

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, June 14, 2016

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Bruce Kane, Epic Church

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval the Minutes of the May 24, 2016 Meeting

PUBLIC HEARING

Tentative Tract 917, a request to subdivide approximately 23.01 acres into 54 single-family residential lots in the “R-1-8” Low-Density Residential Zone District. The project requires adoption of Mitigated Negative Declaration No. 2016-04 by the Planning Commission. The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive (APN 009-050-093 and 009-050-007).

GENERAL BUSINESS

Planning Commission - Proposed revision to start time

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: 6/14/2016	AGENDA SECTION:
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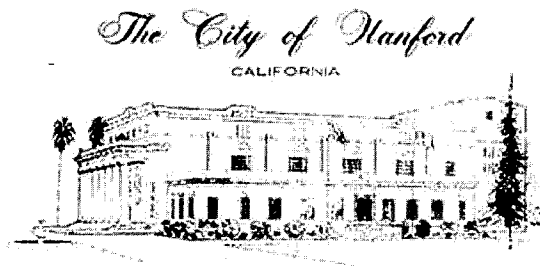
SUBJECT:
Approval the Minutes of the May 24, 2016 Meeting

RECOMMENDATION:
Approve the Minutes of the May 24, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
05-24-16 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 24, 2016

CALL TO ORDER

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

ROLL CALL

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

FLAG SALUTE

The flag salute was led by Commissioner JOHNSTON.

INVOCATION

Art Taft, Kings County Sheriff's Chaplain

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 May 10, 2016 Meeting**
2. **Time Extension No. 2016-01, a request to extend the life of Tentative Tract 909 for two years. The property is located west of 12th Avenue between Hume Avenue and Houston Avenue.**

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

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

GENERAL BUSINESS

Capital Improvement Plan (CIP) Finding of Consistency with the General Plan in accordance with California Government Code Section 65401.

Chairperson HAM introduced the item and called for the Staff Report. Assistant Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff. Following questions of staff, Chairperson HAM called for a motion.

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, to recommend approval of the Environmental Evaluation for the Capital Improvement Plan for FY 2017-2018 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, finding the Six Year Capital Improvement Plan Budget is consistent with the City of Hanford's General Plan, pursuant to Government Code Section 65401. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata thanked the commissioners for attending the Joint Meeting with the City Council, adding that she felt much was accomplished.

COMMISSIONERS' ITEMS OF INTEREST

None.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 6/14/2016	AGENDA SECTION:
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SUBJECT:

Tentative Tract 917, a request to subdivide approximately 23.01 acres into 54 single-family residential lots in the “R-1-8” Low-Density Residential Zone District. The project requires adoption of Mitigated Negative Declaration No. 2016-04 by the Planning Commission. The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive (APN 009-050-093 and 009-050-007).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2016-04 for the project.
2. Adopt Resolution No. 2016-14 approving Tentative Tract 917.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2016-04 for the project.
2. I move to adopt Resolution No. 2016-14 approving Tentative Tract Map 917.

PROJECT DESCRIPTION

The applicant proposes to subdivide 23.01 acres into 54 residential units.

See proposed subdivision, Tentative Tract 917, attached as **Exhibit A**.

BACKGROUND

General Plan Designation/Zoning

The site is designated in the General Plan as Low-Density Residential and is zoned “R-1-8” 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. The project site is currently vacant.

Figure 1: Zoning – “R-1-8”

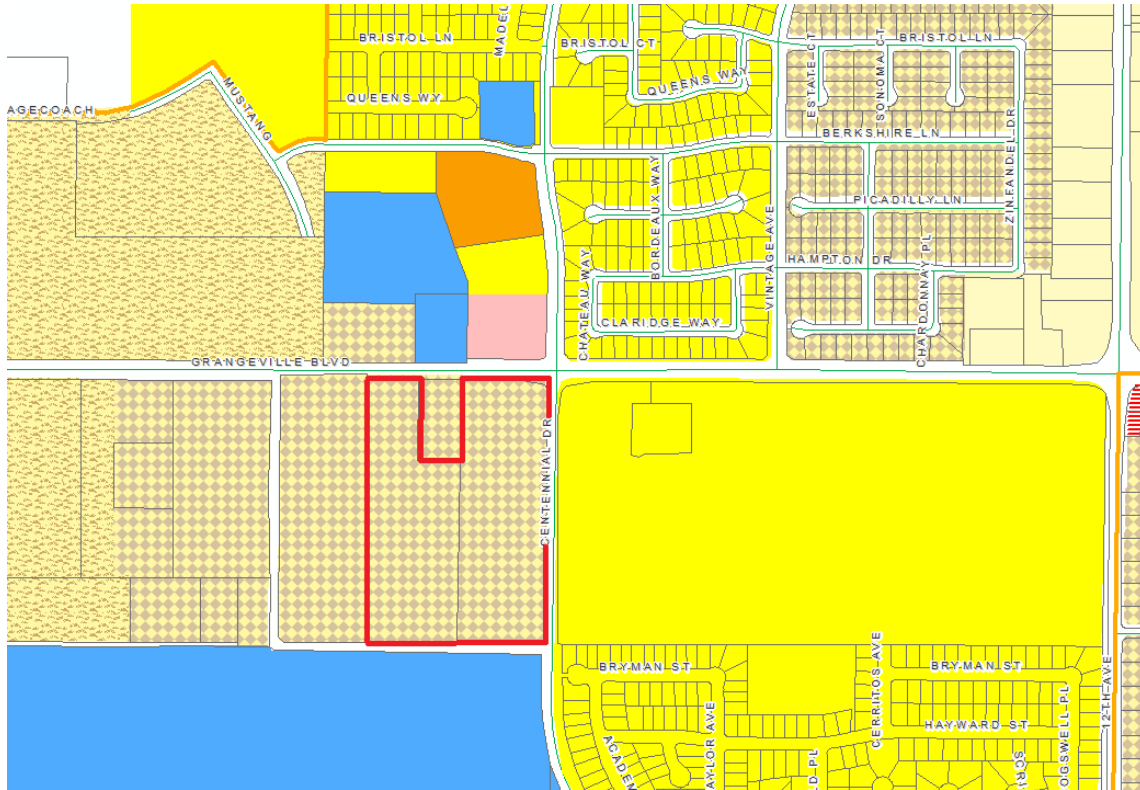


Figure 2: Land Use



Adjacent Land Use and Zoning

	General Plan Designation	Zoning	Existing Land Use
North:	Low-Density Residential; Public Facility; Neighborhood Commercial	R-1-8; PF;NC	Single-Family Residential; City Well; Vacant
South:	Public Facility	PF	School Facility
East:	Low-Density Residential	R-1-6	Agricultural; Vacant
West:	Low-Density Residential	R-1-8	Residential

PROJECT EVALUATION: TENTATIVE TRACT 914

Project Design

Total Area: **23.01 acres**

Number of Lots: **54 single-family residences; one storm water drainage basin**

Units per gross acre: **2.35 dwelling units/acre**

Number of Dwelling Units: **54 single-family residences**

Potential population increase: **3.11 persons per household x 54 households = 168**

Lot Sizes

Smallest	Largest	Average	Required
11,200 sq. ft.	17,778 sq. ft.	13,407 sq. ft.	8,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the “R-1-8” 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.

The project is served by Centennial Boulevard, a major collector street and Grangeville Boulevard, an arterial street.

Grangeville Boulevard will be developed as a major arterial street along the development frontage of the subdivision (including the “Not a Part” frontage), in conformance with City Standard ST-17 and ST-20.

Centennial Drive will be developed as a major collector street along the development frontage of the subdivision, in conformance with City Standard ST-17 and ST-23.

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

Easements and Dedications

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

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

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

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 Grangeville Boulevard and Centennial Drive.

A 4 ½-foot-wide detached sidewalk along the development frontages of Grangeville Boulevard and Centennial Drive (including the “Not a Part” frontage) will be constructed.

Landscape and irrigation system improvements will be installed along the development frontages of Grangeville Boulevard and Centennial Drive.

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, as noted in the initial study conducted for the project.

FINDINGS FOR APPROVAL

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 residential development.

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 2.35 dwelling units per 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. 2016-04 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-04, and mitigation measures required of development are attached as **Exhibit B**.

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 Tentative Tract 917 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.

REQUIRED CONDITIONS

All conditions of Resolution No. 2016-14 and the mitigation measures, attached in **Exhibit B**, shall apply as conditions of development.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on May 20, 2016 and sent to property owners within 500 feet of the project site on May 19, 2016. 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 for pre-consultation on May 3, 2016, pursuant to Section 15603(g) of the California Environmental Quality Act (CEQA). Comments were received from the following agencies:

- Kings County Environmental Health Department (**Exhibit C**)
- Kings County Planning Division (**Exhibit D**)
- Hanford Elementary School District (**Exhibit E**).

Responses to comments are as follows:

Kings County Environmental Health Department (**Exhibit C**)

In response to the letter received from Kings County Environmental Health Department (**Exhibit C**), the following has been added as a condition of approval and mitigation measure:

“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.”

Kings County Planning Division (**Exhibit D**)

In response to the letter received from Kings County Planning Division (**Exhibit D**), the following has been added as a condition of approval and mitigation measure:

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Hanford Elementary School District (**Exhibit E**).

In response to the letter received from Hanford Elementary School District, the following is noted in the environmental analysis for the project:

The payment of school impact fees, as required by law, and the future designation of a school site under the City of Hanford General Plan Update would reduce the impact to less than significant. The Hanford Elementary School District has submitted a letter stating, “Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Tentative Tract Map #917, we respectfully request that the City of Hanford set aside land for future schools prior to approval of future development” (see attached letter from Hanford Elementary School District.” The City is in the process of updating the General Plan; land has been set aside for the development of a school in the future General Plan.

Notice of the project was sent to the concerned agencies for consultation on May 20, 2016 pursuant to Section 15073(a) of the California Environmental Quality Act (CEQA). Comments were received from the following agency:

- San Joaquin Valley Air Pollution Control District (**Exhibit F**)

In response to the letter received from the San Joaquin Valley Air Pollution Control District, the following is required as conditions of approval of the project:

1. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District’s Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.
2. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002

(National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

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. 2016-04 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-04, and mitigation monitoring and reporting program required of development are attached as **Exhibit B**.

Applicant

Woodside Homes
9 Riverpark Pl East, #430
Fresno, CA 93720

Engineer

Zumwalt-Hansen
609 N. Irwin St.
Hanford, CA 93230

Owner

Urrutia Family Trust
12597 Grangeville Blvd
Hanford, CA 93230

Owner

Margarita Gonzales Trust
302 Emerald Way
Placentia, Ca 92870

FISCAL IMPACT:

ATTACHMENTS:

Exhibit A: Tentative Tract 917 Map

Resolution No. 2016-14

Exhibit B: Mitigated Neg. Dec. 2016-04 and Mitigation Monitoring and Reporting Program

Exhibit C: Preconsultation Received from Health Dept

Exhibit D: Preconsultation Received from County Planning

Exhibit E: Preconsultation Received from Hanford Elementary School District

Location Map

Exhibit F Consultation Received from SJVAPCD

VESTING TENTATIVE SUBDIVISION MAP

COUNTY TRACT NO. 913

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

APN: 009-050-007
REAL PROPERTY IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 3 OF PARCEL MAP RECORDED IN BOOK 7 AT PAGE 33 OF MAPS BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF HANFORD, A MUNICIPAL CORPORATION AS DESCRIBED IN GRANT DEED RECORDED MAY 2, 2003 AS INSTRUMENT NO. 0311261 OF OFFICIAL RECORDS.

APN: 009-050-093
REAL PROPERTY IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL B IN BOOK 19, PAGE 75 OF PARCEL MAP, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

OWNERS

DANIEL & MYTHRA E. URRUTIA
TRUSTEES OF THE DANIEL URRUTIA
FAMILY TRUST DATED JUNE 1, 2005
12597 GRANGEVILLE BLVD.
HANFORD, CA 93230
A.P.N.: 009-050-093

VICTOR DAVID GONZALEZ AND MARGARITA D. GONZALEZ
AS SUCCESSOR CO-TRUSTEES OF THE GONZALEZ REVOCABLE
TRUST DATED SEPTEMBER 15, 1986
P.O. BOX 1571
TULARE, CA 93275
A.P.N.: 009-050-007

APPLICANT

WOODSIDE HOMES
ATTENTION: MATT SMITH, LAND ACQUISITION MANAGER
ADDRESS: 9 RIVER PARK PLACE EAST SUITE 430
FRESNO, CA 93720
PH. NUMBER: (559) 437-5007

GENERAL INFORMATION

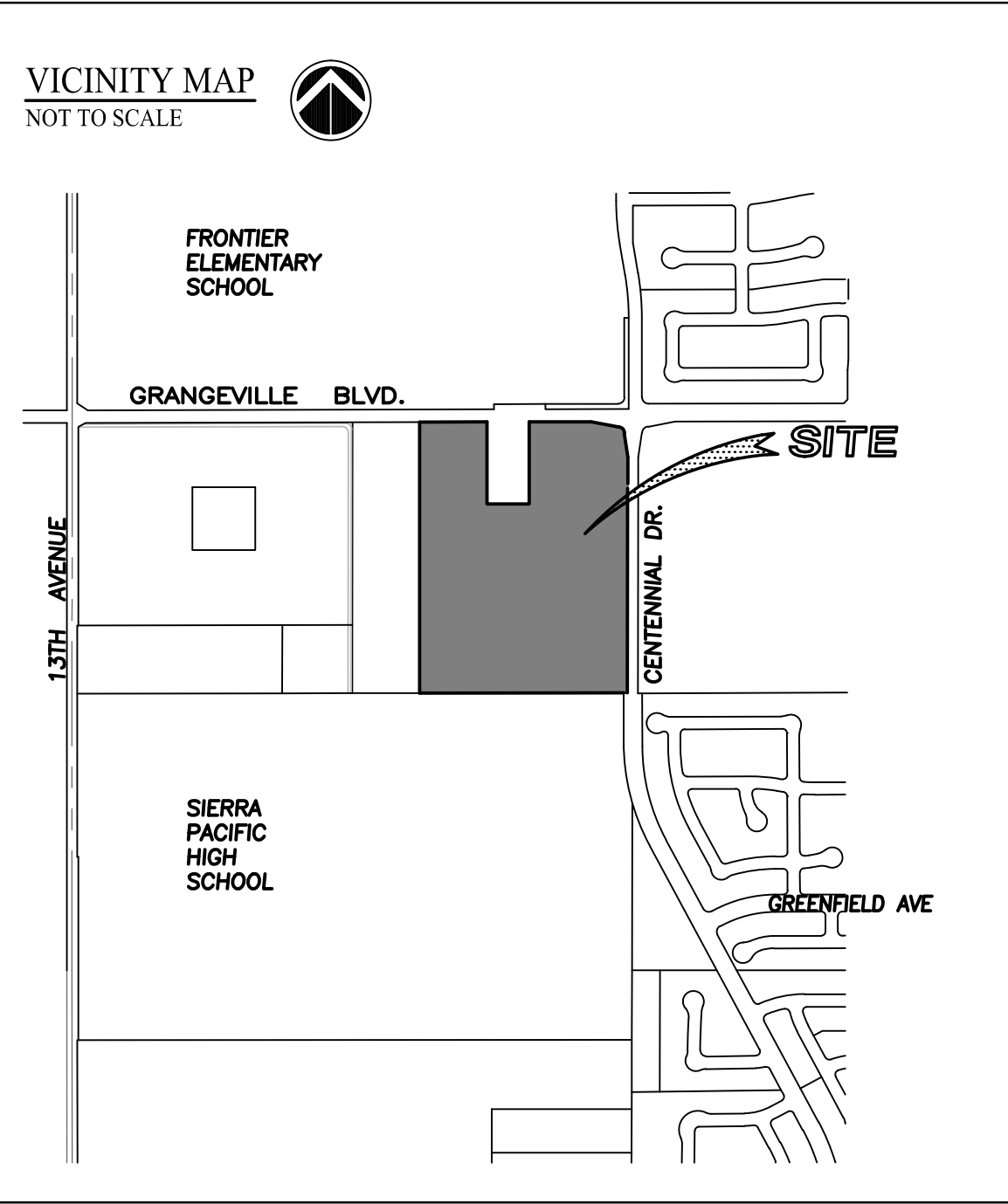
EXISTING ZONING R-1-8
PROPOSED ZONING R-1-8
G.P. DESIGNATION L.D.R.
EXISTING USE VACANT
PROPOSED USE RESIDENTIAL
SEWER CITY OF HANFORD
WATER CITY OF HANFORD
STORM DRAINAGE PROPOSED DRAINAGE BASIN
A.P.N. 009-050-000 & 007

LOT INFORMATION

NUMBER OF LOTS: 54
MINIMUM LOT SIZE: 11,200 S.F. (LOTS 1 & 2)
MAXIMUM LOT SIZE: 17,778 S.F. (LOT 8)
AVERAGE LOT SIZE: 13,407 S.F.
BASIN AREA: 1.33 ACRES
TOTAL AREA: 23.01 ACRES
LOTS PER ACRE: 2.346
STREET DEDICATION: 10,935 S.F. (GRANGEVILLE BLVD.)
STREET DEDICATION (INT.) 5.06 ACRES

*NOTE

DEVELOPER PROPOSES TO USE 24' (AT THROAT) DRIVEWAYS FOR LOTS 1-54



VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 913
FOR:
WOODSIDE HOMES

CIVIL ENGINEERS

ZUMWALT
HANSEN & ASSOCIATES

LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JRJ
CHECKED BY: AD
INDEXED BY:
DATE: See Below
JOB NO.: 0751911
SHEET: 1 OF 1

RESOLUTION 2016-14**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING TENTATIVE TRACT MAP 917, A REQUEST TO SUBDIVIDE 23.01
ACRES INTO 54 SINGLE-FAMILY RESIDENTIAL LOTS AND A RETENTION BASIN
IN THE "R-1-8" LOW-DENSITY RESIDENTIAL ZONE DISTRICT**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on **June 14, 2016**, by motion of Commissioner , and seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 917, filed by Woodside Homes, 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 **June 14, 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, the Initial Study and Mitigated Negative Declaration No. 2016-04 and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies; and

WHEREAS, the initial study prepared for the project determined that the project would not result in significant impacts and Mitigated Negative Declaration No. 2016-04 was certified and a Mitigation Monitoring and Reporting Program is adopted as shown in **Exhibit A**; 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 residential development.

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 2.35 dwelling units per 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. 2016-04 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 Tentative Tract 917 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 917 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 584-2580

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

Defense and Indemnification Provisions:

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

City of Hanford to the applicant or any contractor, will require the payment of prevailing wages. Further, applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project.
6. That the applicant's obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project and costs of any settlement representing damages, litigation costs and attorney fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the project.

PLANNING DEPARTMENT

Contact 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.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
6. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That each lot owner within Tract 917 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 the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small

Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

Special Requirements

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-8" Low-Density Residential Zone District shall apply.

Architectural Conditions:

1. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
3. That all mechanical equipment, including electrical and gas meters, are to be screened from view, and that all new electrical transformers are either installed underground or screened.
4. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

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

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

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday 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 four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
2. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."

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

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

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

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

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

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

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 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 Centennial Drive and Grangeville Boulevard and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Centennial Drive, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Centennial Drive, along the entire development frontage, will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, decorative 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.

- b. Grangeville Boulevard 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 Grangeville Boulevard, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Grangeville Boulevard, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the south side of Grangeville Boulevard, including pavement reconstruction of existing roadway if applicable, and a 16 foot wide westbound travel lane west of the centerline, including pavement reconstruction of roadway if applicable, and all street signing, striping and transition paving as required.
 4. Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Grangeville Boulevard in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Grangeville Boulevard. If Developer is unsuccessful, City will attempt to acquire the right-of-way.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
 4. That 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 Grangeville Boulevard and Centennial Drive, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Grangeville Boulevard/Centennial Drive street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Grangeville Boulevard street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing Grangeville Boulevard 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 Grangeville Boulevard and Centennial Drive 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 Grangeville Boulevard and Centennial Drive, including the "Not a Part" frontage.
 - c. Landscaping and irrigation system improvements along the development frontages of Grangeville Boulevard and Centennial Drive. 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 Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

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.
4. The storm drain main proposed to be installed between Lots 7 and 8 and extending to Grangeville Blvd. shall be installed in a 20' wide easement dedicated to the City for storm drain pipeline purposes and shall be constructed of Class V "spun" pipe from face of curb at Madeline Drive to face of curb at Grangeville Boulevard.

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, and decorative fencing and landscaping located along the property frontages of Grangeville Boulevard and Centennial Drive located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

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.

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 **14th** day of **June, 2016**.

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

Exhibit A:
Mitigation Monitoring and Reporting Program

**Tentative Tract 917 Mitigation Measures
Mitigated Negative Declaration 2016-04**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	All approvals for improvements or development of property including without limitation application for rezoning, land divisions, zoning permits, and residential building permits, on property in the City of Hanford within one mile of the City's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy shall be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense. The Hanford Community Development Department, after consultation with the city attorney, shall develop the written forms to carry out the notice, disclosure and recordation required by this chapter. The following condition will appear in the resolution for Tentative Tract 917: That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer

AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation Measure: Air Quality 2.	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)?	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.	Developer to obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts.	Developer
Mitigation Measure: Air Quality 4.	Letter received from Kings County Environmental Health Department	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	Developer

		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.	
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	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			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HAZARDS AND HAZARDOUS MATERIALS			

Mitigation Measure: Hazards 1	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?	The proposed project is located within an urbanized area of the City and the risk of wildfire is very low; however, the adjacent agricultural land to the east and west could be subjected to grassfire. To minimize the risk of impact from wildfire, all residential units will be required to have sprinklers, per the Fire Code.	City to require; developer to provide
HYDROLOGY AND WATER QUALITY			
Mitigation Measure: Hydrology 1	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
Mitigation Measure: Hydrology 2	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
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	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			
Mitigation Measure: Noise 1	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.	Resident; Police to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the	The project will be subject to school impact fees.	Developer to pay

	provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	The project will be subject to park impact fees.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	The applicant'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			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees.	Developer to pay impact fees

Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport."	City to require as condition of approval; developer to provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

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

NOTICE IS HEREBY GIVEN that on Tuesday, June 14, 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 917, a request by Woodside Homes to subdivide approximately 23 acres into 54 single-family residential lots in the "R-1-8" Low-Density Residential Zone District.

The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive (APN 009-050-007 and 009-050-093).

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: May 20, 2016 – June 10, 2016 [20 days]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by June 10, 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, mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the above address.

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

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

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

MITIGATED NEGATIVE DECLARATION 2016-04

Project Title: Tentative Tract 917

File Number: 504-0522

Lead Agency: City of Hanford

Applicant: Woodside Homes
9 Riverpark Pl East, Suite 430
Fresno, CA 93720

Property Owner(s): Margarita D. Gonzalez
302 Emerald Way
Placentia, CA 92870

Urrutia, Daniel Family Trust
12597 Grangeville Boulevard
Hanford, CA 93230

Project Description: **Tentative Tract 917**, a request by Woodside Homes to subdivide approximately 23 acres into 54 single-family residential lots in the "R-1-8" Low-Density Residential Zone District.

Location: The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive (APN 009-050-007 and 009-050-093).

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: Gabrielle de Silva, Assistant Planner

Phone: (559) 585-2578

Signature:

Gabrielle de Silva

Date: May 20, 2016

Review Period: May 20, 2016 – June 10, 2016 [20 days]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 2016-04

Prepared For

Woodside Homes
Tentative Tract 917

Prepared By

City of Hanford

May 20, 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 15165, if a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

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

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

PROJECT DESCRIPTION:

The project is a request to subdivide approximately 23 acres into 54 single-family residential lots in the "R-1-8" Low-Density Residential Zone District. The overall density of the project is 2.35 units per acre, which is within the allowable range prescribed by the General Plan for the Low-Density Residential District, which is between two and nine 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 Climate Action Plan contain policies and regulations and measures that are designed to mitigate impacts to a level of non-significance. Environmental measures are methods, measures, standard regulations or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the project. Environmental measures are also commonly listed as conditions of approval. The City Municipal Code and other agencies currently contain measures that assist to mitigate environmental impacts. Mitigation measures have been included in the environmental assessment that will mitigate any potential impacts to a level of less than significant.

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Air Quality for the EIR prepared for the 2002 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2002 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 02-39-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties. The proposed development is consistent with the Low-Density Residential land use designation and the standards for development in the "R-1-8" Low-Density Residential Zone District.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Tentative Tract 917 in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2002 General Plan Update Environmental Impact Report (EIR) (SCH No. 2002021036), certified by the City Council June 18, 2002 for which a Statement of Overriding Considerations was adopted for Agriculture and Air Quality. The proposed project is being developed consistent with the land use that was designated at the time of the preparation of the General Plan Update and associated EIR.

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

The proposed Project, as analyzed in the IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2002 General Plan EIR for purposes of determining environmental impacts of Project implementation. Based on the Project specific analysis presented in the IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, impacts that could be mitigated to a less than significant level or that project impacts were adequately analyzed in the 2002 General Plan Update EIR. The IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: Biological Resources, Geology and soils, land use and planning, mineral resources, and population and housing.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures. The initial study utilized the full build out of the General Plan Planning Area as the area for consideration of cumulative impacts. Significant and unavoidable impacts to agricultural resources and air quality were identified with the full buildout of the General Plan Planning Area. These impacts were analyzed in the 2002 General Plan EIR and determined to be a significant and unavoidable impact associated with implementation of the 2002 General Plan, of which the Project is a part and consistent with. A Statement of Overriding Considerations for these significant unavoidable impacts were adopted by the City Council as part of the approval of the 2002 General Plan Update. There are no mitigation measures that would further reduce the short-term construction and longer term operational air quality impacts. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is re-affirmed for the proposed Project and a Mitigated Negative Declaration is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

CONSULTATION

Pre-consultation was sent to the interested agencies on May 2, 2016. Three comment letters were received from the following agencies: Kings County Health Department, Kings County Planning Department and the Hanford Elementary School District. A copy of the pre-consultation letters received are included in the record.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2016-04

1. Project Title: Tentative Tract 917
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 southwest corner of Grangeville Boulevard and Centennial Drive (APN 009-050-007 and -093).
6. Project Sponsor's Name/Address: Woodside Homes
9 Riverpark Pl East, Suite 430
Fresno, CA 93720
7. General Plan Designation: Low-Density Residential
8. Zoning: R-1-8
9. Description of the Project: **Tentative Tract 917**, a request to subdivide approximately 23 acres into 54 single-family residential lots in the "R-1-8" Zone District.
10. Surrounding land uses and setting:

	Land Use	General Plan Designation	Zoning
North	Single-Family Residential City Well; Vacant	Low-Density Residential; Public Facility; Neighborhood Commercial	R-1-8; PF; NC
South	School Facility	Public Facility	PF
East	Agricultural; Vacant	Low-Density Residential	R-1-6
West	Residential	Low-Density Residential	R-1-8

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

Gabrielle de Silva
Assistant Planner
City of Hanford

May 20, 2016

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) Less than Significant Impact – The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. b) No Impact –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 1.5 miles north of the nearest highway, 198. Trees, outcroppings or state-scenic highways are not located on the site or within the immediate vicinity, therefore no impact. c) Less than Significant Impact –The project 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) Mitigation Measure Aesthetics 1: Less than Significant Impact with Mitigation Incorporation– The project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be requirements of development for the project. Mitigation Measures: Mitigation Measure Aesthetics 1: That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties. Conclusion: Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light source. Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);				
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?	☐	☐	☒	☐

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

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."

During pre-consultation, the City received input from Kings County Planning Department, stating, "The proposed project (Tentative Tract 917) is in the vicinity of agriculture and the County has a Right to Farm Ordinance. Normal and usual agricultural practices are not considered to be a nuisance by the County. Potential homebuyers should be made aware of this information before they purchase homes in the subdivision."

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. A "Notice of Non-renewal of Land Conservation Contract" was recorded May 3, 2007 for the property located at APN 009-050-007. The Notice of Non-Renewal states that the contract will terminate on January 1, 2017. 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) Mitigation Measure Agriculture 1: Less than Significant Impact with Mitigation Measures – the conversion of the 23 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. In order to carry out the goals and policies of the city of Hanford General Plan, the following notices and disclosures shall be required: All approvals for improvements or development of property including without limitation application for rezoning, land divisions, zoning permits, and residential building permits, on property in the City of Hanford within one mile of the City's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy shall be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense. The Hanford Community Development Department, after consultation with the city attorney, shall develop the written forms to carry out the notice, disclosure and recordation required by this chapter. The following condition will appear in the resolution for Tentative Tract 917: 1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate. Mitigation Measures: Mitigation Measure Agriculture 1: That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate. Conclusion: Less than Significant with Mitigation Incorporation- The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be that a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
of the adjacent agricultural uses and their right to continue to operate. Source(s): Department of Conservation Farmland Mapping and Monitoring Program map – Kings County (2012), Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002); consultation received from Kings County Planning Division (letter – attached).				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

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

<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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
than significant level. Pre-consultation was received from the Kings County Environmental Health Department. The letter states, "Valley Fever: As per the Kings County Public Health Officer, <i>Coccidioides immitis</i>, 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." As a condition of approval and mitigation measure, the above will be added to the resolution for Tentative Tract 917 and will appear as a mitigation measure. 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 PM₁₀ and CO, and nonattainment for PM_{2.5}. At the state level, the SJVAB is designated nonattainment for 8-hour ozone, PM₁₀, and PM_{2.5} 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 NO_x) in excess of 10 tons per year. 2. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact. 3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact. 4. A project produces a PM₁₀ emission of 15 tons per year (82 pounds per day) While the SJVAPCD CEQA Guidance recognizes that PM₁₀ is a major air quality issue in the basin, it has not established a numerical threshold for significant for PM₁₀. For the purpose of this analysis, a threshold of 15 tons per year was used as the significance threshold. This is the threshold level at which new stationary sources requiring permits from SJVAPCD must provide offsets. The SJVAPCD 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 PM₁₀s. If construction activities comply with the applicable				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) **Mitigation Measure Air Quality 1:** 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 ozone 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 not anticipated to conflict with the attainment 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) **Mitigation Measure Air Quality 2:** 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) **Mitigation Measure Air Quality 3:** 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 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.

Mitigation Measures:

Mitigation Measure Air Quality 1: That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.

Mitigation Measure Air Quality 2: The applicant will be required to obtain permits demonstrating

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. 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. Mitigation Measure Air Quality 3: That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000. Mitigation Measure Air Quality 4: 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. 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. Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), San Joaquin Valley Air Pollution Control District, CalEEmod, California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) http://www.arb.ca.ags				

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

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

General Plan policies conserve open space through the creation of greenbelt/open space buffers around the perimeter 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

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?

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

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

Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002).

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

Environmental Setting

The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is proximal to the proposed subdivision. Consultation was initiated with the tribal group associated with the proximal culturally-sensitive site. No comments were received back from the tribe as of the date of preparation of this report. 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. Three culturally-sensitive sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is proximal to the proposed subdivision. Consultation was initiated with the tribal group associated with the proximal culturally-sensitive site. No comments were received back from the tribe as of the date of preparation of this report.
- b) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource. Three culturally-sensitive sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is proximal to the proposed subdivision. Consultation was initiated with the tribal group associated with the proximal culturally-sensitive site. No comments were received back from the tribe as of the date of preparation of this report.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature. d) Mitigation Measure Cultural Resources 1: 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 Measures: Mitigation Measure Cultural Resources 1: the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98. 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. Source(s): Hanford General Plan, consultation letter sent				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element]

"The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west" (City of Hanford General Plan 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) **Mitigation Measure Geology 1:** Less than Significant Impact with Mitigation Measures – Construction of urban uses would create changes in absorption rates, drainage patterns, and the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
rate and amount of surface runoff in the annexed area. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil. c) Less than Significant Impact - The proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions. d) Less than Significant Impact – the project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division would not mitigate. e) Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods. Mitigation Measures: Mitigation Measure Geology 1: 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. Conclusion The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively. Source(s): General Plan and General Plan EIR (2002);				
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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020. In 2009, the California Office of Planning and Research (OPR) published revisions to CEQA to address GHG emissions. The amendments included the following: Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impact, based upon its compliance with the plan. Local governments are encouraged to quantify the greenhouse gas emissions of proposed project, noting that they have the freedom to select the models and methodologies that must meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significant, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. When creating thresholds of significance, local governments may consider thresholds of significance adopted by other agencies. On December 30, 2009, the Natural Resources Agency adopted the proposed amendment to the CEQA Guidelines in the California Code of Regulations. Also in December 2009, the SJVAPCD adopted guidance documents for addressing GHG impacts. The guidance reflects on performance based standards known as Best Performance Standards (BPS), to assess significance of projects related GHG emissions on global climate change during the environmental process. Projects can mitigate their impacts to less than significant by including BPS in their project. Compliance with AB32 may also be achieved by reducing emissions 29% less than business as usual. In May of 2014, the City of Hanford adopted a Climate Action Plan to quantify GHG emissions, ensure compliance with AB32 and to streamline the environmental review process in accordance with CEQA Guidelines Section 15152 and 15183.5. Effective October 1, 2005 the State adopted new energy standards for all new buildings (Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air-conditioning systems, lighting systems (incorporating natural lighting where possible), and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and how it meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions. b. Less than Significant with Mitigation Incorporation - Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant. Mitigation Measures: Mitigation Measure Greenhouse Gases 1: Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. Conclusion With mitigation measures, the project will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change. Source(s): 2002 General Plan Update, 2002 General Plan Update EIR, San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan)				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☒	☐	☐
Environmental Setting The General Plan contains a Hazards Management Element which was adopted to reduce potential safety issues associated with urban development. The project site is not listed as part of the State of California Hazardous Waste and Substances List. Field review by City staff did not reveal any potential for hazards or obvious signs of contamination on the site. Refer to previous sections for discussion of geologic and seismic hazards, water, water quality and flooding and air quality. Significance Criteria The project may result in significant hazards if it does any one of the following: 1. Create a public health hazard 2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or interferes with an emergency response plan 3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards. 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant. c) Less than Significant Impact – there are no known hazardous materials that would be generated by the proposed future development of the residential site that would expose schools to substantial risk. The nearest existing school is Sierra Pacific High School located directly south 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 2.9 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 2.9 miles to the southeast. f) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact. g) Less than Significant Impact – the proposed project is located 1.5 miles north of State Highway 198, directly south of Grangeville Blvd, and 2 miles south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. h) Mitigation Measure Hazards 1: Less than Significant Impact with Mitigation Measures – the proposed project is located within an urbanized area of the City and the risk of wildfire is very low; however, the adjacent agricultural land to the east and west could be subjected to grassfire. To minimize the risk of impact from wildfire, all residential units will be required to have sprinklers, per the Fire Code. Mitigation Measures: Mitigation Measure Hazards 1: The proposed project is located within an urbanized area of the City and the risk of wildfire is very low; however, the adjacent agricultural land to the east and west could be subjected to grassfire. To minimize the risk of impact from wildfire, 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 with the mitigation measure requiring sprinkler for all residential units. Source: 2002 General Plan, 2002 General Plan EIR, State of California Hazardous Waste and Substance List				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

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

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

Environmental Setting

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

The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal and State Arsenic MCL requirements. Hanford was given until December 31, 2009, to be in compliance. All the actions in the Arsenic Reduction Study were completed; therefore, the City's water system and water quality are currently in compliance with the Federal and State Arsenic MCL.

Significance Criteria

The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system.

Checklist Discussion

- a) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- b) Less than Significant Impact with Mitigation Incorporation - The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.
- c) Less than Significant Impact- The project proposes a basin for storm drainage of the site. The proposed drainage basin would not result in substantial erosion or siltation on- or off-site. The developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.
- d) Less than Significant -- the proposed project is consistent with the Hanford General Plan and the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
General Plan EIR.				
e) Less than Significant– Public Works has worked with the applicant to ensure that runoff water and planned stormwater drainage systems will be able to accommodate the project's capacity. f) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact. h) See g above i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact. j) No Impact. The project is not located near any ocean, coast, or seiche hazard area therefore there is no impact.				
Mitigation Measures:				
Mitigation Measure Hydrology 1: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.				
Mitigation Measure Hydrology 2: The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.				
Mitigation Measure Hydrology 3: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.				
Conclusion				
Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.				
Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 917 is consistent with the Hanford General Plan. The location is shown in the Hanford General Plan as Low-Density Residential and zoned "R-1-8" 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 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 8,000 sq. ft. lot minimums for the tentative tract, as is required of the "R-1-8" Zone District by the Municipal Code.
- 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.

Source(s): 2002 General Plan, 2002 General Plan EIR, 2008 Housing Element, 2016 Housing Element, City of Hanford Municipal Code, State of California Government Code

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. 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 of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

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

Note:

Each of the noise levels specified above shall be lowered by 5 dBS for simple tone noises, noises consisting primarily of speech or music, or recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

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

Significance Criteria

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

Checklist Discussion

- Mitigation Measure: Noise 1:** 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 2.9 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.

Mitigation Measure:

Mitigation Measure: Noise 1: . Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
transportation related noise is 50 dB in the daytime and 45 dB at nighttime Conclusion The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. . Source: 2002 General Plan Update, 2002 General Plan Update EIR				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Environmental Setting The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the 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 (Grangeville Boulevard and Centennial Avenue) are well established and integrated into the project design. b) No Impact - No existing housing exists on-site. c) No Impact - the project will not displace any persons.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. Source: 2002 General Plan, 2002 General Plan EIR, site visit				
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☒	☐	☐
Schools?	☐	☒	☐	☐
Parks?	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐
Environmental Setting Emergency services protection (Fire and Police) in the proposed project area are provided by the City of Hanford. The City of Hanford is currently served by two fire stations. Station No. 1 is a 10,000 sq. ft. facility located at 340 W. Grangeville Blvd. Station 2 is a 4,500 sq. ft. facility located at 10553 Houston Avenue. Additional stations have been planned at the northwest corner of Berkshire and Centennial Drive and at the northwest intersection of Woodland and 12th Avenue. Station service areas are designed to allow for an approximate 5 minute response time, which is the acceptable standard for the City. The City has adopted Development Impact Fees for Fire Services. The Hanford Police Department (HPD) currently operates out of a single station, located at 425 N Irwin Street. This facility, while adequate for current programs and community demands, offers little room for expansion to meet increasing needs of the police services. As growth continues in Hanford, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law-enforcement supplies, and office space. The proposed project lies within the Hanford Elementary and 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
accommodate those new students with facilities. The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 residents of neighborhood park and not less than 2 acres of community park per 1,000 residents. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development. Significance Criteria The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services. Checklist Discussion a) (FIRE) Less than Significant Impact with mitigation measures (payment of impact fees) - the project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment. The project will be required to pay fire impact fees. b) (POLICE) Less than Significant Impact with mitigation measures (payment of impact fees) - The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated. The project will be required to pay police impact fees. c) (SCHOOLS) Less than Significant Impact with mitigation measures. The payment of school impact fees, as required by law, and the future designation of a school site under the City of Hanford General Plan Update would reduce the impact to less than significant. The Hanford Elementary School District has submitted a letter stating, "Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Tentative Tract Map #917, we respectfully request that the City of Hanford set aside land for future schools prior to approval of future development" (see attached letter from Hanford Elementary School District." The City is in the process of updating the General Plan; land has been set aside for the development of a school in the future General Plan. d) (PARKS) Less than Significant Impact with mitigation measures (payment of impact fees) -The residential development proposed will be required to provide pay impact fees for park-space. e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies – in response to public facilities, the only letter submitted was from Hanford Elementary School District, which is identified above and attached to this initial study. Mitigation Measures: Mitigation Measure Public Service 1: That the development is subject to Fire Impact Fees. Mitigation Measure Public Service 2: That the development is subject to Police Impact Fees. Mitigation Measure Public Service 3: That the development is subject to School Impact Fees. Mitigation Measure Public Service 4: That the development is subject to Park Impact Fees. Conclusion The project can be served by existing public services and future designation of a school site. The project will be subject to impacts fees (Fire, Police, School and Park). The project will not result in significant impacts to public services with the payment of impact fees to mitigate the project's effect.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Sources: Pre-consultation with affected agencies and departments (letter attached from Hanford Elementary School District, 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?	☐	☒	☐	☐

	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) Mitigation Measure Recreation 1: Less than Significant Impact with Mitigation Incorporation – the applicant's request to subdivide 23 acres into 54 residential lots in the "R-1-8" zone would potentially increase the population by 168 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 0.25 acres of neighborhood park space and .34 acres of community park space. The applicant will be required to pay impact fees for park space. b) Mitigation Measure Recreation Less than significant impact with Mitigation Incorporation- the applicant's request to subdivide 23 acres into 54 residential lots in the "R-1-8" zone would potentially increase the population by 168 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 0.25 acres of neighborhood park space and .34 acres of community park space. The applicant's proposal does not include designated park space; therefore, it would be necessary to pay the park space impact fees. Mitigation Measures: Mitigation Measure Recreation 1: The applicant will be required to pay impact fees for park space. Conclusion. The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. The project will not result in impacts to recreation with mitigation measures in place; therefore cumulative impacts are less than significant. 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)?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☒	☐	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Environmental Setting

"The 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 Centennial Boulevard, a collector street and Grangeville Boulevard, an arterial street.

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following"

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

Checklist Discussion

- a) **Mitigation Measure Transportation 1:** Less than Significant with payment of impact fees to mitigate effect – 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. The project site will be subject to traffic impact fees.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable. Existing roads in Hanford have a LOS of C or greater, with the exception of portions of Fargo, Lacey and 10th Avenue, 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 2.9 miles away from the nearest municipal airport. d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that increase hazards. e) Less than Significant – the proposed project is located 1.5 miles north of State Highway 198, directly south of Grangeville Blvd, and 2 miles south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. Emergency access by fire and police is sufficient, as proposed. f) Mitigation Measure Transportation 2: Less than Significant with Mitigation Incorporation – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.” g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation. Mitigation Measures Mitigation Measure Transportation 1: That the development is subject to traffic impact fees. Mitigation Measure Transportation 2: That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.” Conclusion The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project would have a less than significant impact on Traffic and Transportation with mitigation measures implemented and payment of the traffic impact fee. Source: City of Hanford General Plan, Circulation Element, 2002, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution,				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

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

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 million gallons per day in domestic and industrial wastewater. The City of Hanford uses a nominal rate of 100 gallons per day of waste water per capita. The City has initiated a program to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the Regional Water Quality Control Board for this purpose. The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan. The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities. Thresholds of Significance The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities. Checklist Discussion a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant. b) Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant. c) Less than Significant with Mitigation Measures: The project proposes a basin for storm drainage of the site. A requirement of development will be that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. d) Mitigation Measure Utilities 1: 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 statutes regulating				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
solid waste. Mitigation Measure: Mitigation Measure Utilities 1: Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping. Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. Source: 2002 General Plan, 2002 General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources. City staff				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Less than Significant 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.				

Gabrielle de Silva

Prepared by City of Hanford
Gabrielle de Silva
Assistant Planner

May 20, 2016

Date
May 20, 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

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this tentative tract, 917, Tentative Tract 887 and 861, and Annexation 151.

Agriculture and Forest Resources

Less than Significant with Mitigation Incorporation- Impacts to agriculture and forest resources are anticipated to be less than significant with mitigation measures. The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed for the conversion of farmland to non-agricultural uses for this tentative tract, 917, Tentative Tract 887 and 861, and Annexation 151 under the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development (and others within one mile of agriculture) will be that a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Air Quality

Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts,. Effects to air quality from new projects including this tentative tract, 917, Tentative Tract 887 and 861, and Annexation 151, are not anticipated to be significant with the incorporation of the standard City conditions of approval for compliance with the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR of which the project, and future projects Tract 887, 861, and Annexation 151 are consistent.

Biological Resources

Less than Significant – impacts to biological resources from this project, and future planned projects, Tract 887, 861 and Annexation 151, are anticipated to be less than significant. This site and surrounding properties are proximal to urban development and land used for agricultural purposes, which therefore do not contain any natural, undisturbed areas that may be considered habitat; therefore, the project would have a less than significant cumulative impact for biological resources.

Cultural Resources

Less than Significant with Mitigation Incorporation –This project and future planned projects, Tract 887, 861 and Annexation 151 would not create any significant impact to cultural resources; a mitigation measure is included for this project and others planned in the same area, that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.

Geology and Soils

Less than Significant - The project and future planned projects, Tract 887, 861 and Annexation 151 will not result in significant impacts to geophysical conditions, therefore, the impact is considered less than significant, cumulatively.

Greenhouse Gas Emissions

Less than Significant with Mitigation Incorporation - With mitigation measures, this project, and future planned projects, Tract 887, 861 and Annexation 151 will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Hazards and Hazardous Materials

Less than Significant with Mitigation Incorporation - The impact from hazards and hazardous materials from this project and future planned projects, Tract 887, 861 and Annexation 151 are expected to be less than significant with the mitigation measure requiring sprinkler for all residential units.

Hydrology/Water Quality

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

Land Use Planning and Population

Less than Significant -The 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

Less than Significant - The project and future planned projects, Tract 887, 861 and Annexation 151 are not anticipated to have any impacts to mineral resources as there are no known mineral resources in the City; therefore cumulative impacts are anticipated to be less than significant.

Noise

Less than Significant with Mitigation Incorporation- this project and future planned projects, Tract 887, 861 and Annexation 151 would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. Normal use of residential does not constitute excessive noise.

Population and Housing

Less than Significant - The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan and the Housing Element. The project will not result in a significant impact to population and housing. This project and future planned projects, Tract 887, 861 and Annexation 151 provide housing for the City's growing population.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect -The project and future planned projects, Tract 887, 861 and Annexation 151 can be served by existing public services and planned future public facility projects, such as a planned third and fourth fire station. The project and future planned projects, Tract 887, 861 and Annexation 151 will be subject to impacts fees to be used for expansion and addition of public services and personnel. The project will not result in significant impacts to public services. A future school location is anticipated under the new General Plan, which serve the area overall

Recreation

Less than Significant with Payment of Impact Fees to Mitigate Effect -The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. The project and future planned projects, Tract 887, 861 and Annexation 151 will not result in impacts to recreation with mitigation measures in place; therefore cumulative impacts are less than significant.

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect - The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project would have a less than significant impact on Traffic and Transportation with mitigation measures implemented. Future plans to install a traffic light at the Grangeville Boulevard and 13th Avenue intersection will aid in mitigating impacts to traffic from development of the area, overall. Additionally, as development occurs, Grangeville Boulevard and 13th Avenue will be widened to undivided four lanes to handle future traffic capacity.

Utilities and Service Systems

Less than Significant with Mitigation Incorporation -Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. This project and future projects in the area have been accounted for and can be served by the City's utilities and service systems.

Sources:

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

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

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

Pre-Consultation Letters Received:

Kings County Environmental Health Services, Troy Hommerding. Date Received May 2, 2016.

Kings County Community Development Agency, Pamela L. Contreras. Date Received May 5, 2016.

Hanford Elementary School District, Gerry Mulligan. Date Received May 5, 2016.

**Tentative Tract 917 Mitigation Measures
Mitigated Negative Declaration 2016-04**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	All approvals for improvements or development of property including without limitation application for rezoning, land divisions, zoning permits, and residential building permits, on property in the City of Hanford within one mile of the City's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy shall be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense. The Hanford Community Development Department, after consultation with the city attorney, shall develop the written forms to carry out the notice, disclosure and recordation required by this chapter. The following condition will appear in the resolution for Tentative Tract 917: That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer

AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the District's Indirect Source Rule staff by telephone at (559) 230-6000.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation Measure: Air Quality 2.	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)?	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.	Developer to obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts.	Developer
Mitigation Measure: Air Quality 4.	Letter received from Kings County Environmental Health Department	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	Developer

		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.	
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	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			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HAZARDS AND HAZARDOUS MATERIALS			

Mitigation Measure: Hazards 1	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?	The proposed project is located within an urbanized area of the City and the risk of wildfire is very low; however, the adjacent agricultural land to the east and west could be subjected to grassfire. To minimize the risk of impact from wildfire, all residential units will be required to have sprinklers, per the Fire Code.	City to require; developer to provide
HYDROLOGY AND WATER QUALITY			
Mitigation Measure: Hydrology 1	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
Mitigation Measure: Hydrology 2	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
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	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			
Mitigation Measure: Noise 1	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.	Resident; Police to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the	The project will be subject to school impact fees.	Developer to pay

	provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	The project will be subject to park impact fees.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	The applicant'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			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees.	Developer to pay impact fees

Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport."	City to require as condition of approval; developer to provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	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: Diana Black
Sent: Monday, May 02, 2016 1:03 PM
To: 'Hommerding, Troy'
Cc: Gabrielle deSilva
Subject: RE: Project Review - Consultation Notice - TT 917

Thanks, Troy!

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: Hommerding, Troy [<mailto:Troy.Hommerding@co.kings.ca.us>]
Sent: Monday, May 02, 2016 12:45 PM
To: Diana Black
Subject: RE: Project Review - Consultation Notice - TT 917

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

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

From: Diana Black [<mailto:DBlack@cityofhanfordca.com>]
Sent: Monday, May 02, 2016 8:41 AM
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-Regional Manager; SoCal Gas Co; SoCal Gas Co; Tom Webb; Water Quality Control Board; Will Smith
Subject: Project Review - Consultation Notice - TT 917

Please see the attached notice and reply by the date requested.

Thank you!

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

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

April 28, 2016

PROJECT REVIEW - CONSULTATION NOTICE

For: Tentative Tract 917 (Woodside Homes)

The Community Development Department of the City of Hanford is requesting your comments concerning Tentative Tract Map 917 (the map attached says 913, however, the correct tract number is 917), filed by Woodside Homes, proposing to subdivide approximately 23 acres into 54 residential lots. The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive. The subject site is zoned "R-1-8" Low-Density Residential.

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

Recommendations for 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 **Friday May 13, 2016, at 5:00 p.m.** Comments can be mailed to the address above or emailed to gdesilva@cityofhanfordca.com. If you have any questions or concerns regarding this project, please call Gabrielle de Silva at (559)585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva, Assistant Planner

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

Par E

Signature

Kings Co. CDA

Agency

5.5.16

Date





KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

Gregory R. Gatzka, Director

PLANNING DIVISION

Chuck Kinney, Deputy Director – Planning

Web Site: www.countyofkings.com/planning/index.html

May 5, 2016

Gabrielle de Silva, Assistant Planner
City of Hanford Planning Department
317 N. Douty Street,
Hanford, CA 93230

RE: Tentative Tract 917 (Woodside Homes)

Thank you for the opportunity to comment on Tentative Tract Map 917. The proposed project (Tentative Tract Map 917) is in the vicinity of agriculture and the County has a Right to Farm Ordinance. Normal and usual agricultural practices are not considered to be a nuisance by the County. Potential homebuyers should be made aware of this information before they purchase homes in the subdivision.

Sincerely,

Kings County Development Community Development Agency

A handwritten signature in black ink, appearing to read "P. Contreras", is written over the typed name.

Pamela Contreras, Planner I



Hanford Elementary School District

714 N. White Street, P. O. Box 1067
Hanford, CA 93232
(559) 585-3600

May 5, 2016

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

Dear Ms. de Silva,

I received the Tentative Tract Map #917 (Woodside Homes) and have concerns. The children living in the proposed project area in grades 1 – 6 would be in the Simas Elementary School area of attendance and children 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. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Tentative Tract Map #917, we respectfully request that the City of Hanford set aside land for future schools prior to approval of future development.

If you have questions, please don't hesitate to call me at (559) 585-3628.

Sincerely,

Gerry Mulligan,
Director of Facilities and District Operations

GM:jb

Superintendent - Paul J. Terry, Ed.D.

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

COUNTY TRACT NO. 913
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

REAL PROPERTY IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 3 OF PARCEL 16, HERE RECORDED IN BOOK 7, AT PAGE 35, OF MAPS BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 1 EAST, MONTEBELLO & ADJACENT, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND HEREBY, THE COUNTY OF KINGS, STATE OF CALIFORNIA, CONFIRMS THE OFFICIAL RECORDATION AS DESCRIBED IN PARCEL 16, HERE RECORDED IN BOOK 7, AT PAGE 35, OF INSTRUMENT NO. 011761 OF OFFICIAL RECORDS.

DANIEL & MYRTHA E. URBALITA
TRUSTEES OF THE DANIEL URBALITA
FAMILY TRUST DATED JUNE 1, 2005
13597 ORANGEVILLE BL. WD.
HANFORD, CA 91230
A.P.N.: 009450-093

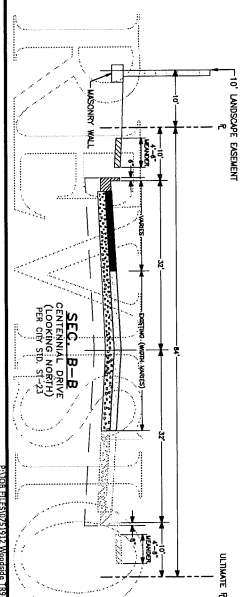
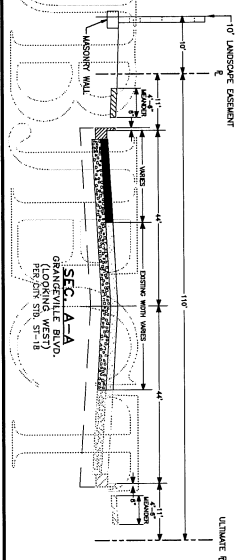
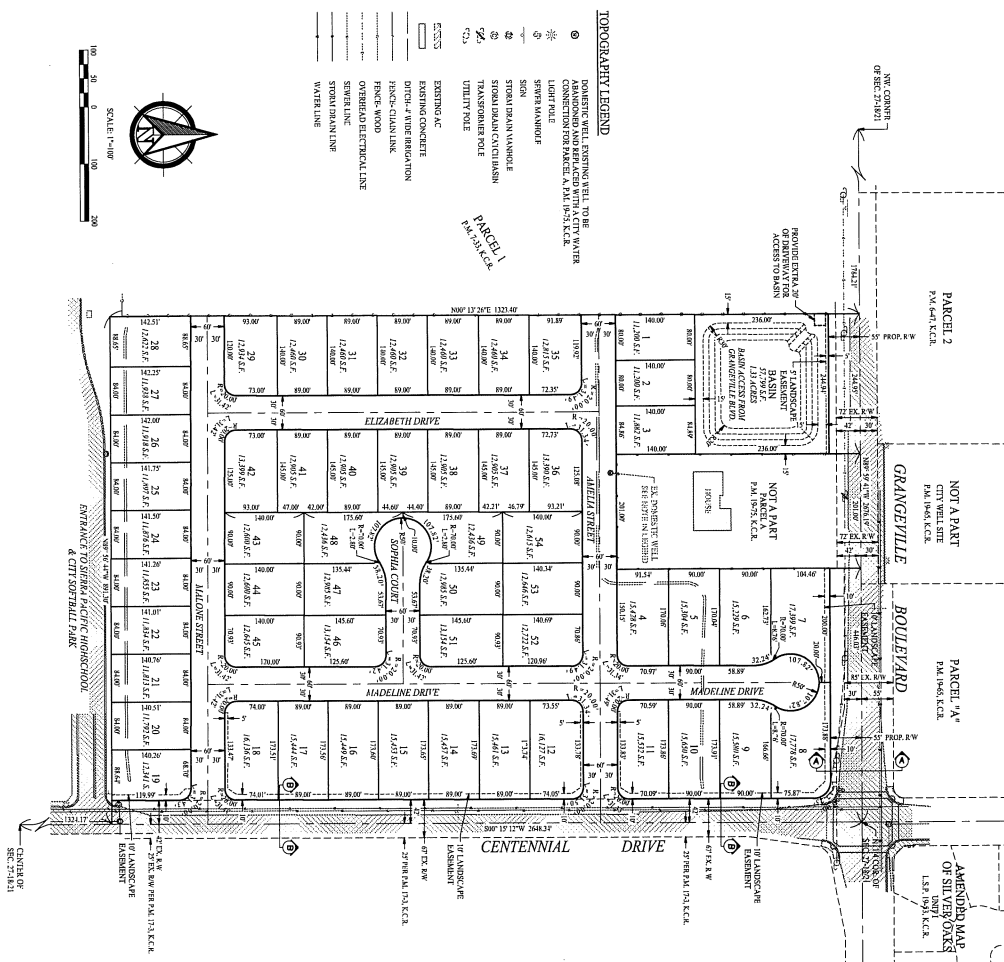
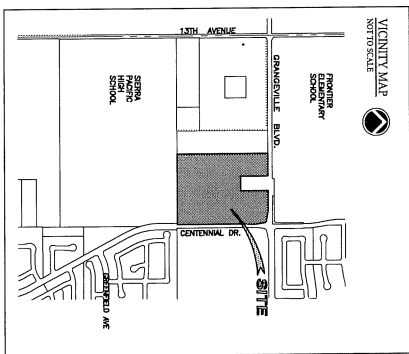
VICTOR DAVID GONZALEZ AND MARGARITA D. GONZALEZ
AS SUCCESSOR CO-TRUSTEES OF THE GONZALEZ REVOCABLE
TRUST DATED SEPTEMBER 15, 1986
P.O. BOX 1571
TULARE, CA 91375
A.P.N.: 009450-007

WOODSIDE HOMES
ATTENTION: MATT SMITH, LAND ACQUISITION MANAGER
ADDRESS: 9 RIVER PARK PLACE EAST SUITE 400
FRESNO, CA 93720
PH. NUMBER: (559) 437-5007

EXISTING ZONING	R-1.5B
PROPOSED ZONING	R-1.5
C.P. DESIGNATION	L.D.R.
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAINAGE	PROPOSED DRAINAGE BASIN
A.P.N.	009-025-000 & 007

NUMBER OF LOTS:	54
MINIMUM LOT SIZE:	11,200 S.F. (LOTS 1 & 2)
MAXIMUM LOT SIZE:	17,778 S.F. (LOT 6)
AVERAGE LOT SIZE:	13,897 S.F.
BASE AREA:	1.33 ACRES
TOTAL AREA:	21.91 ACRES
LOTS PER ACRE:	3.94
STREET DEDICATION:	10,695 S.F. (GRANDEVILLE BLVD)
STREET DEDICATION (INT.):	3.06 ACRES

***NOTE**



City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
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VICE MAYOR
FRANCISCO RAMIREZ
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April 28, 2016

PROJECT REVIEW - CONSULTATION NOTICE

For: Tentative Tract 917 (Woodside Homes)

The Community Development Department of the City of Hanford is requesting your comments concerning Tentative Tract Map 917 (the map attached says 913, however, the correct tract number is 917), filed by Woodside Homes, proposing to subdivide approximately 23 acres into 54 residential lots. The project is located at the southwest corner of Grangeville Boulevard and Centennial Drive. The subject site is zoned "R-1-8" Low-Density Residential.

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

Recommendations for 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 **Friday May 13, 2016, at 5:00 p.m.** Comments can be mailed to the address above or emailed to gdesilva@cityofhanfordca.com. If you have any questions or concerns regarding this project, please call Gabrielle de Silva at (559)585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva, Assistant Planner

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

Gary Mullis *HESD* *5-4-16*
Signature Agency Date

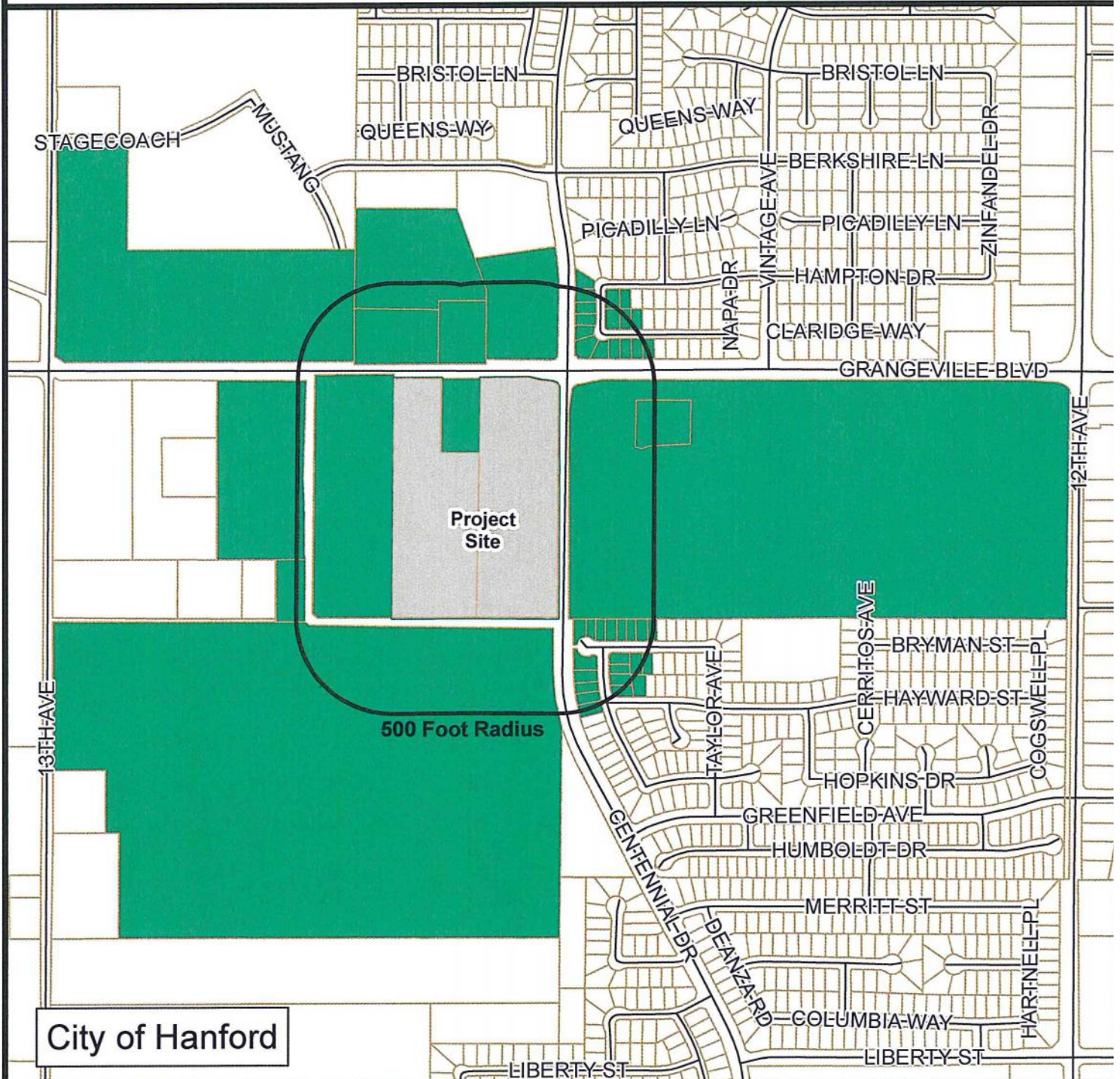
RECEIVED

MAY 04 2016

FACILITIES

Project Location & Mailing List Map

APN: 009-050-093 & 009-050-007



Attachment: Location Map (1521 : Tentative Tract 917)



Map prepared by
**Kings County
 Community Development Agency**
February 24, 2016
 1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

280 140 0 280 Feet



Legend

Project Area

Properties within 500 foot radius

City Limit Boundary





San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



June 8, 2016

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

Project: Tentative Tract 917 (Woodside Homes)

District CEQA Reference No: 20160326

Dear Ms. de Silva:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a request to subdivide 23 acres into 54 residential lots, located at the southwest corner of Grangeville Boulevard and Centennial Drive, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

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

If you have any questions or require further information, please call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet
Director of Permit Services



For Brian Clements
Program Manager

AM: sy