	10	
3	Grading	Grading	2/11/2017	3/24/2017	5	30	
4	Building Construction	Building Construction	3/25/2017	5/18/2018	5	300	
5	Paving	Paving	5/19/2018	6/15/2018	5	20	
6	Architectural Coating	Architectural Coating	6/16/2018	7/13/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 437,400; Residential Outdoor: 145,800; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	156.00	23.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	31.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213		0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8292
Total	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213		0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8292

3.2 Demolition - 2017**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331
Total	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213		0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8291
Total	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213		0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8291

3.2 Demolition - 2017**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331
Total	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331

3.3 Site Preparation - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0242	0.2588	0.1970	2.0000e-004		0.0138	0.0138		0.0127	0.0127	0.0000	18.1577	18.1577	5.5600e-003	0.0000	18.2745
Total	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0138	0.1041	0.0497	0.0127	0.0623	0.0000	18.1577	18.1577	5.5600e-003	0.0000	18.2745

3.3 Site Preparation - 2017**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198
Total	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0242	0.2588	0.1970	2.0000e-004		0.0138	0.0138		0.0127	0.0127	0.0000	18.1577	18.1577	5.5600e-003	0.0000	18.2745
Total	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0138	0.1041	0.0497	0.0127	0.0623	0.0000	18.1577	18.1577	5.5600e-003	0.0000	18.2745

3.3 Site Preparation - 2017**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198
Total	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198

3.4 Grading - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0915	1.0439	0.7021	9.3000e-004		0.0498	0.0498		0.0458	0.0458	0.0000	85.9109	85.9109	0.0263	0.0000	86.4637
Total	0.0915	1.0439	0.7021	9.3000e-004	0.1301	0.0498	0.1799	0.0540	0.0458	0.0997	0.0000	85.9109	85.9109	0.0263	0.0000	86.4637

3.4 Grading - 2017**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661
Total	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0915	1.0439	0.7021	9.3000e-004		0.0498	0.0498		0.0458	0.0458	0.0000	85.9108	85.9108	0.0263	0.0000	86.4636
Total	0.0915	1.0439	0.7021	9.3000e-004	0.1301	0.0498	0.1799	0.0540	0.0458	0.0997	0.0000	85.9108	85.9108	0.0263	0.0000	86.4636

3.4 Grading - 2017**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661
Total	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661

3.5 Building Construction - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4791	239.4791	0.0589	0.0000	240.7169
Total	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4791	239.4791	0.0589	0.0000	240.7169

3.5 Building Construction - 2017**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0273	0.2033	0.3361	5.5000e-004	0.0150	3.3800e-003	0.0184	4.2900e-003	3.1100e-003	7.4000e-003	0.0000	48.7612	48.7612	4.0000e-004	0.0000	48.7696
Worker	0.0519	0.0662	0.6478	1.5000e-003	0.1247	9.3000e-004	0.1257	0.0332	8.6000e-004	0.0340	0.0000	107.3223	107.3223	5.5000e-003	0.0000	107.4378
Total	0.0792	0.2695	0.9839	2.0500e-003	0.1397	4.3100e-003	0.1440	0.0374	3.9700e-003	0.0414	0.0000	156.0835	156.0835	5.9000e-003	0.0000	156.2074

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4788	239.4788	0.0589	0.0000	240.7166
Total	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4788	239.4788	0.0589	0.0000	240.7166

3.5 Building Construction - 2017**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0273	0.2033	0.3361	5.5000e-004	0.0150	3.3800e-003	0.0184	4.2900e-003	3.1100e-003	7.4000e-003	0.0000	48.7612	48.7612	4.0000e-004	0.0000	48.7696
Worker	0.0519	0.0662	0.6478	1.5000e-003	0.1247	9.3000e-004	0.1257	0.0332	8.6000e-004	0.0340	0.0000	107.3223	107.3223	5.5000e-003	0.0000	107.4378
Total	0.0792	0.2695	0.9839	2.0500e-003	0.1397	4.3100e-003	0.1440	0.0374	3.9700e-003	0.0414	0.0000	156.0835	156.0835	5.9000e-003	0.0000	156.2074

3.5 Building Construction - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3848	118.3848	0.0290	0.0000	118.9932
Total	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3848	118.3848	0.0290	0.0000	118.9932

3.5 Building Construction - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0121	0.0913	0.1556	2.7000e-004	7.4800e-003	1.5500e-003	9.0300e-003	2.1400e-003	1.4200e-003	3.5700e-003	0.0000	23.9495	23.9495	1.9000e-004	0.0000	23.9536
Worker	0.0229	0.0295	0.2874	7.5000e-004	0.0624	4.6000e-004	0.0628	0.0166	4.2000e-004	0.0170	0.0000	51.7294	51.7294	2.5300e-003	0.0000	51.7825
Total	0.0349	0.1208	0.4429	1.0200e-003	0.0698	2.0100e-003	0.0718	0.0187	1.8400e-003	0.0206	0.0000	75.6789	75.6789	2.7200e-003	0.0000	75.7362

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3847	118.3847	0.0290	0.0000	118.9931
Total	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3847	118.3847	0.0290	0.0000	118.9931

3.5 Building Construction - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0121	0.0913	0.1556	2.7000e-004	7.4800e-003	1.5500e-003	9.0300e-003	2.1400e-003	1.4200e-003	3.5700e-003	0.0000	23.9495	23.9495	1.9000e-004	0.0000	23.9536
Worker	0.0229	0.0295	0.2874	7.5000e-004	0.0624	4.6000e-004	0.0628	0.0166	4.2000e-004	0.0170	0.0000	51.7294	51.7294	2.5300e-003	0.0000	51.7825
Total	0.0349	0.1208	0.4429	1.0200e-003	0.0698	2.0100e-003	0.0718	0.0187	1.8400e-003	0.0206	0.0000	75.6789	75.6789	2.7200e-003	0.0000	75.7362

3.6 Paving - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019

3.6 Paving - 2018**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958
Total	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019

3.6 Paving - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958
Total	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958

3.7 Architectural Coating - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.0274					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584
Total	2.0303	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580
Total	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.0274					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584
Total	2.0303	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580
Total	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910
Unmitigated	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,423.44	1,546.56	1311.12	4,129,339	4,129,339
Total	1,423.44	1,546.56	1,311.12	4,129,339	4,129,339

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	45.60	19.00	35.40	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.411941	0.062653	0.156059	0.175861	0.050938	0.007827	0.019365	0.102312	0.001797	0.001584	0.006425	0.000939	0.002301

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	234.4939	234.4939	0.0108	2.2300e-003	235.4116
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	234.4939	234.4939	0.0108	2.2300e-003	235.4116
NaturalGas Mitigated	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085
NaturalGas Unmitigated	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	3.56516e+006	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085
Total		0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	3.56516e+006	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085
Total		0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	819431	234.4939	0.0108	2.2300e-003	235.4116
Total		234.4939	0.0108	2.2300e-003	235.4116

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	819431	234.4939	0.0108	2.2300e-003	235.4116
Total		234.4939	0.0108	2.2300e-003	235.4116

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173
Unmitigated	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2027					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8436					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.4600e-003	0.0000	5.2000e-004	0.0000		6.5300e-003	6.5300e-003		6.4600e-003	6.4600e-003	0.0000	93.5728	93.5728	1.7900e-003	1.7200e-003	94.1423
Landscaping	0.0504	0.0189	1.6200	8.0000e-005		8.8000e-003	8.8000e-003		8.8000e-003	8.8000e-003	0.0000	2.6198	2.6198	2.6300e-003	0.0000	2.6750
Total	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2027					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8436					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.4600e-003	0.0000	5.2000e-004	0.0000		6.5300e-003	6.5300e-003		6.4600e-003	6.4600e-003	0.0000	93.5728	93.5728	1.7900e-003	1.7200e-003	94.1423
Landscaping	0.0504	0.0189	1.6200	8.0000e-005		8.8000e-003	8.8000e-003		8.8000e-003	8.8000e-003	0.0000	2.6198	2.6198	2.6300e-003	0.0000	2.6750
Total	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	35.1429	0.4599	0.0111	48.2426
Unmitigated	35.1429	0.4600	0.0111	48.2498

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	14.0733 / 8.87228	35.1429	0.4600	0.0111	48.2498
Total		35.1429	0.4600	0.0111	48.2498

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	14.0733 / 8.87228	35.1429	0.4599	0.0111	48.2426
Total		35.1429	0.4599	0.0111	48.2426

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	20.1692	1.1920	0.0000	45.2004
Unmitigated	20.1692	1.1920	0.0000	45.2004

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	99.36	20.1692	1.1920	0.0000	45.2004
Total		20.1692	1.1920	0.0000	45.2004

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	99.36	20.1692	1.1920	0.0000	45.2004
Total		20.1692	1.1920	0.0000	45.2004

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

Received

MAR - 9 2016

City of Hanford
Community Development

Law Offices of
Richard L. Harriman
1078 Via Verona Drive
Chico, CA 95973-1031
Telephone: (530) 343-1386
Email: harrimanlaw1@sbcglobal.net
March 8, 2016

VIA FEDEX OVERNIGHT DELIVERY

Ms. Darlene Mata, Director
Planning and Community Development
City of Hanford
319 N. Douty Street
Hanford, CA 93230

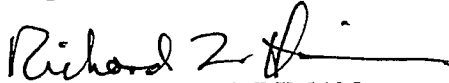
Re: Hanford Environmental Awareness Team (HEAT)/City of Hanford
Re Bajun American Project
West Centennial Drive and Millennium Way [APN 011-020-045]
Site Plan Review No. 2015-05 (502.0940)
Filing of Appeal of Project Determinations Made by City of Hanford
[Public Resources Code Sections 21168, 21168.5, and 21185.5]
Pursuant to Judgment and Order of the Court Entered February 11, 2016
Hanford Environmental Awareness Team v. City of Hanford
Kings County Superior Court Case No. 15 C 0154

Dear Ms. Mata:

Pursuant to the Court's Judgment entered in the above-referenced action on February 11, 2016, enclosed please find the Petitioner's Appeal of the City's determinations regarding the approval of the Site Plan Review No. 2015-05 and Negative Declaration No. 2015-03 for the above-referenced Project, along with my Client Trust Check No. 2208, dated March 8, 2016, drawn on the Bank of America, made payable to "City of Hanford," in the amount of \$1,000.00, as and for the filing fee required for this appeal, as confirmed with you by telephone today.

Please provide electronic and written notice of the hearing date, time, and place to my office at the address on the letterhead above and to the Petitioner at rlmattos@yahoo.com.

Respectfully submitted,


RICHARD L. HARRIMAN
Attorney for Appellant, HEAT

cc: Clients
RLH/hr

CITY OF HANFORD

Application for: APPEAL NO. 2016-01

City of Hanford
Community Development Department
317 N. Douty Street
Hanford CA 93230
(209) 585-2580 FAX: (209) 582-1152

Application Fee: \$1,000.⁰⁰
Environmental Review Fee: _____
Other Fees: _____
Total Fees: _____
Env. Rev. No. _____ File No. 517-0039
RECEIPT NO. 06 0000 26381

PART A: GENERAL INFORMATION

APPLICANT
NAME Bajun American Prop. 5150 N 14th St #150 ADDRESS 5150 N 14th St CITY Fresno
PHONE 559-638-7544

In accordance with the provisions of the Hanford Municipal Code, I hereby appeal the decision of the (Community Development Department, Planning Commission, or Historic Resources Commission) pertaining to: Neg. Dec. # 2015-03
File # 502.0940

Application No. Site Plan Rev. # 2015-05 Decision Made On 6/2/2015, 19__

Briefly describe what the appeal is concerning, whether it be the entire decision made by the Department or Commission or a particular condition(s) of approval.

See Attachment A

Appeal based on 14 day environmental review

Are you or were you a party in the original application? No

If not, please state the basis of your interest: Public Interest Organization - Advocate

PART B: CERTIFICATION

APPLICANT

Richard L. Harrison
Signature of Applicant

A APPLICATION/AFL AJY

Received

MAR - 9 2016

City of Hanford
Community Development

Received

JUN 12 2015

City of Hanford
Community Development

ATTACHMENT A

2. Appellant, Hanford Environmental Awareness Team ("HEAT") appeals the entire administrative action approving Site Plan Review 2015-05 (File 502.0940) for the Bajun American Properties Project [APN 011-020-045] and the adoption and certification of the Negative Declaration for the subject project to the Hanford City Council on the grounds and objections set forth in the letter submitted on May 12, 2015 contained in the record of proceedings and attached hereto and incorporated by reference herein. [Public Resources Code section 21151, subd. (c), which requires approval and certification by elected decision-makers]

3
4 In addition, Appellant bases its appeal on the legal inadequacy of the Hanford General Plan adopted on June 30, 2002 and the letter notification to the City from the Governor's Office of Planning and Research, and upon the significant changes to the environmental setting and the environmental background caused by alterations to the open space resources in the area of the proposed Project, without a General Plan Amendment to the General Plan Open Space Element or Circulation Element. Due to the fact that the current City General Plan has not been updated or amended and is legally inadequate for the foregoing reasons, the City cannot make a finding of consistency with the General Plan. [See, *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692 and *Woodward Park Homeowners Association, Inc. v. City of Fresno* (2007) 150 Cal.App.4th 683.]

5 Also, due to the extreme drought conditions in Kings County, the City of Hanford, and the San Joaquin Valley, there are emergency water conservation conditions mandated by the State of California which require the City of Hanford to reduce its water consumption by 25-30 percent. This factual information was not disclosed or analyzed by the City in its Environmental Assessment/Initial Study or in the Negative Declaration. In addition, despite the enactment of the Sustainable Groundwater Management Act ("SGMA") by the State Legislature, there is no analysis or discussion of the fact that the City has not yet completed its compliance with this statute and how the implementation of this statute will be affected by the approval of the proposed Project.

6 Finally, and most significant, in its responses to the Comments and Objections to the proposed Project review, nowhere does the City Staff refer to or provide documentary evidence, quantitative data, or analysis in the EA/IS or Negative Declaration of the traffic impacts or other cumulative impacts referred to by Appellant in its comments. If the City intends to rely on or incorporate portions of the previous environmental review documents, it needs to cite to the specific sources. This blatant omission constitutes a failure to proceed in the manner required by law and the environmental review documentation is legally inadequate, accordingly. [Pub. Res.

C. sections 21168 and 21168.5] Thus, approval by the City of the Negative Declaration constitutes an abuse of discretion by the lead agency.

Law Offices of
 Richard L. Harriman
 1078 Via Verona Drive
 Chico, CA 95973-1031
 Telephone: (530) 343-1386
 Facsimile: (530) 343-1155
 Email: harrimanlaw1@sbcglobal.net

May 12, 2015

VIA EMAIL AND FACSIMILE TRANSMISSION
 [dmata@cityofhanfordca.com and (559) 583-1933]

Ms. Darlene Mata, Director
 Planning and Community Development
 City of Hanford
 319 N. Douty Street
 Hanford, CA 93230

Re: Hanford Environmental Awareness Team (HEAT)/City of Hanford
 Re Bajun American Project
 West Centennial Drive and Millennium Way [APN 011-020-045]
 Site Plan Review No. 2015-05 (502.0940)
 Comments and Objections re Inadequacy of Proposed
 Draft Negative Declaration and Failure to Proceed According to Law
Hanford Environmental Awareness Team v. City of Hanford (2007)
 [Public Resources Code Sections 21168 and 21168.5]

Dear Ms. Mata:

Pursuant to your Notice dated March 25, 2015, which was received in early April by the undersigned, please be informed that my office has been retained to represent the interests of the Hanford Environmental Awareness Team (HEAT) with respect to the land use and environmental review of the above-referenced project and the enforcement of its settlement with the City of Hanford in 2007.

Introduction

At the outset, the City Manager and Planning Department has been provided with copies of the Memorandum of Understanding (MOU), Stipulation for Judgment (Judgment), and Mitigated Negative Declaration (MND) from my client's settlement in late 2007 of its case entitled *Hanford Environmental Awareness Team v. City of Hanford, et al.* My client requests that the City include copies of these documents in the record concerning the proposed Draft Negative Declaration referred to above and that the City consider the terms and conditions set

forth therein with regard to your review and consideration of the proposed Draft Negative Declaration. Further comments and objections are set forth below.

Comments and Objections

8 I. The proposed Draft Negative Declaration omits and fails to disclose, analyze, or consider the terms and conditions of the 2007 HEAT settlement with the City of Hanford regarding the cumulative adverse impacts to undeveloped agricultural land resulting from the filling of a portion of Mussel Slough for the construction of West Centennial Drive and the proposed four (4) acre development north of the subject project.

9 HEAT objects to the City's use of a Negative Declaration in violation of the terms and conditions of the MOU which require projects of five (5) or more acres to be reviewed by an environmental impact report (EIR) when the total amount of land developed west of the Lowe's site equals twenty (20) acres or more. Specifically, for purposes of the HEAT settlement, the acreage of the proposed Site Plan Review should include the following:

A. Proposed 216 unit apartment complex	13.11
B. Proposed four (4) acre project to the north of the subject project	4.25+/-
C. Coverage of undeveloped agricultural ground west of Lowe's project	4.00+/-
Total: <u>21.36+/- acres</u>	

10 The unpermitted filling of the portion of Mussel Slough was addressed in the HEAT settlement and should be disclosed, analyzed, and addressed, along with the cumulative adverse impacts resulting from the proposed developments set forth above, based both on the HEAT settlement agreement and on the statutory review required by the California Environmental Quality Act (CEQA) [Pub. Res. C. section 21000 et seq.] and the CEQA Guidelines [California Code of Regulations, section 15000 et seq.]

11 Further, HEAT contends the City's addition of water, sewer, roads, curbing, utilities, and other infrastructure for new development should be reviewed, analyzed, and considered as significant changes and/or amendments to the Reorganization 142 annexation and should be evaluated for their new cumulative impacts caused by conversion of undeveloped agricultural land to urban uses. For example, the City improved the proposed property by adding water and/or sewer lines from Thirteenth Avenue and W. Lacey Boulevard to W. Centennial Drive, resulting in a ten-foot wide impact on the agricultural land and the growth inducing impacts resulting from these infrastructure improvements, along with a four-lane street with a median strip from the proposed project to W. Centennial Drive—none of which has been disclosed, analyzed, considered, or mitigated, and which constitute significant cumulative impacts to undeveloped open space in the City. The City has also created a right-turn-only lane on the

southwest corner W. Centennial Drive and W. Lacey Boulevard, thereby converting undeveloped agricultural land to urban use.

2. The proposed Draft Negative Declaration fails to disclose, analyze, or discuss the cumulative adverse impacts from traffic congestion caused by the proposed project(s) and inadequate circulation infrastructure at the intersections at Twelfth Avenue and West Centennial Drive and W. Lacey Boulevard and W. Centennial Drive.

12 HEAT contends the City's environmental review of the proposed project's Site Plan Review should include disclosure, analysis, and consideration of the following documents:

- A. Final Environmental Impact Report (FEIR) certified by the City of Hanford in 2004-2005, which was challenged by Hanford No On Wal-Mart. [Please note that the cumulative impacts section disclosed that there would be significant, unavoidable, and unmitigated cumulative traffic impacts on southbound Twelfth Avenue north of the San Joaquin Valley Railroad.]
- B. The Mitigated Declaration adopted for the Target Shopping Center development and the Settlement Agreement in the lawsuit brought against the City of Hanford by the developer of the Super Wal-Mart Shopping Center, which was settled by the parties (City of Hanford, Target developer, and Wal-Mart developer) in a closed CEQA settlement meeting in a non-public meeting, which included the representative for the Applicant for the subject apartment project (John Zumwalt). These public documents should be included in the record for this project and reviewed and analyzed with respect to inadequate traffic circulation and mitigation.
- C. The Mitigated Negative Declarations adopted and approved by the City of Hanford for the Lowe's development and Reorganization 142, which include disclosures of traffic circulation impacts and cumulative adverse impacts to traffic circulation and inadequate traffic circulation infrastructure.
- D. The Traffic Impact analysis from the Costco EIR regarding cumulative impacts to the State Route 198 and Twelfth Avenue Interchange, which discloses current circulation deficiencies caused by increased traffic from further build-out of the Target and Wal-Mart Shopping Centers, including development of free standing on-site retail/commercial development pads.

HEAT contends that the proposed Draft Negative Declaration is legally inadequate without a Traffic Impact Study for the vehicular traffic generated by the proposed project, particularly, at the above-referenced intersections, along with a cumulative impacts analysis of the new traffic impacts associated with the proposed four acre parcel and the Lowe's project traffic. HEAT's traffic consultant recommends the preparation of a Focused EIR for the subject project and/or a Supplemental EIR to the Wal-Mart to update the cumulative traffic impacts

associated with the build-out of the Target Shopping Center and the Wal-Mart Shopping Centers, and the Lowe's project at the southeast corner of W. Centennial Drive and W. Lacey Boulevard.

13
14
3. HEAT contends that the increase in the school attendance and the traffic generated by this increased attendance in students attending local elementary, junior high, and high school will be significant and will cause a significant adverse impact on the health and safety of the school age children who will be traveling by walking, bicycle, and vehicles to their schools--- some of which are located across State Route 198, as far south as Martin Luther King Elementary School and 2.2 miles south across SR 198 to Roosevelt Elementary School, and as far north as Simas Elementary School. These health and safety impacts require disclosure, analysis, and consideration by the City, especially to and by its elected and appointed decision makers on the City Council and Planning Commission, respectively. This omission in the Traffic Safety analysis renders the proposed Draft Negative Declaration legally inadequate and should be amended and supplemented in a Draft EIR. This omission also fails to address the findings and recommendations of the City of Hanford Parks, Recreation and Open Space 2010 Master Plan which recommends to improve access to facilities through the development of pedestrian and bicycle pathways, to develop safe bike and pedestrian routes throughout the City and between parks and recreation facilities, to develop trail connections within existing parks to exterior walks and streets, to develop a bike lane or pathway system along primary roadways as well as create safe crossings on existing roadways.

4. In addition, the addition of the number of children who will be residing with their parents or other guardians will exceed 500 persons (conservatively calculated at 2.5 children per apartment unit), based on the 216 apartment units proposed for the subject project. Although the proposed project is designed to have on-site private recreational facilities, there will likely be at least 200-300 adults for whom the on-site recreational facilities for the children will not be adequate for the off-site recreational demands of the adult residents of the proposed project.

15
HEAT submits that the City of Hanford currently lacks the required number of acres per person within the City limits to meet the requirements of the current Hanford General Plan land Use and Open Space Elements. The addition of the park users from the proposed project will further exacerbate the lack of open space required and necessary to serve the current population within the City. Therefore, HEAT requests the City to expand and revise the analysis in the Environmental Assessment and proposed Draft Negative Declaration to include a disclosure, analysis, and mitigation for off-site recreational use generated by the young adult and adult residents of the proposed project.

16
Further, HEAT notes that the proposed project is in close proximity to the City's drainage basin (west of the Target and Wal-Mart Shopping Centers) that was expanded as a result of the filling of a portion of Mussel Slough and the project will be discharging surface water run-off into the drainage basin. The aforementioned City of Hanford's Parks, Recreation, and Open Space Master Plan, also includes the following information:

According to the National Recreation and Park Association (NRPA) natural resource areas are defined as "lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering." The remnants of Mussel Slough in the project area include natural vegetation, drainage ways, wetlands will serve to enhance the quality of the community by maintaining a portion of its natural amenities. This same Master Plan discusses the use of "greenways" in terms of recreation, education and resource protection and describes the use of greenways as "invaluable". The Master Plan describes greenways serving as linkages between cities, parks, schools, commercial areas and neighborhoods. They provide a safe mode of transportation that preserves the environment. A greenway as described in the Master Plan is reminiscent of the mitigation agreed to by the parties in the Memorandum of Understanding between HEAT and the City of Hanford.

Therefore, HEAT requests two Mitigation Measures be added to the final environmental review document follow:

A) The City shall instruct the Director of the City Parks and Recreation Department to consult with the Sequoia Riverlands Trust ("SRT") to design and implement a plan to incorporate native flora and fauna with the use of developed and undeveloped open space for the public's enjoyment and use.

B) "The developer shall consult with the City Parks and Recreation Department Director regarding the design and construction of a walking and bicycle path on the eastern side of the project site which shall connect with the Mussel Slough/Drainage Basin, which shall be landscaped the walking and bicycle pathway or trail with native trees and other drought-tolerate native plants, as recommended by SRT. The walking and bicycle path shall be completed prior to the issuance of the first occupancy permit for the proposed project."

5. HEAT notes and objects to the fact that the proposed Draft Negative Declaration fails to disclose, analyze, and consider adequately the amount of water and energy the proposed apartment complex will use and require mitigation measures for the cumulative adverse impacts generated by the proposed project..

Specifically, the proposed Draft Negative Declaration fails to disclose, address, and mitigate the use of potable water for landscaping irrigation by re-using the treated effluent and/or grey water for this purpose and/or for the irrigation of the vegetation and plantings for the walking and bicycle path or trail.

Further, the proposed Negative Declaration does not disclose, analyze, or consider the amount of groundwater recharge that will be caused by the coverage of the open agricultural land with impermeable structures and parking areas and covers for the parking lots. Mitigation measures should be included to avoid or mitigate these potentially significant adverse impacts to the environment.

20 In addition, the proposed Draft Negative fails to disclose, analyze, and consider the use of Photovoltaic Solar Panels to generate energy on-site for the apartments and to heat water for the residents of the apartment complex and for Photo-Thermal panels to heat domestic hot water and/or swimming pools and hot tubs on-site. These mitigation measures are readily available and financially feasible and would avoid or reduce potentially significant adverse impacts to air quality and the generation of Green House Gasses (GHGs). This technology is currently feasible and used in many residential projects for roof-top solar energy generation.

All parking lot roofs shall be covered with Photovoltaic solar energy panels and shall be installed with plug-in facilities for electric-powered vehicles to use to re-charge their batteries. Again, this measure is currently feasible and readily available and are used in numerous other projects. This mitigation measure should be included and required for all multi-family residential projects in the City pending the adoption of the Final General Plan Update (GPU) and Final EIR for the Final GPU.

Conclusion

21 Finally, for the foregoing reasons, HEAT contends that, based on the "fair argument" standard of review applied to the proposed Draft Negative Declaration and Site Plan Review, the document is legally inadequate, due to the failure to proceed in the manner required by law, pursuant to Pub. Res. C. sections 21168 and 21168.5 and CEQA Guidelines, sections 15070-15074.1. In summary, the City has failed to disclose material documents and information required for the elected and appointed decision makers and the public to analyze, consider, and review the proposed Draft Negative Declaration, and has failed to disclose, analyze, consider and include readily available and currently feasible mitigation measures for potentially significant adverse impacts on water use, energy use, and open space resources, as required by CEQA.

Therefore, HEAT respectfully submits that the City should remand the proposed Draft Negative Declaration back to City Staff for further analysis and review and that Staff should recommend the preparation and re-circulation of a Focused EIR or other subsequent environmental review document which complies with the requirements of CEQA.

Respectfully submitted,

/s/ Richard L. Harriman*
 RICHARD L. HARRIMAN
 Attorney for HEAT

*Signed copy follows by fax.

cc: Hanford Sentinel
 Valley Voice
 Fresno Bee (South Valley)
 Clients

RLH/hr



EDMUND G. BROWN, JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Received

JUN 4 2012

City of Hanford
Community Development

June 1, 2012

Ms. Cathy Cain, Community Development Director
Community Development
317 North Douty Street
Hanford, CA 93230

Dear Ms. Cain:

Pursuant to Government Code section 65040.5 (a), the Governor's Office of Planning and Research (OPR) is required to notify cities and counties with general plans that have not been revised within the last eight years. Our records indicate that the City of Hanford's General Plan has not been revised in the past eight years or longer.

For purposes of this notification, a revision is considered to be a comprehensive update of at least five of the seven mandatory general plan elements, which have been adopted by the local legislative body. According to our records, the mandatory elements of the general plan for the City of Hanford were last updated during the years noted. Our records also indicate that you are currently updating one or more elements and that you expect that update to be completed in 2012.

Element	Year	Updating
Land Use	2002	•
Circulation	2002	•
Housing	2010	
Conservation	2002	•
Open Space	2002	•
Safety	2002	•
Noise	2002	•

If this information is incorrect, please contact the OPR State Clearinghouse via email state.clearinghouse@opr.ca.gov or by phone (916) 445-0613 so that we may update our records.

As part of our process to identify jurisdictions with general plans that have not been revised in eight years, OPR surveyed local government planning agencies in the 2011 Annual Planning Survey for current information regarding their general plans. In addition, OPR reviewed General Plan Annual Progress Reports, public notices from jurisdictions, environmental document filings, and jurisdictions' websites.

General plans that have not been revised within the past eight years are not necessarily legally inadequate. However, the California Supreme Court has stated that local governments have an implied duty to keep their general plans current (*DeVita v. County of Napa*, 9 Cal. 4th 763 (1995)). Additionally, local governments must review and revise their general plans as often as they deem necessary or appropriate (Government Code section 65103(a)). The general plan statutes do not provide a mandatory minimum timeframe for revision of

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

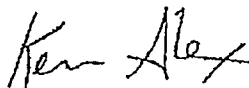
City of Hanford .
Page 2

elements, except for housing elements, which must be revised based on the schedule established in Government Code section 65588. In addition, Government Code sections 65302 and 65302.1 require certain information be included in general plan elements at the time a jurisdiction next revises its housing element.

OPR is also required to notify the Attorney General's Office of cities and counties with general plans that have not been revised in ten years (Government Code section 65040.5(b)). If our records indicate that your general plan has not been revised in ten years, we will be notifying the Attorney General in late July 2012.

If you would like to make corrections to our records, please respond by July 1, 2012. This will allow us to update our records prior to notifying the Attorney General of general plans that have not been revised in ten years. If you have any questions or require additional information, please contact the State Clearinghouse at state.clearinghouse@opr.ca.gov or by phone at (916) 445-0613.

Sincerely,



Ken Alex
Director

To: Community Development Director

Date: June 15, 2015

Re: Addendum to Appeal to the City of Hanford's Application for Appeal

Received on June 12, 2015, by The City of Hanford's Community Development Department, not assigned an appeal number.

**Sent Via Email, Attention: Darlene Mata, Community Development Director
City of Hanford
dmata@cityofhanfordca.com**

The aforementioned appeal, receipted on June 12, 2015, is based on the 14 day environmental review period and it's an appeal regarding the Bajun American Properties project, (Site plan review #2015-05 filed by the applicant and signed by or on behalf of Applicant/Bajun American Properties by John Zumwalt on February 27, 2015.) This project is also known as Negative Declaration No. 2015-03 and File No. 502.0940. This addendum is being emailed to the Community Development Department during the 14 day environmental review time period to respond.

The appellant contends the 216 unit, 2 story apartment complex planned on the corner of Millennium Way and Centennial Drive, Kings County APN 011-020-045, requires a Focused Environmental Impact Review report. (See California Public Resources Code Section 21158.5 below)

California Public Resources Code Section 21158.5.

(a) Where a project consists of multiple-family residential development of not more than 100 units or a residential and commercial or retail mixed-use development of not more than 100,000 square feet which complies with all of the following, a focused environmental impact report shall be prepared, notwithstanding that the project was not identified in a master environmental impact report:

(1) Is consistent with a general plan, specific plan, community plan, or zoning ordinance for which an environmental impact report was prepared within five years of the certification of the focused environmental impact report.

(2) The lead agency cannot make the finding described in subdivision (c) of Section 21157.1, a **negative declaration** or mitigated **negative declaration** cannot be prepared pursuant to Section 21080, 21157.5, or 21158, and Section 21166 does not apply.

(3) Meets one or more of the following conditions:

(A) The parcel on which the project is to be developed is surrounded by immediately contiguous urban development.

(B) The parcel on which the project is to be developed has been previously developed with urban uses.

(C) The parcel on which the project is to be developed is within one-half mile of an existing rail transit station.

(b) A focused environmental impact report prepared pursuant to this section shall be limited to a discussion of potentially significant effects on the environment specific to the project, or which substantial new information shows will be more significant than described in the prior environmental impact report. No discussion shall be required of alternatives to the project, cumulative impacts of the project, or the growth inducing impacts of the project.

(Added by Stats. 1993, Ch. 1130, Sec. 18. Effective January 1, 1994.)

cc: *Richard Harriman Esq.*
Hanford HEAT @ hanfordheat@gmail.com

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

June 1, 2015

Bajun American Properties
5150 N. Sixth Street Ste, #150
Fresno, CA 93710

RE: Site Plan Review No. 2015-05 (502.0940)

Your application for Site Plan Review 2015-05 a proposal to construct a (two story) 216-unit apartment complex located at the corner of Centennial & Millennium Way (APN 011-020-045) has been completed. An environmental initial study for this project indicates that a negative declaration is needed and Negative Declaration No. 2015-03 has been prepared. The City of Hanford has made all the necessary findings required by the Zoning Ordinance in order to approve the Site Plan subject to the following conditions required by the various City departments:

ADMINISTRATION DEPARTMENT

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

Defense and Indemnification Provisions:

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

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

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

Kings County Environmental Health Services

Contact Troy Hommerding 559-852-2627

Concerning questions that you may have on the conditions listed below

1. Swimming Pool and/or Spas-If a swimming pool and/or Spa are to be part of the project: Prior to construction, the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and/or spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. A plan check form is available online at: <http://www.countyofkings.com/departments/environment-health-service/recreational-health> Operation of a public swimming pool and spa also will require payment of annual fees to our office.
2. Valley Fever-As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

PLANNING DIVISION

Contact Community Development Manager: Melody N. Haigh (559) 585-2583

Concerning questions that you may have on the conditions listed below

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That all development conform to the site plan titled Site Plan Review Application No. 2015-05 approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.

Architectural Conditions:

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.
2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That glossy metal surfaces are to be painted to prevent glare.
6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.
8. That all new and existing electrical boxes, control boxes, and other equipment boxes (*excluding traffic control*) along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer (*zinc chromate*) or equivalent.
9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Environmental Requirements:

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

Off Street Parking:

1. That the 417 parking spaces, as shown on site plan (14 of which are ADA-accessible) (216 of which are covered spaces) is adequate for the 216 apartment complex.
2. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Fencing and Walls:

1. That a 7 foot masonry fence be installed at the rear of the property separating the different use.
2. That the property be secured and fenced with a wrought iron fence surrounding the site and be maintained.
3. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform with Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
2. That the landscaping and irrigation system be installed according to the approved landscape plans before the final occupancy.
3. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.
4. That the irrigation system be maintained in an operational order, including replacement of missing or damaged sprinkler heads and timing equipment to be set in accordance with city watering policies.

Screening:

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.

Signage:

1. That the applicant must apply for a separate application for all signage through the Community Development Department.

Lighting:

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

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between dawn to dusk.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

Ozone Precursors:

1. At all times, ozone precursor emissions should be controlled by the following methods:
2. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DIVISION

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapters 11A and 11B.
6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
8. That a school impact fee of \$3.36(or revision thereof) for each square foot of new building area be paid when building permits are issued.

9. That all special inspection reports be submitted to the Building Division prior to final inspection.
10. That separate water and sewer services be provided to each building.
11. That separate gas and electric services be provided to each building
12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
13. That Kings County Impact Fees shall apply in the following amounts:

Criminal Justice-----	\$ 953.88 per unit
Library-----	\$ 255.65 per unit
Compliance-----	\$ 30.59 per unit
14. That the buildings shall be addressed off of Millennial Way.
15. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
16. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
17. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector: Susan Martinez at (559) 585-4793 OR
smartinez@ci.hanford.ca.us

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.

5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.
7. A deposit of \$340.00 is required for each of the following trades:
 - a. Underground fire service;
 - b. Fire sprinkler system (per building); and
 - c. Fire sprinkler monitoring (per building).

Fire Extinguisher(s):

- A. Fire extinguishers shall be installed per 2013 California Fire Code, Section 906, Hanford Municipal Code Title 15.

Fire Sprinklers:

- B. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed in accordance with the 2013 Edition of **NFPA 13 (recreation building and garages) and NFPA 13R (apartments)** Standards.
- C. A FIRE RISER ROOM IS REQUIRED PER HANFORD PUBLIC WORKS STANDARD WA-27. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE BY AN EXTERIOR DOOR. ONE EMERGENCY LIGHT WITH BATTERY BACKUP SHALL BE INSTALLED INSIDE THIS ROOM AND THE EXTERIOR DOOR SHALL BE SIGNED "FIRE RISER ROOM."
- D. The following City Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly **WA-29**; Fire Pumper Connection **WA-28**; Fire Sprinkler Riser Installation **WA-27**; Fire Hydrant Installation **WA-20**; Concrete Thrust Blocks **WA-32**; Vehicle Protection Posts **WA-35**.

Fire Alarm and/or Fire Sprinkler Monitoring:

- E. Fire alarm and detection systems required by Chapter 9 of the 2013 California Building and Fire Codes shall be installed per the 2013 Edition of NFPA 72.
- F. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. One exterior approved audible device, located on the exterior of each building in an approved location, shall be connected to each automatic sprinkler system.

Emergency Access:

- G. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.
- H. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the building, shall have a Knox-box, Knox Padlock for manual gates, or a Knox key switch for automatic gates, installed to provide fire department access in case of emergency.
- I. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
- J. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Storage Tanks:

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

Fire Hydrants and Required Fire Flow:

- L. Required fire flow shall be determined upon review of submitted building plans. Fire hydrant locations shall be reviewed for compliance and approval upon submittal of civil plans to the fire department.
- M. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
- N. Fire service mains shall contain sectional shut off valves in approved locations to allow for the repair and/or maintenance of such system.
- O. Fire Department Connections (FDC) may serve more than one (1), but no more than three (3), apartment buildings, excluding the recreation building and garages; FDC's are not required in buildings less than 2,000 s.f. that have one single system connection to the fire service main and that are only one-story. Garages that exceed 2,000 s.f. are required to install an FDC to that building.

- P. All fire risers are required to contain one PIV for each building to allow for repairs, emergency shut-off or maintenance. These valves are required to be monitored.
- Q. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- R. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

- S. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20 feet or less from street – 6 inch numbers; buildings 21 to 40 feet from street – 8 inch numbers; buildings more than 40 feet from street 12 inch numbers.
- T. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3. .

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Jose Lemus: (559) 585-2556

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

General Requirements:

- 1. That the developer shall comply with all applicable City of Hanford Public Works Construction Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
- 2. That an encroachment permit for all improvements proposed within public street right-of-way shall be obtained from the Public Works Department prior to start of construction. Work within the public right of way is subject to engineering review and inspection fees in accordance with City Resolution No. 92-58-R, or any revisions thereof. For additional information regarding encroachment permit requirements, contact the City Engineering Division at (559) 585-2558.
- 3. That it is recommended that the developer and/or the developer's engineer meet with City Public Works Department staff prior to submittal of improvement plans in order to discuss proposed design of drainage plans for this project. For more information contact the City Engineering Division at (559) 585-2556.

4. That the development is subject to a project grading plan review & permit fee of **\$4,400** in accordance with City Council Resolution No. 10-31-R, and an engineering plan review and inspection fee for improvements located within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be paid prior to approval of plans and before issuance of permits.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.
6. That track-out of soils and other construction-related materials on to public streets is prohibited.
7. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored.

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City of Hanford and any other agencies affected by the project before the release of the building permits.
2. That prior to beginning any construction, or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one reproducible (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with

detached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-14. Temporary offsite street improvements shall also be constructed along the north side of Millennium Way west of the project boundary as necessary to provide a safe transition to existing street improvements.

2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations, if necessary, shall be determined by the City Engineer in accordance with City Standard GE-56.

Driveway Access Requirements:

1. That the main project entrance on Millennium Way (West driveway) may be located as shown on the site plan. (Driveway centerline approximately 250' east of project boundary.) Return with wheel chair accessible ramps as shown on proposed site plan.
2. That the secondary project entrance on Millennium Way (East driveway) shall be located a minimum of 175' west of the intersection of Centennial Drive with Millennium Way, measured from centerline of street intersection to centerline of driveway. Return with wheel chair accessible ramps as shown on proposed site plan.
3. All driveway approaches shall be provided with a minimum of 4' ADA access around and in back of each driveway approach. Drive approaches equipped with easy-access curb returns shall be provided with ADA-compliant curb ramps. As shown on proposed site plan.
4. No decorative, stamped, or pigmented concrete work shall be located within the public street right of way. As shown on proposed site plan.

Easement Requirements:

1. That a 10' easement be granted to the City of Hanford for Landscape and Irrigation purposes on the frontage of Centennial Drive and Millennium Way.

Drainage Requirements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for city review, which shall include consideration for future areas of development located adjacent to the project site.
2. That drainage and development of the project site may be subject to the terms of a reimbursement agreement.

3. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
4. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.
5. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.
6. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DEVELOPMENT IMPACT FEE ESTIMATE:

1. That the development is subject to the following impact fees in accordance with City Ordinances no. 90-09, 90-10, 98-14 and 05-16 or any revisions thereof. Impact fee calculations are based upon square footage of structures and areas of development as identified on the site plan. If changes are made to the structure size or the area of the development, then estimated impact fees shown below will likewise change to reflect the modified conditions. Fees listed below reflect rates effective January 1, 2015 and are subject to change by City Council Resolution. Criteria to calculate impact fees as

follows: **Multi-family Residential Units – 217; Net Development Area- 13.11 Acres.**
All fees are payable prior to issuance of building permits.

- A. That the development is subject to a \$ **447,200.11** **Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, or any revisions thereof.
- B. That the development is subject to a \$ **324,206.68** **Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revision thereof.
- C. That the development is subject to a \$ **473,656.75** **Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
- D. That the development is subject to a \$ **12,585.73** **12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.
- E. That the development is subject to a \$ **99,492.73** **Storm Water System Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof.
- F. That the development is subject to a \$ **96,430.46** **Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.
- G. That the development is subject to a \$ **60,727.45** **Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
- H. That the development is subject to a \$ **560,027.09** **Park System Impact Fee** in accordance with City Resolution No. 05-64-R, or any revisions thereof.
- I. That the development is subject to a \$ **31,942.40** **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 05-63-R, or any revisions thereof.

CITY UTILITY DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General:

1. That all utility work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.
4. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.
5. That all new water services installed to serve the development shall be required to comply with backflow prevention standards for multi-family projects.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within Millennium Way
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.

6. That the developer shall extend a minimum 12" diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's water master plan.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)
2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.
3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.
4. That the developer shall extend a minimum 12" diameter sanitary sewer main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's sewer master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for City review/approval prior to commencing work per City Specifications.

REFUSE DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That nine 10 ft. x 20 ft. inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued. The latest site plan was missing one enclosure and location of one proposed was to be changed for ease of access of refuse truck.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

EXPIRATION

A site plan approval shall lapse and shall become void one (1) year following the date on which approval by the Planning Official, Planning Commission or City Council became effective unless, prior to the expiration of one (1) year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period or periods of one (1) year upon written application before expiration of the first approval (Chapter 17.60.090 of the Hanford Municipal Code).

REVOCATION

Noncompliance with any provision of the City of Hanford Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this site plan review approval (Chapter 17.60.100 of the Hanford Municipal Code).

CHANGE IN USE

If the use as proposed is discontinued or a change in use is proposed the subsequent use is subject to the provisions of Chapter 17.60.110 of the Hanford Municipal Code.

SITE PLAN APPEAL

If the applicant is dissatisfied with the action of or conditions required by the Site Plan Review approval, the determination may be appealed to the Planning Commission by filing an appeal form and processing fee with the Community Development Department

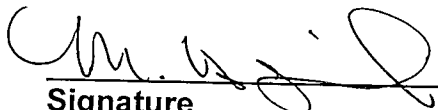
within ten (10) days of the date of approval (Chapter 17.60.040 of the Hanford Municipal Code).

The Planning Commission can review and make determinations only on those items within their authority. Deviations and exceptions to the Uniform Building Code, Public Works Construction Standards, County Environmental Health regulations and City Ordinances are not within the Planning Commission's authority for exceptions.

SITE PLAN REVIEW

In accordance with the provisions of Chapter 17.60 of the Hanford Municipal Code, the Site Plan Review Application is hereby approved subject to conditions and improvements noted in this letter and any referenced attachment.

COMMUNITY DEVELOPMENT DEPARTMENT

 6-1-15
Signature Date

Melody Haigh
Community Development Manager

June 1, 2015

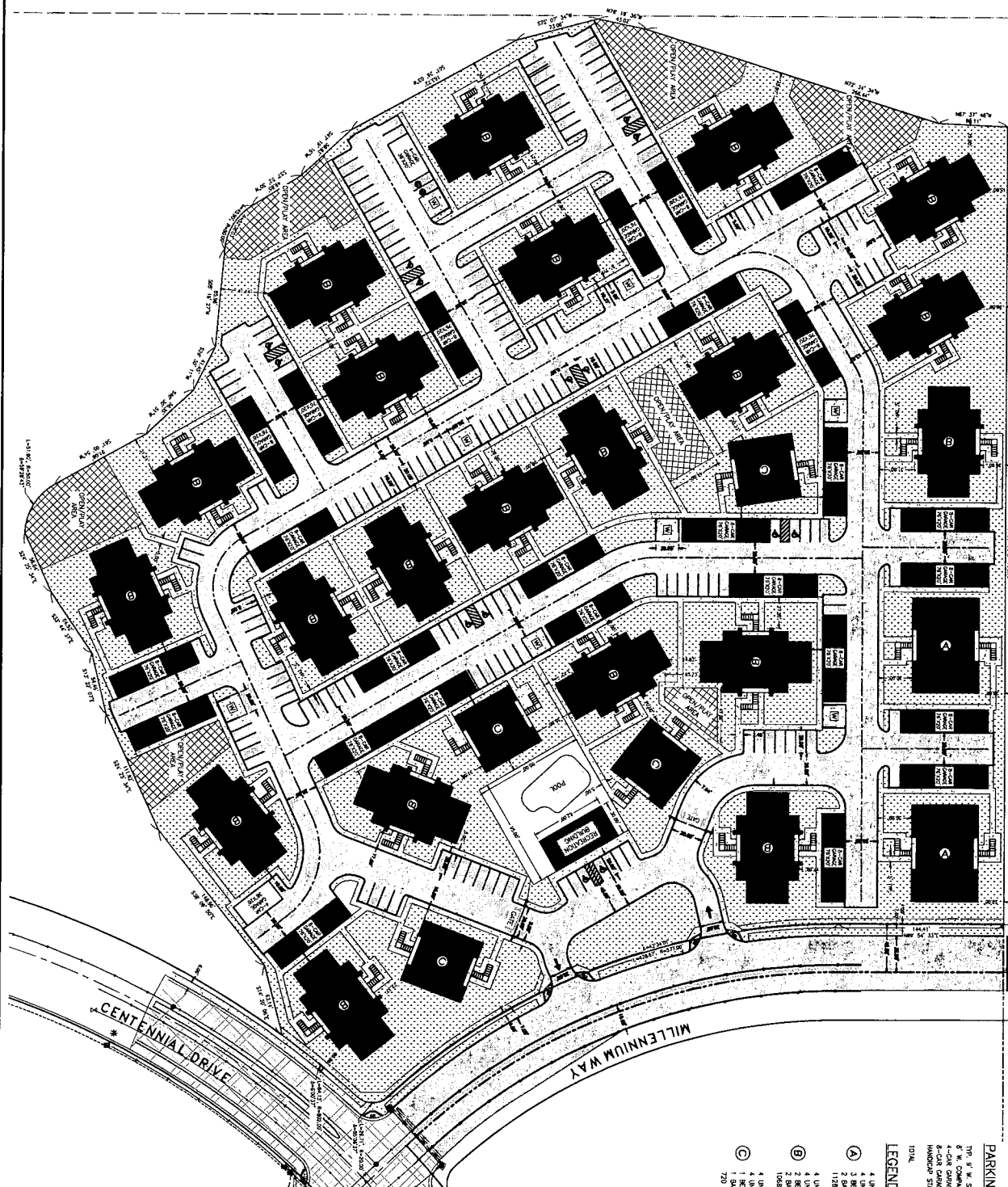
APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2015-05 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy unless other arrangements are approved.

Applicant or Authorized Representative

Signature Date

cc: File
Fire Department
Public Works Department
Building Department



PARKING STALL COUNT		BUILDING DATA	
DR. V. W. STALLS	= 184	(A) 2 BUILDINGS	
4.5% CONCRETE STALL	= 3	16 UNITS	
4-CAR CHARGES (7)	= 8	(B) 21 BUILDINGS	
4-CAR CHARGES (26)	= 208	166 UNITS	
HANDICAP STALLS	= 14	(C) 4 BUILDINGS	
TOTAL	= 417	32 UNITS	

[illegible][illegible]

SITE PLAN
SPR 2013-##
for:
PARCEL D OF PM 19-100,
KINGS COUNTY RECORDS



BAJUN AMERICAN PROPERTIES, LP
1315 EAST CURTIS AVENUE
REEDLEY, CA 93654

CAL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JED
CHECKED BY:	JZ
INDEXED BY:	
DATE:	See Below
JOB NO.:	0741612
SHEET:	1

City of **HANFORD**

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
RUSS CURRY

VICE MAYOR
DAVID G. AYERS

COUNCIL MEMBERS
GARY PANNETT
FRANCISCO RAMIREZ
JUSTIN MENDES

CITY MANAGER
DARREL L. PYLE

CITY ATTORNEY
ROBERT M. DOWD

June 2, 2015

VIA Email and Certified Letter

Richard Harriman
Attorney for HEAT
1078 Via Verona Dr.
Chico, CA 95973

Dear Mr. Harriman,

Thank you for your comment letter and follow up email. The City has reviewed your comment letter and has included our evaluation of your comments in the record for the project. A copy of the evaluation is attached.

The City approved Site Plan Review 2015-05 on June 1, 2015. The file is available for review at the City of Hanford Community Development Department, 317 N. Douty Street. The proposed apartment project is a permitted use and therefore not subject to a public hearing.

On June 2, 2015, the City filed a Notice of Determination with Kings County. A copy is attached.

Pursuant to the Public Records Act request also submitted, the City has the following responses:

1. None available. The proposed Bajun American project will not affect, impact or change any areas under the jurisdiction of the Federal Clean Water Act. The City has not received any applications for any other permits within the Annexation 142 area.
2. None available. The City has not received any applications for any development in the Annexation 142 area.
3. Please provide clarification of the request. Streambed alteration agreements are issued by the California Department of Fish and Wildlife, requests for copies of specific agreements should be directed to them. If you are aware of an agreement that the City is party to, please provide the specific information and we will search for any records that may be maintained by the City. Any environmental documents upon which a streambed alteration agreement was based should be obtained from the California Department of Fish and Wildlife.
4. Please provide a clarification of the documents requested. See response #2.

Harriman
Page 2 of 2

5. The City was not a party to the settlement agreement referenced, therefore has no information regarding the transaction. Please contact the California Department of Fish and Wildlife Department for copies of all streambed alteration agreements they have approved and copies of all monitoring reports.

I can be reached at dmata@cityofhanfordca.com or (559) 585-2590 if you have any questions or wish to discuss.

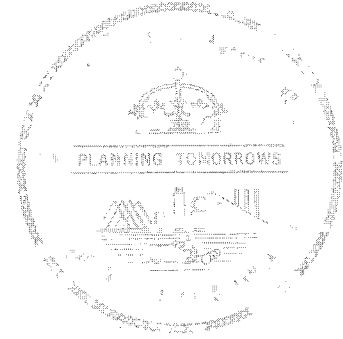
Sincerely,



Darlene R. Mata
Community Development Director

Interoffice Memorandum

COMMUNITY DEVELOPMENT



TO: Site Plan Review 2015-05 File

FROM: Darlene Mata, Community Development Director

CC:

DATE: May 15, 2015

SUBJECT: Negative Declaration No. 2015-03

On May 12, the City received a letter from the law office of Richard Harriman in response to a notice of proposed negative declaration prepared for Site Plan Review 2015-05. In accordance with the California Environmental Quality Act (CEQA), Public Resources Code 21091(d)(1), CEQA Guidelines 15074 (b) the City of Hanford is required to consider any comments received during the public comment period, which was from April 22 to May 12, 2015.

Comments and Objections (See attached copy of comment letter)

Response 1

Comments noted. The City considered the terms of the Memorandum of Understanding entered into with Hanford Environmental Awareness Team v. City of Hanford, et al. and provided the required notice.

Response 2

The City of Hanford was not a party to the "2007 HEAT settlement" referred to in the letter, however the settlement agreement was reviewed in the preparation of the initial study. The City has complied with all mitigation measures adopted as part of previous environmental documents and in accordance with the settlement agreement. The proposed project does not change, alter or impact any of the conditions contained in the settlement agreement

The impacts associated with the Mussel Slough and the conversion of agricultural land were evaluated in the Environmental Impact Report (EIR) prepared for the Hanford Station (Walmart) SCH 2003061029 and Negative Declaration 2007-01 and 2007-10 prepared for Reorganization 141 , General Plan Amendment 2006-01, Planned Unit Development 2007-03 and Vesting Tentative Parcel Map 2007-06, which included the construction of Centennial Drive. The impacts to the Mussel Slough were fully evaluated and the area is subject to Streambed Alteration Agreement (SAA) No. 2007-0081-R4, which was modified in consultation with the commenter and his clients as a condition of the settlement agreement. According to the California Department of Fish and Wildlife, formerly Fish and Game, the SAA fully mitigated all

PAGE 2

impacts resulting from the filling in and altering of the remnant portions of the Mussel Slough south of Lacey Boulevard. As part of the previously mentioned projects, the area of the SAA was identified as a regional storm water basin for the surrounding area, including the subject property as part of the previously referenced environmental documents.

The proposed project does not change, alter or impact the area subject to the SAA pertaining to the Mussel Slough or any other natural waterway, therefore there is no impact.

The City reviewed building permit and project permit records and conducted another site visit on May 13, 2015 and is unaware of a four acre project north of the subject property referenced in the comment letter.

The City reviewed the Memorandum of Understanding entered into with Hanford Environmental Awareness Team v. City of Hanford, et al. and provided notice accordingly.

Response 3

The terms of the MOU required that HEAT and Mr. Richard Harriman be provided notice of all projects over five acres in size located within Annexation 142, see map attached. No other projects have been processed within the annexation area referenced. The subject project consists of development of 13.12 acres. The MOU further states that upon the cumulative development of over 20 acres the City shall prepare cumulative analysis of impact for storm water drainage on biological resources in the Mussel Slough natural channel remnants. The proposed project does not exceed the threshold identified in the MOU. The City is unaware of a 4.25 acre development and the 4.0 acre development in the area included in the MOU, referenced in the comment letter. The City has complied with all provisions of the both the MOU and the settlement agreement referenced within the letter.

Response 4

The City is unaware of any unpermitted filling of the Mussel Slough as referenced in the letter. The use of the Mussel Slough and any alteration of the bed, bank and channel for use as a regional drainage basin were evaluated in previous environmental document referenced in Response 2 and as such was subject to a Streambed Alteration Agreement (SAA) No. 2007-0081-R4, which was prepared by the California Department of Fish and Game. All conditions of the SAA have been complied with by the developer and the City of Hanford.

The proposed project does not change, alter or impact the area subject to the SAA pertaining to the Mussel Slough or any other natural waterway, therefore there is no impact.

Response 5

The construction of water, sewer, roads, curbing, utilities, and other infrastructure near the proposed project were evaluated in separate environmental documents. The initial study was limited to the impacts resulting from the proposed project, not past projects which have been completed, and cumulative impacts that may result from the proposed project. In accordance with CEQA, cumulative impacts were evaluated as part of the EIR prepared for the 2002 General Plan Update and for which a Statement of Overriding Considerations was adopted for future

PAGE 3

growth. The proposed project is a permitted use and is consistent with the current land use designation and zoning of the property as identified in the 2002 General Plan Update. The project area was annexed in 2009 and identified for urban development.

The street and infrastructure improvements mentioned in the letter have been constructed in accordance with the City of Hanford Circulation Element, Storm, Water and Sewer Master Plans, and have been designed to accommodate both existing and future growth of the Hanford planning area.

Response 6:

The circulation infrastructure at the intersections at Twelfth Avenue and West Centennial Drive and W. Lacey Boulevard and W. Centennial Drive have been designed to accommodate future growth in the area, including the subject property, in accordance with the City of Hanford Circulation Element. The City Engineering Division reviewed the project and evaluated impacts to traffic facilities. Development of the proposed site and the surrounding area has been anticipated and facilities designed to accommodate future traffic. The payment of traffic impact fees is also required of the proposed project. The fees will be used to address regional and cumulative impacts resulting from additional traffic in the City of Hanford, not limited to the intersections referenced in the letter, as necessary to meet the LOS standard identified by the City of Hanford General Plan for collector and arterial streets.

No evidence was submitted to support the conclusion that the infrastructure cited is inadequate and that adverse impacts from traffic congestion will occur.

Response 7:

All documents used in the preparation of the initial study were available to the public in accordance with CEQA. The City of Hanford Engineering Division reviewed the proposed project and impacts to traffic circulation and did not require the preparation of a traffic study. It should be noted that since the preparation of the documents referenced in the letter, that significant improvements to the circulation system in the area have been completed, with several projects currently under construction. These improvements have been designed to accommodate future traffic from the surrounding area as identified in the City General Plan, including the subject property. Specifically, the State Route 198 and 12th Avenue interchange is under construction to accommodate existing and future traffic. The circulation system in the project vicinity has been designed to accommodate the development of the proposed project, therefore impacts are determined to be less than significant. In addition, the project will pay traffic impact fees as required by the City of Hanford Municipal Code.

Response 8

See Response 7. Although referenced in the letter, documentation was not submitted from a traffic consultant to support a conclusion that the circulation system in the area is inadequate. As part of the City review process, the Engineering Division reviews projects and evaluates traffic impacts to the existing and future circulation system. Based on previous traffic studies and completed improvement to the street system, to accommodate both existing and future (cumulative) traffic, the City of Hanford Engineering Division did not request a traffic study to

PAGE 4

evaluate impacts to traffic from the proposed project. As previously stated, the City of Hanford is unaware of the development of a four acre parcel. Impacts from the project, including cumulative impacts remain less than significant.

Response 9

HEAT contends that the increase in the school attendance and the traffic generated by this increased attendance in students attending local elementary, junior high, and high school will be significant and will cause a significant adverse impact on the health and safety of the school age children who will be traveling by walking, bicycle, and vehicles to their schools--- some of which are located across State Route 198, as far south as Martin Luther King Elementary School and 2.2 miles south across SR 198 to Roosevelt Elementary School, and as far north as Simas Elementary School. These health and safety impacts require disclosure, analysis, and consideration by the City, especially to and by its elected and appointed decision makers on the City Council and Planning Commission, respectively. This omission in the Traffic Safety analysis renders the proposed Draft Negative Declaration legally inadequate and should be amended and supplemented in a Draft EIR. This omission also fails to address the findings and recommendations of the City of Hanford Parks, Recreation and Open Space 2010 Master Plan which recommends to improve access to facilities through the development of pedestrian and bicycle pathways, to develop safe bike and pedestrian routes throughout the City and between parks and recreation facilities, to develop trail connections within existing parks to exterior walk s and streets, to develop a bike lane or pathway system along primary roadways as well as create safe crossings on existing roadways.

Response 9:

The initial study and notice of intent to adopt a negative declaration was submitted to the Hanford Elementary School District and the Hanford Joint Union High School District. Neither District has indicated that the proposed project would impact school facilities or students. The Districts will be the decision maker on which school the students attend. The City is consulted by the Districts, but is not involved in the decision making process. Impacts to Schools is determined to be less than significant.

Response 10

Parks and Open Space are developed in the City of Hanford in accordance with the adopted 2010 Master Plan. It is unclear how the project affects the development of city wide bike and pedestrian routes. The project is located on Centennial Drive, a designated collector street in the City of Hanford Circulation Element, which is also designated as a Class III bike way. The project will be required, as shown on the site plan, to construct the appropriate sidewalk on all street frontages in accordance with the City of Hanford Development Standards.

The proposed project provides for areas of on-site recreation and open space within the project. The City currently has 172.5 acres of developed parks in the City limits or 3.13 acres per thousand in population. The City Open Space, Conservation and Recreation Element identifies a standard of 3.5 acres per thousand as the city standard. Additional recreational facilities include the Kings County Fairgrounds and regional parks located outside the city limits. Within the City limits there is also approximately 2,263 acres zoned for agriculture and open space, which

PAGE 5

consist of undeveloped land and areas identified for natural preservation along former and existing waterways.

Land for additional parks have been identified in the City General Plan and fees have been collected to facilitate the construction of future parks. In addition, the proposed project will pay park development impact fees, based on the number of units, which will be used by the City to provide additional neighborhood and community level recreation facilities in accordance with the Open Space, Conservation and Recreation Element. Based on the on-site recreation areas and the existing city park and recreation facilities and the payment of impact fees the impact to recreation services remains less than significant.

Response 11

Comment noted. Staff concurs the proposed project is in close proximity to the Mussel Slough remnant, which has been designed as part of the City storm drain system. No reference to a required "greenway" is found in the MOU between HEAT and the City of Hanford.

Response 12

Comment Noted. No mitigation is required as the impacts to open space, parks and recreation are considered less than significant. The Mussel Slough Basin is designed as a city drainage basin and is subject to a Stream Bed Alteration Agreement therefore no changes will be made to the area within the basin area. Landscaping on the proposed project is required to comply with City of Hanford Landscape Ordinance and State of California regulations.

Response 13

The proposed use is a permitted use in the City of Hanford. The evaluation of whether the City could adequately service the area was completed as part of the environmental evaluation prepared for the annexation. The property is within the City limits and is allowed to develop in accordance with the zoning ordinance. All utilities received notice of the project and have indicated that the project area can be serviced. The project will be required to comply with the State of California and local Building Codes, San Joaquin Valley Air Pollution Control District rules and regulations, and the City Municipal Code.

No evidence was submitted that would support a determination that water and energy use will exceed those anticipated and evaluated in the Hanford General Plan EIR. A moratorium based on water impacts from development has not been issued by the State or City of Hanford and it would be inappropriate to restrict development of property consistent with its current zoning. Impacts to city services remain less than significant.

Response 14

In accordance with State law, the proposed project will be required to comply with the State Landscape Regulations and any additional regulations currently under consideration by the State of California and the City of Hanford to address current drought conditions. Neither the State or the City have adopted regulations that requires that grey water be used for irrigation of vegetation and planting in future developments. Such a requirement would require the adoption of standards for an onsite water treatment facility and might result in health and safety impacts to the public.

PAGE 6

Such mitigation although possible is not considered feasible to be constructed with individual projects.

Response 15

The City has adopted an Urban Water Management Plan in 2010. In addition the City has adopted City standards that require the development to contribute to the storm water system in accordance with the Storm Water Master Plan. Storm water facilities are designed by evaluating the coverage of land by structure and other impermeable surfaces. Compliance with City standards will result in less than significant impacts to the storm water system and groundwater recharge facilities.

Response 16

The City has not adopted a standard requiring the installation of solar on private residential projects. Impacts to greenhouse gases and air quality were considered less than significant with the compliance of current rules and regulations adopted by the San Joaquin Valley Air Pollution Control District. The commenter has not submitted any evidence that impacts to greenhouse gases and air quality will not be mitigated by compliance with those regulations. Impacts to air quality and greenhouse gases therefore remain less than significant.

Conclusion

After consideration of all comments received in response to the Notice of Intent to Adopt a Mitigated Negative Declaration, the City of Hanford has determined that substantial evidence supporting a “fair argument” has not been submitted to support a determination that an EIR is required for the proposed project. Information and documents used to prepare the initial study were available to the public, as noted in the public notice, at the City of Hanford Community Development Department.

Staff evaluated potential cumulative impacts resulting from the proposed project and past projects. Although the commenter raised the issue of past environmental analysis that identified significant impacts to traffic in the area for which an EIR and Statement of Overriding Considerations were adopted, the City and Caltrans have completed several projects on Lacey Blvd and 12th Avenue that have improved circulation to meet City LOS standards. Prior to approval of a negative declaration the cumulative impacts resulting for the project must be evaluated to determine whether they are cumulatively considerable. Compliance with adopted City ordinances and policies, including the payment of impact fees, State law and building codes and rules and regulations adopted by the San Joaquin Valley Air Pollution Control District will reduce the project’s incremental contribution to cumulative impacts to less than significant. Compliance of all such rules and regulations are a standard condition of approval of all City projects. Statements regarding cumulative impacts are found in the Mandatory Findings of Significance contained in the initial study.

The City of Hanford therefore determines that impacts resulting from the proposed project remain less than significant and a Negative Declaration 2015-03 may be approved.

Law Offices of
Richard L. Harriman
 1078 Via Verona Drive
 Chico, CA 95973-1031
 Telephone: (530) 343-1386
 Facsimile: (530) 343-1155
 Email: harrimanlaw1@sbcglobal.net

May 12, 2015

VIA EMAIL AND FACSIMILE TRANSMISSION
[dmata@cityofhanfordca.com and (559) 583-1933]

Ms. Darlene Mata, Director
 Planning and Community Development
 City of Hanford
 319 N. Douty Street
 Hanford, CA 93230

Re: Hanford Environmental Awareness Team (HEAT)/City of Hanford
 Re Bajun American Project
 West Centennial Drive and Millennium Way [APN 011-020-045]
 Site Plan Review No. 2015-05 (502.0940)
 Comments and Objections re Inadequacy of Proposed
 Draft Negative Declaration and Failure to Proceed According to Law
Hanford Environmental Awareness Team v. City of Hanford (2007)
 [Public Resources Code Sections 21168 and 21168.5]

Dear Ms. Mata:

Pursuant to your Notice dated March 25, 2015, which was received in early April by the undersigned, please be informed that my office has been retained to represent the interests of the Hanford Environmental Awareness Team (HEAT) with respect to the land use and environmental review of the above-referenced project and the enforcement of its settlement with the City of Hanford in 2007.

Introduction

At the outset, the City Manager and Planning Department has been provided with copies of the Memorandum of Understanding (MOU), Stipulation for Judgment (Judgment), and Mitigated Negative Declaration (MND) from my client's settlement in late 2007 of its case entitled *Hanford Environmental Awareness Team v. City of Hanford, et al.* My client requests that the City include copies of these documents in the record concerning the proposed Draft Negative Declaration referred to above and that the City consider the terms and conditions set

forth therein with regard to your review and consideration of the proposed Draft Negative Declaration. Further comments and objections are set forth below.

Comments and Objections

1. The proposed Draft Negative Declaration omits and fails to disclose, analyze, or consider the terms and conditions of the 2007 HEAT settlement with the City of Hanford regarding the cumulative adverse impacts to undeveloped agricultural land resulting from the filling of a portion of Mussel Slough for the construction of West Centennial Drive and the proposed four (4) acre development north of the subject project.

HEAT objects to the City's use of a Negative Declaration in violation of the terms and conditions of the MOU which require projects of five (5) or more acres to be reviewed by an environmental impact report (EIR) when the total amount of land developed west of the Lowe's site equals twenty (20) acres or more. Specifically, for purposes of the HEAT settlement, the acreage of the proposed Site Plan Review should include the following:

A. Proposed 216 unit apartment complex	13.11
B. Proposed four (4) acre project to the north of the subject project	4.25+/-
C. Coverage of undeveloped agricultural ground west of Lowe's project	4.00+/-
Total: <u>21.36+/- acres</u>	

The unpermitted filling of the portion of Mussel Slough was addressed in the HEAT settlement and should be disclosed, analyzed, and addressed, along with the cumulative adverse impacts resulting from the proposed developments set forth above, based both on the HEAT settlement agreement and on the statutory review required by the California Environmental Quality Act (CEQA) [Pub. Res. C. section 21000 et seq.] and the CEQA Guidelines [California Code of Regulations, section 15000 et seq.]

Further, HEAT contends the City's addition of water, sewer, roads, curbing, utilities, and other infrastructure for new development should be reviewed, analyzed, and considered as significant changes and/or amendments to the Reorganization 142 annexation and should be evaluated for their new cumulative impacts caused by conversion of undeveloped agricultural land to urban uses. For example, the City improved the proposed property by adding water and/or sewer lines from Thirteenth Avenue and W. Lacey Boulevard to W. Centennial Drive, resulting in a ten-foot wide impact on the agricultural land and the growth inducing impacts resulting from these infrastructure improvements, along with a four-lane street with a median strip from the proposed project to W. Centennial Drive---none of which has been disclosed, analyzed, considered, or mitigated, and which constitute significant cumulative impacts to undeveloped open space in the City. The City has also created a right-turn-only lane on the

southwest corner W. Centennial Drive and W. Lacey Boulevard, thereby converting undeveloped agricultural land to urban use.

2. The proposed Draft Negative Declaration fails to disclose, analyze, or discuss the cumulative adverse impacts from traffic congestion caused by the proposed project(s) and inadequate circulation infrastructure at the intersections at Twelfth Avenue and West Centennial Drive and W. Lacey Boulevard and W. Centennial Drive.

HEAT contends the City's environmental review of the proposed project's Site Plan Review should include disclosure, analysis, and consideration of the following documents:

- A. Final Environmental Impact Report (FEIR) certified by the City of Hanford in 2004-2005, which was challenged by Hanford No On Wal-Mart. [Please note that the cumulative impacts section disclosed that there would be significant, unavoidable, and unmitigated cumulative traffic impacts on southbound Twelfth Avenue north of the San Joaquin Valley Railroad.]
- B. The Mitigated Declaration adopted for the Target Shopping Center development and the Settlement Agreement in the lawsuit brought against the City of Hanford by the developer of the Super Wal-Mart Shopping Center, which was settled by the parties (City of Hanford, Target developer, and Wal-Mart developer) in a closed CEQA settlement meeting in a non-public meeting, which included the representative for the Applicant for the subject apartment project (John Zumwalt). These public documents should be included in the record for this project and reviewed and analyzed with respect to inadequate traffic circulation and mitigation.
- C. The Mitigated Negative Declarations adopted and approved by the City of Hanford for the Lowe's development and Reorganization 142, which include disclosures of traffic circulation impacts and cumulative adverse impacts to traffic circulation and inadequate traffic circulation infrastructure.
- D. The Traffic Impact analysis from the Costco EIR regarding cumulative impacts to the State Route 198 and Twelfth Avenue Interchange, which discloses current circulation deficiencies caused by increased traffic from further build-out of the Target and Wal-Mart Shopping Centers, including development of free standing on-site retail/commercial development pads.

HEAT contends that the proposed Draft Negative Declaration is legally inadequate without a Traffic Impact Study for the vehicular traffic generated by the proposed project, particularly, at the above-referenced intersections, along with a cumulative impacts analysis of the new traffic impacts associated with the proposed four acre parcel and the Lowe's project traffic. HEAT's traffic consultant recommends the preparation of a Focused EIR for the subject project and/or a Supplemental EIR to the Wal-Mart to update the cumulative traffic impacts

associated with the build-out of the Target Shopping Center and the Wal-Mart Shopping Centers, and the Lowe's project at the southeast corner of W. Centennial Drive and W. Lacey Boulevard.

3. HEAT contends that the increase in the school attendance and the traffic generated by this increased attendance in students attending local elementary, junior high, and high school will be significant and will cause a significant adverse impact on the health and safety of the school age children who will be traveling by walking, bicycle, and vehicles to their schools--- some of which are located across State Route 198, as far south as Martin Luther King Elementary School and 2.2 miles south across SR 198 to Roosevelt Elementary School, and as far north as Simas Elementary School. These health and safety impacts require disclosure, analysis, and consideration by the City, especially to and by its elected and appointed decision makers on the City Council and Planning Commission, respectively. This omission in the Traffic Safety analysis renders the proposed Draft Negative Declaration legally inadequate and should be amended and supplemented in a Draft EIR. This omission also fails to address the findings and recommendations of the City of Hanford Parks, Recreation and Open Space 2010 Master Plan which recommends to improve access to facilities through the development of pedestrian and bicycle pathways, to develop safe bike and pedestrian routes throughout the City and between parks and recreation facilities, to develop trail connections within existing parks to exterior walks and streets, to develop a bike lane or pathway system along primary roadways as well as create safe crossings on existing roadways.

4. In addition, the addition of the number of children who will be residing with their parents or other guardians will exceed 500 persons (conservatively calculated at 2.5 children per apartment unit), based on the 216 apartment units proposed for the subject project. Although the proposed project is designed to have on-site private recreational facilities, there will likely be at least 200-300 adults for whom the on-site recreational facilities for the children will not be adequate for the off-site recreational demands of the adult residents of the proposed project.

HEAT submits that the City of Hanford currently lacks the required number of acres per person within the City limits to meet the requirements of the current Hanford General Plan land Use and Open Space Elements. The addition of the park users from the proposed project will further exacerbate the lack of open space required and necessary to serve the current population within the City. Therefore, HEAT requests the City to expand and revise the analysis in the Environmental Assessment and proposed Draft Negative Declaration to include a disclosure, analysis, and mitigation for off-site recreational use generated by the young adult and adult residents of the proposed project.

Further, HEAT notes that the proposed project is in close proximity to the City's drainage basin (west of the Target and Wal-Mart Shopping Centers) that was expanded as a result of the filling of a portion of Mussel Slough and the project will be discharging surface water run-off into the drainage basin. The aforementioned City of Hanford's Parks, Recreation, and Open Space Master Plan, also includes the following information:

According to the National Recreation and Park Association (NRPA) natural resource areas are defined as “lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.” The remnants of Mussel Slough in the project area include natural vegetation, drainage ways, wetlands will serve to enhance the quality of the community by maintaining a portion of its natural amenities. This same Master Plan discusses the use of “greenways” in terms of recreation, education and resource protection and describes the use of greenways as “invaluable”. The Master Plan describes greenways serving as linkages between cities, parks, schools, commercial areas and neighborhoods. They provide a safe mode of transportation that preserves the environment. A greenway as described in the Master Plan is reminiscent of the mitigation agreed to by the parties in the Memorandum of Understanding between HEAT and the City of Hanford.

Therefore, HEAT requests two Mitigation Measures be added to the final environmental review document follow:

A) The City shall instruct the Director of the City Parks and Recreation Department to consult with the Sequoia Riverlands Trust (“SRT”) to design and implement a plan to incorporate native flora and fauna with the use of developed and undeveloped open space for the public’s enjoyment and use.

B) “The developer shall consult with the City Parks and Recreation Department Director regarding the design and construction of a walking and bicycle path on the eastern side of the project site which shall connect with the Mussel Slough/Drainage Basin, which shall be landscaped the walking and bicycle pathway or trail with native trees and other drought-tolerate native plants, as recommended by SRT. The walking and bicycle path shall be completed prior to the issuance of the first occupancy permit for the proposed project.”

5. HEAT notes and objects to the fact that the proposed Draft Negative Declaration fails to disclose, analyze, and consider adequately the amount of water and energy the proposed apartment complex will use and require mitigation measures for the cumulative adverse impacts generated by the proposed project..

Specifically, the proposed Draft Negative Declaration fails to disclose, address, and mitigate the use of potable water for landscaping irrigation by re-using the treated effluent and/or grey water for this purpose and/or for the irrigation of the vegetation and plantings for the walking and bicycle path or trail.

Further, the proposed Negative Declaration does not disclose, analyze, or consider the amount of groundwater recharge that will be caused by the coverage of the open agricultural land with impermeable structures and parking areas and covers for the parking lots. Mitigation measures should be included to avoid or mitigate these potentially significant adverse impacts to the environment.

In addition, the proposed Draft Negative fails to disclose, analyze, and consider the use of Photovoltaic Solar Panels to generate energy on-site for the apartments and to heat water for the residents of the apartment complex and for Photo-Thermal panels to heat domestic hot water and/or swimming pools and hot tubs on-site. These mitigation measures are readily available and financially feasible and would avoid or reduce potentially significant adverse impacts to air quality and the generation of Green House Gasses (GHGs). This technology is currently feasible and used in many residential projects for roof-top solar energy generation.

All parking lot roofs shall be covered with Photovoltaic solar energy panels and shall be installed with plug-in facilities for electric-powered vehicles to use to re-charge their batteries. Again, this measure is currently feasible and readily available and are used in numerous other projects. This mitigation measure should be included and required for all multi-family residential projects in the City pending the adoption of the Final General Plan Update (GPU) and Final EIR for the Final GPU.

Conclusion

Finally, for the foregoing reasons, HEAT contends that, based on the “fair argument” standard of review applied to the proposed Draft Negative Declaration and Site Plan Review, the document is legally inadequate, due to the failure to proceed in the manner required by law, pursuant to Pub. Res. C. sections 21168 and 21168.5 and CEQA Guidelines, sections 15070-15074.1. In summary, the City has failed to disclose material documents and information required for the elected and appointed decision makers and the public to analyze, consider, and review the proposed Draft Negative Declaration, and has failed to disclose, analyze, consider and include readily available and currently feasible mitigation measures for potentially significant adverse impacts on water use, energy use, and open space resources, as required by CEQA.

Therefore, HEAT respectfully submits that the City should remand the proposed Draft Negative Declaration back to City Staff for further analysis and review and that Staff should recommend the preparation and re-circulation of a Focused EIR or other subsequent environmental review document which complies with the requirements of CEQA.

Respectfully submitted,

/s/ *Richard L. Harriman**
RICHARD L. HARRIMAN
Attorney for HEAT

*Signed copy follows by fax.

cc: Hanford Sentinel
Valley Voice
Fresno Bee (South Valley)
Clients

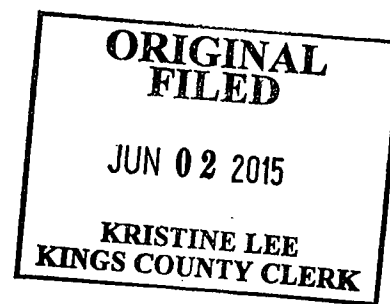
RLH/hr

NOTICE OF DETERMINATIONNegative Declaration No. 2015-03

From: City of Hanford
317 N. Douty Street
Hanford, CA 93230

To: Office of Planning Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

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

**Subject:**

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

Site Plan Review No. 2015-05 (File 502.0940)

Project Title

N/A	Melody Haigh	(559) 585-2583
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone Extension

The project is located on the corner of Centennial Drive & Millennium Way in the City of Hanford, CA,
Kings County APN: 011-020-045.
Project Location (include county)

The project proposes to construct a two-story, 216 unit apartment complex in the "RM-2" Multi-Family
Zone District.
Project Description:

This is to advise that the Community Development Department has approved the above described project on June 1, 2015, and has made the following determinations regarding the above-described project:

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

This is to certify that Negative Declaration with comments and responses and record of project approval is available to the General Public at: **Community Development Department, 317 N. Douty Street, Hanford, CA 93230**

Signature (Public Agency)

June 2, 2015
Date

Community Development Manager
Title

Date received for filing at OPR: N/A

Project Title: Site Plan Review 2015-05

File Number: 502-0940

State Clearinghouse Number:

Applicant: Bajun American Properties
5150 N. Sixth Street, Suite #150
Fresno, CA 93710

Property Owner: Bajun American Properties
5150 N. Sixth Street, Suite #150
Fresno, CA 93710

Project Description: The project proposes to construct a two-story, 216 unit apartment complex in the "RM-2" Multi-Family Zone District.

Location: The project is located on the corner of Centennial Drive & Millennium Way in the City of Hanford
APN: 011-020-045.

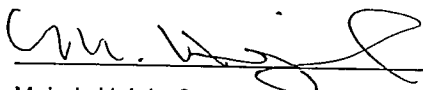
NEGATIVE DECLARATION

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

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

Site Plan Review No. 2015-05 has been reviewed by the Community Development Department.

Prepared by:



Melody Haigh, Community Development Manager, Community Development Department

Darlene Mata

From: Richard Harriman <harrimanlaw1@sbcglobal.net>
Sent: Friday, April 8, 2016 9:57 AM
To: Ty Mizote
Cc: Bruce M. Brown; Sal Blanco; Jeff Reid
Subject: Re: Notice in Accordance with MOU

Re:HEAT

Ty:

I am out of the office until 4/13. We'll have the information provided by the end of the comment period on the Mitigated Negative Declaration or at the hearing on 4/26/16.

In the meantime, please note that the MND which was circulated refers to my letter previously submitted as an attachment to the MND. Also, there is no map for the Pioneer School District with the MND. Therefore, my clients and I respectfully submit that the MND is incomplete and includes erroneous information, and should be revised and recirculated, accordingly.

Respectfully yours,

Richard Harriman

On Thursday, April 7, 2016 1:32 PM, Ty N. Mizote <tmizote@griswoldlasalle.com> wrote:

Richard:

Clarification was requested a week ago regarding the "cumulative impacts analysis." Please have the information to us by the close of business tomorrow.

The City will allow HEAT's biologist to enter the slough remnant in accordance with Section 8 of the MOU. As noted in my April 5 email, written notice should be submitted one week in advance so that the City can make arrangements to have personnel available to unlock the fenced area. A form of waiver and release will be emailed to you for signature by the consultant.

We are treating your questions below as Public Record Act requests and are working with City staff to identify responsive documents.

Thank you,

Ty

Ty N. Mizote
 GRISWOLD, LaSALLE, COBB,
 DOWD & GIN, L.L.P.
 111 E. Seventh St.
 Hanford, CA 93230
 Email: tmizote@griswoldlasalle.com
 Phone: (559) 584-6656 x113
 FAX: (800) 948-2707

From: Richard Harriman [mailto:harrimanlaw1@sbcglobal.net]

Sent: Thursday, April 07, 2016 12:31 AM

To: Ty N. Mizote <tmizote@griswoldlasalle.com>

Cc: Bruce M. Brown <bbrown@wctlaw.com>; Sal Blanco <sblanco@wctlaw.com>; Jeff Reid <jeff.reid@mccormickbarstow.com>; Mario Zamora <zamora@griswoldlasalle.com>; Bob Dowd <dowd@griswoldlasalle.com>

Subject: Re: Notice in Accordance with MOU

Re: HEAT/City of Hanford; Appeal No. 2016-01

Ty:

I have obtained contact information for our expert and need to schedule an inspection of the MSRDB area and other natural areas in Reorganization No. 142 on behalf of HEAT. As soon as I have reached our expert, I shall provide the information requested below. Also, I shall need a date prior to the PC hearing on 4-26-16 (4/14?) when our expert can enter the MSRDB area and other City controlled portions of Mussel Slough in Reorganization No 142.

Will let you know when our expert contacts us.

Quick question: Does the City have an executed indemnification and hold harmless agreement from Applicant? Who is paying for the cost of preparing the environmental review documents for BAP, LP project?

Have you circulated the MND without HEAT's comment letter? Are you sure the project is located in Pioneer School District, because the District Map is not attached and the one on the District website does not include BAP, LP project site. Please confirm and respond by next Tuesday.

Thanks.

Richard

On Wednesday, March 30, 2016 1:15 PM, Ty N. Mizote <tmizote@griswoldlasalle.com> wrote:

Richard:

The HEAT-City of Hanford MOU references a "cumulative impacts analysis for storm water drainage impacts on biological resources from development of the Project Area to bio-chemical processes in the Mussel Slough natural channel remnants."

City staff and our office are unfamiliar with such an analysis. Please describe for us what this analysis entails.

Thank you,

Ty

Ty N. Mizote
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-----Original Message-----

From: Darlene Mata [mailto:DMata@cityofhanfordca.com]
Sent: Wednesday, March 30, 2016 12:18 PM
To: richard harriman <harrimanlaw1@sbcglobal.net>; Robin Mattos
<hanfordheat@gmail.com>
Cc: Ty Mizote <tmizote@griswoldlasalle.com>
Subject: Notice in Accordance with MOU

Please see attached.

Darlene R. Mata
Community Development Director
City of Hanford
(559) 585-2590