

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 28, 2017

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

INTRODUCTION OF NEW COMMISSIONERS

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the March 14, 2017 Meeting

PUBLIC HEARING

1. **Variance No. 2017-01**, a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum square footage allowed within the "PC" Planned Commercial Zone District. The project is located at the northwest corner of 12th Avenue and Lacey Boulevard (APN: 009-050-016).
2. **ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01**: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. **TENTATIVE TRACT NO. 918**: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. **TENTATIVE TRACT NO. 919**: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. **TENTATIVE PARCEL MAP NO. 2016-02**: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned "R-1-6" Low-Density Residential. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

GENERAL BUSINESS

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 3/28/2017	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the March 14, 2017 Meeting

RECOMMENDATION:

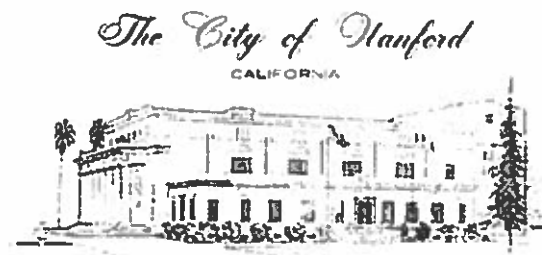
Approve the Minutes of the March 14, 2017 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

PC Minutes 03-14-17 (2)



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 14, 2017

CALL TO ORDER

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

ROLL CALL

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

INVOCATION

Pastor Walt Black, New Beginnings Church, provided the invocation.

FLAG SALUTE

Commissioner DOUGLAS led the flag salute.

PUBLIC COMMENT

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Dan Chin was unable to stay for the Public Hearing and was allowed to speak during this portion of the meeting. He provided a list of recommendations for distribution to the Commissioners. These included restrictions in the C-R zone at 12th and Lacey and the restriction of bank/financial institution main branches to the downtown. He would approve of a sale of the unused portion of Hidden Valley Park if the proceeds would be reserved for purchase of

additional open space for a community park. If not, he would be opposed to a sale, requesting that the zoning remain Public Facility.

CONSENT CALENDAR

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

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

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

Approval of the Minutes of the January 24, 2017 Meeting

PUBLIC HEARING

- 1. GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Land Use, Circulation, Conservation, Open Space, Noise and Safety. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences. MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance to be consistent with the proposed 2035 General Plan. ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update. The Planning Commission will be requested to consider the following: 1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act. 2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02). 3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.**

Before the Public Hearing, Commissioners made the following disclosures:

Commissioner HAM met with the City Attorney last week. He also met with Parks and Recreation Director Craig Miller and stopped by the Hanford Elementary School District office and the Hanford Joint Union High School District office.

Commissioner PADEN talked with City staff regarding this process. He also received a phone call from Dan Chin to discuss Mr. Chin's recommendations of this evening.

Commissioner JOHNSTON talked with Dan Chin, who informed him of his opinions on this matter.

Chairperson JOHNSTON opened the Public Hearing at 7:13 p.m. and called for the Staff Report. Community Development Director Mata briefly explained the project, then introduced QK Consultant Steve Brandt. He introduced and recognized others who worked with Director Mata and him on this project.

Consultant Brandt then presented the Staff Report and invited questions from the Commissioners. There were no questions at this time.

Chairperson JOHNSTON opened Public Comment.

1. Shelly (Talbert) Johnson, Executive Director of Main Street Hanford, spoke in opposition to changes in the Zoning Ordinance that would allow professional offices in other zones. She requested that the zoning restrictions protecting the downtown not be changed.

2. Attorney Richard Harriman, representing Hanford Environmental Awareness Team (HEAT), introduced planner Doug McIsaac, recently retired Community Development Director for the City of Bakersfield. Mr. McIsaac stated that he was asked to review comments and responses for this project. He felt that there are deficiencies and that there is no implementation plan.

3. Attorney Harriman, of HEAT and the San Joaquin Environmental Defense Center of Visalia, stated that he has reviewed General Plans throughout the San Joaquin Valley. Others that he has reviewed have extensive implementation measures, and he feels that this one does not. He requested a trails plan and would like to see inter-connectivity between small parks. He expressed appreciation for the process and all involved.

4. Mike Stoddard, Chairman of the Parks Commission, asked that Hidden Valley Park not be sold, and that the zoning not be changed.

5. Craig Johnson spoke in favor of keeping the protective zoning for downtown. He does not think most citizens want the General Plan and Zoning Ordinance Update.

6. Jerry Irons, read a letter from David Heffelfinger and Armstrong Family Revocable Trust and presented information for distribution to the Commissioners regarding property at the southwest corner of Sixth Street and 11th Avenue. The Zoning Ordinance Update shows a change in zoning from a commercial zone district to a residential zone. They request that the zone remain commercial.

7. Brandon LaMattino, of DLA Properties, owners of the YMCA building, thanked the Planning Commission for the proposed zone change at that property.

8. Bob Ramos stated that he had spoken with approximately 200 families who live near Hidden Valley Park, and none of them want the City to sell the unused portion of the park.

9. Joanne Doerter, manager of the Hanford Mall, noted that shopping centers have changed, and the mall has an 80,000-sq. ft. vacant department store space that they cannot fill. She asked that the Commissioners consider allowing other non-retail uses, such as offices, call centers, and recreation facilities, in the "C-R" (Regional Commercial) zone.

10. Lee Wisecarver recommended that permitted-use restrictions in the retail zones be removed to generate optimum levels of sales tax.

Chairperson JOHNSTON closed Public Comment, and Director Mata responded to comments.

Chairperson JOHNSTON opened Commissioners' questions of staff.

Commissioner HAM had three concerns: 1) amount of park land being considered (spreadsheet distributed to Commissioners); 2) allowable square footage for furniture stores in the Regional Commercial zone district. 3) The proposed size of CRV recycling centers.

Director Mata responded to Commissioner HAM's concerns, provided clarification to Commissioner PADEN regarding parks acreage, and addressed Chairperson JOHNSTON'S questions regarding zoning for marijuana cultivation.

Chairperson JOHNSTON closed the Public Hearing at 8:32 p.m. and called for a motion.

Motion by Commissioner PADEN, seconded by Commissioner HAM, to approve Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to approve Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-01), with land use corrections to a parcel located at the southwest corner of Sixth Street and 11th Avenue, as noted by staff. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to approve Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01, including zoning corrections to a parcel located at the southwest corner of Sixth Street and 11th Avenue and minor corrections on Page 25 and Page 15, as noted by staff. Motion carried by the following roll call vote:

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Director Mata and Consultant Brandt thanked the Commissioners for their significant time and work on this project. Both expressed appreciation to the Citizens Advisory Committee, agreeing that it was one of the best each of them had ever worked with.

Having served on the Citizens Advisory Committee, along with Commissioner DOUGLAS, Chairperson JOHNSTON thanked Director Mata and Consultant Brandt for their comments.

COMMISSIONERS' ITEMS OF INTEREST

Chairperson JOHNSTON asked what the next step is in the General Plan Update process. Director Mata replied that it will go to City Council either April 4 or April 18, and that she would like to include the citizen's comments from this meeting in that staff report.

Chairperson JOHNSTON asked if there will be a meeting March 28. Director Mata confirmed that there will be a meeting.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:40 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 3/28/2017	AGENDA SECTION: 1
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SUBJECT:

Variance No. 2017-01, a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum square footage allowed within the "PC" Planned Commercial Zone District. The project is located at the northwest corner of 12th Avenue and Lacey Boulevard (APN: 009-050-016).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Deny Variance No. 2017-01, due to an inability to make the appropriate findings.

RECOMMENDED MOTION

1. I move to deny Variance No. 2017-01, due to an inability to make the appropriate findings.

PROJECT DESCRIPTION

The project is a request for a variance, by dd's Discounts, to deviate from the standards of the Municipal Code Section 17.44.050 in order to exceed the 200.16 sq. ft. of allowable signage for dd's Discounts storefront. The applicant proposes four 59 inch-by-78 inch signs be installed, 127.84 square feet cumulatively, in addition to dd's Discounts' existing signage, for a total of 307.84 square feet. The proposal exceeds the allowable signage by 107.68 sq. ft.

The applicant requests the following signage, as shown in **Exhibit A**.

BACKGROUND INFORMATION

The project site is designated by the General Plan as Planned Commercial and is zoned “PC” Planned Commercial. The project site is the location of the former Wal-Mart building. In late 2014, the former Wal-Mart building was divided, in order to accommodate multiple tenants. The first tenant to establish at this location was Hobby Lobby, followed by dd’s Discounts. In November 2015, on behalf of dd’s Discounts, Fresno Neon Sign Company requested a variance in order to deviate from the standards of the Sign Ordinance Section 17.44.050, by exceeding the maximum square footage permitted for wall signs by 65.4 sq. ft. Due to the inability to make the appropriate findings, the Planning Commission denied the variance request.

A copy of the staff report and denial resolution is attached as **Exhibit B**, for the Commission’s review.

After denial of the variance, the applicant submitted a sign permit in compliance with the regulations of Section 17.44.050.

A copy of the approved sign permit is attached as **Exhibit C**, for the Commission’s review.

Figure 1: Aerial



Figure 2: Zoning (PC)

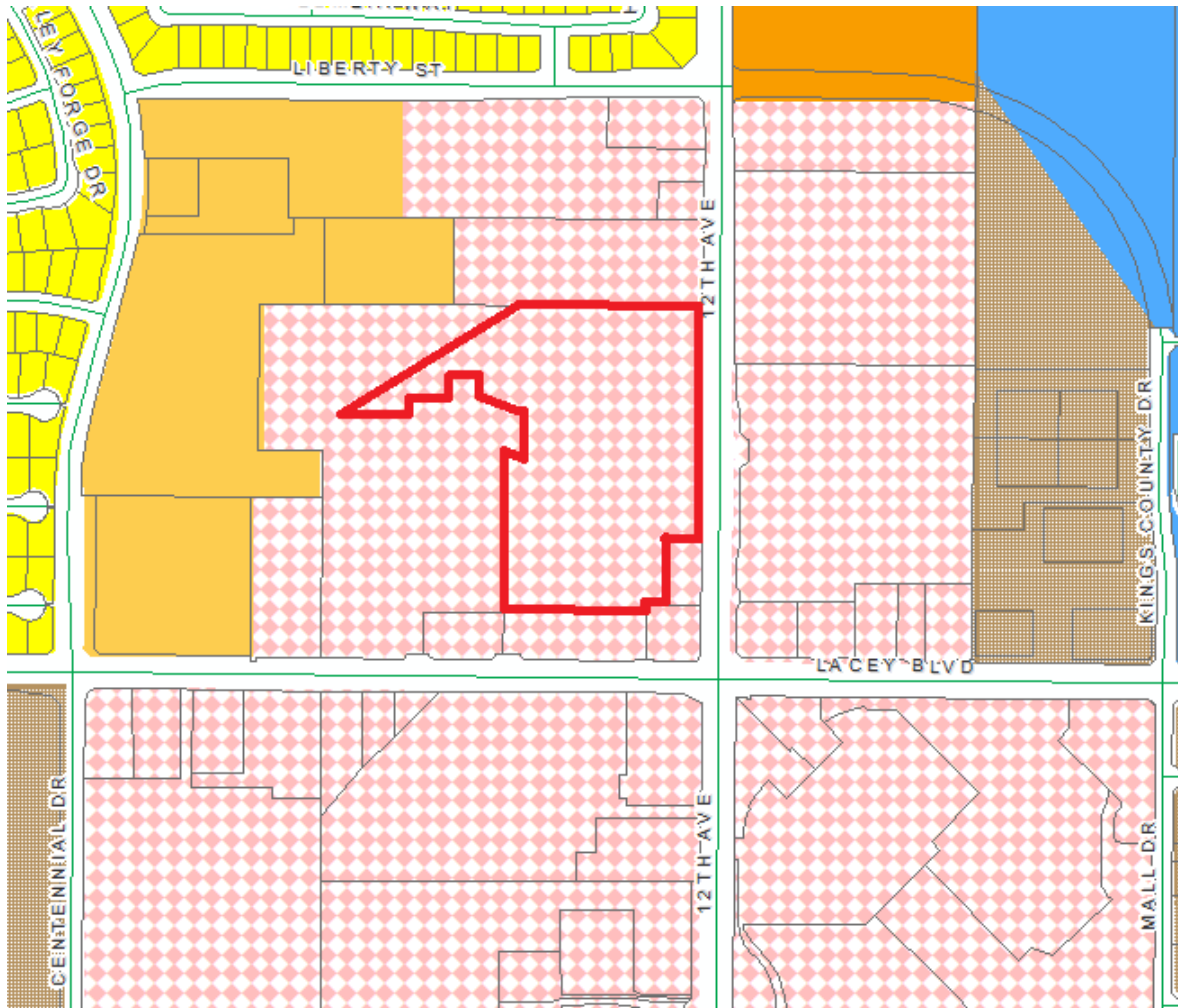
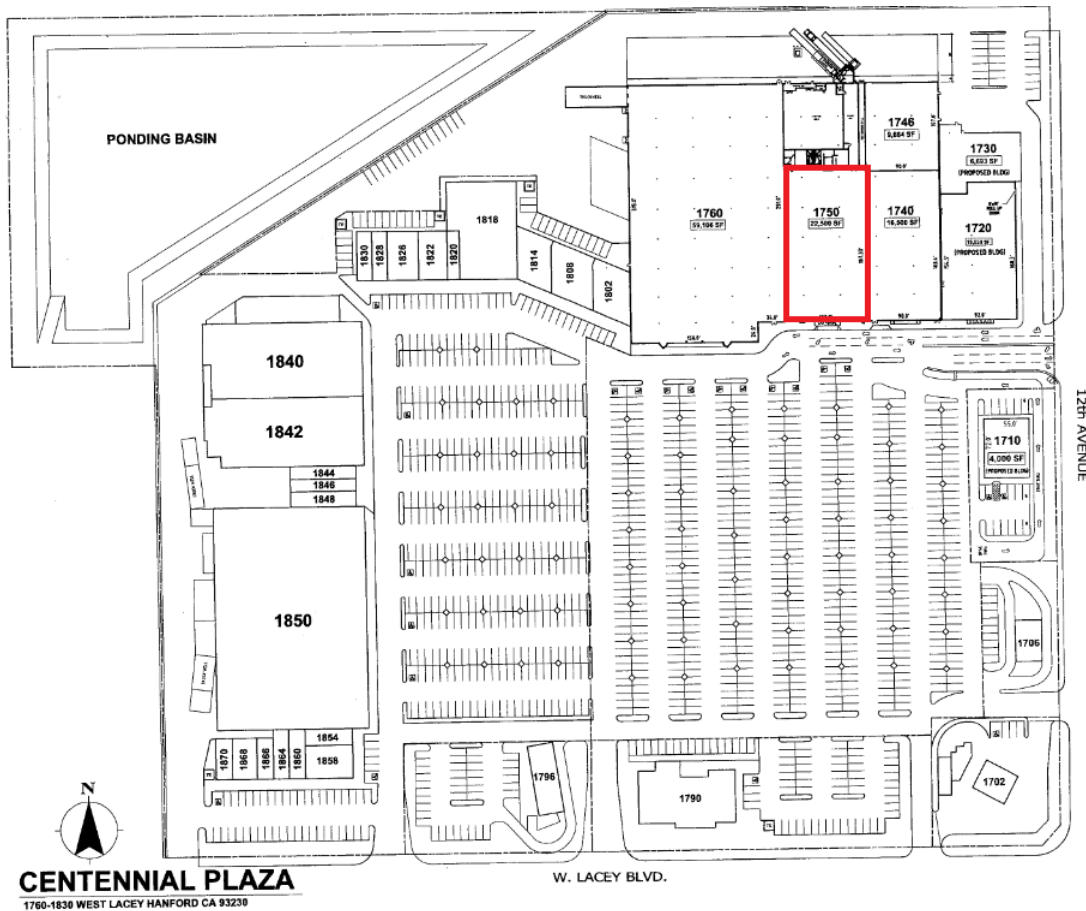


Figure 3: DD's Discounts Building



PROJECT EVALUATION

17.64.110 New Applications

Following the denial of a variance application for the revocation of a variance, no application for the same or substantially the same variance for the same or substantially the same property shall be filed, unless six months have elapsed since the date of the denial of the variance application or revocation of the variance.

A period exceeding six months has elapsed since the date of denial of the previous variance for the property.

Section 17.44.050 prescribes a maximum total aggregate sign area for buildings in the “PC” Planned Commercial Zone District:

1. Maximum Total Aggregate Sign Area in the NC, CC, PC, MC and PHD Districts.
 - a. Primary Frontage. An allowable minimum sign area of up to fifty (50) square feet shall be permitted for each primary building frontage (portion of building occupied by the business and facing a street), regardless of the width of such

primary building frontage. A maximum total sign area, not to exceed three hundred fifty (350) square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business.

The applicant's store frontage is 100.08 feet; therefore, the maximum aggregate sign area permitted would be 200.16 sq. ft. The applicant already has an approved sign installed which comprises 180 sq. ft. of the 200.16 sq. ft. total. The addition of the four proposed panels, which total 127.84 sq. ft., would exceed the allowable sign total by 107.68 sq. ft.

Note: The area identification sign square footage has not been calculated into the aggregate sign total. Per the Community Development Director's determination, the area identification signage is permissible and is not considered as part of this variance application.

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FINDINGS FOR APPROVAL

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

The applicant's variance justification is attached as **Exhibit D**.

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

ANALYSIS: UNABLE TO MAKE FINDING. That the property is within an integrated shopping center located at the northwest corner of 12th Avenue and Lacey Boulevard. The entire shopping center, and the "PC" Planned Commercial Zone District, is permitted the same amount of signage based on the formula prescribed by the Municipal Code, two square feet of signage per lineal foot of primary business frontage. DD's Discounts' building has 100.08 feet of lineal business frontage, which would permit a maximum of 200.16 square feet of signage on the building's primary frontage. The applicant already has an approved sign installed which comprises 180 sq. ft. of the 200.16 sq. ft. total. The addition of the four proposed panels, which total 127.84 sq. ft., would exceed the allowable sign total by 107.68 sq. ft. There are not special circumstances applicable to the property. Strict application of the Municipal Code would not deprive the property privileges enjoyed by other properties in the vicinity under the identical land use district classification. Each business throughout the "PC" Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: UNABLE TO MAKE FINDING. That each business throughout the “PC” Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: That this variance application has been reviewed by the various departments (Building, Fire, Planning, and Public Works). No evidence was cited that the variance would be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and “PC” Planned Commercial district.

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

ANALYSIS: UNABLE TO MAKE FINDING. That each business throughout the “PC” Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: That the additional signage requested is for a retail use, which is permitted in the “PC” Planned Commercial Zone District.

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

ANALYSIS: That the granting of the variance does not conflict with any policy set forth in the General Plan, as signage is only addressed in the General Plan for the Historic District. This variance does not apply to property located within the Historic District.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15311(a), “Accessory Structures”, of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from environmental review. A

Notice of Exemption has been prepared for the project in accordance with CEQA, attached as **Exhibit E.**

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on March 17, 2017 and mailed to property owners within 500 ft. of the project site on March 16, 2017. The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Due to the inability to make the appropriate findings, Staff is recommending denial of Variance 2017-01.

Applicant

Jeff Sealy
Ross Stores 5130 Hacienda Drive
Dublin, CA 94568

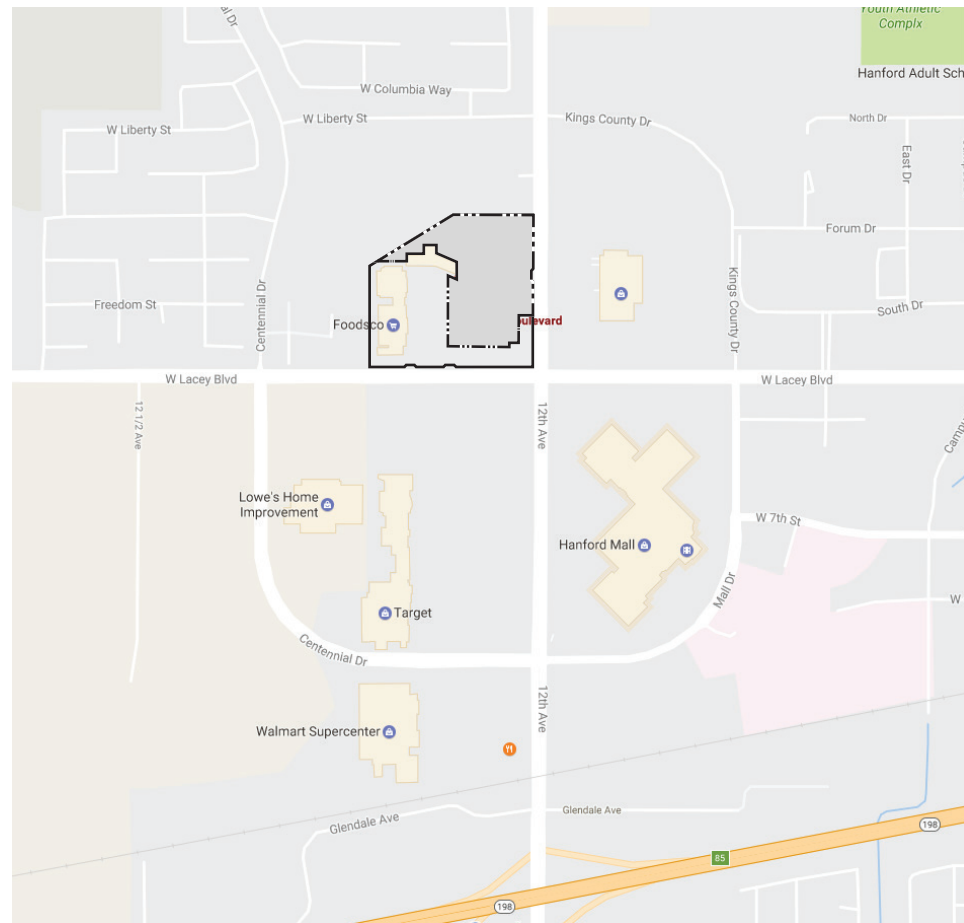
Property Owner

Centennial Lacey, LLC
1850 S. Sepulveda Blvd.
Los Angeles, CA 90025

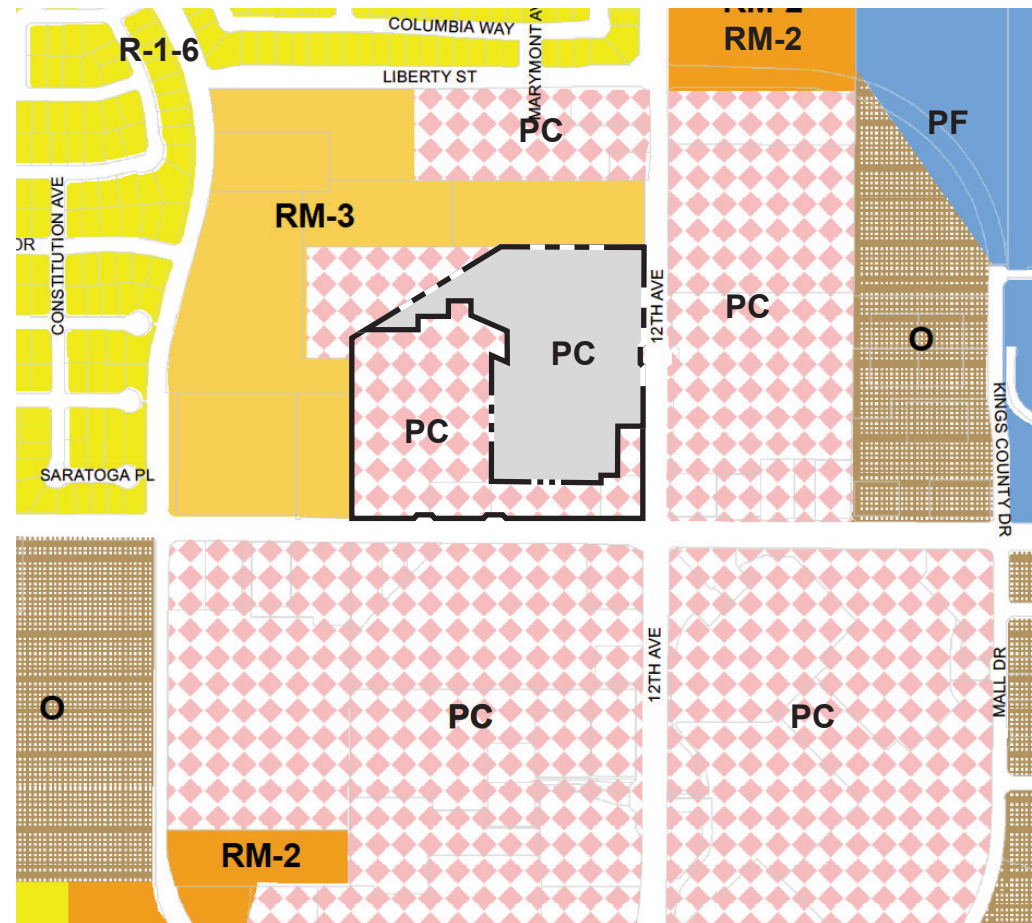
FISCAL IMPACT:

ATTACHMENTS:

Exhibit A requested sign posters
Exhibit B Variance No. 2015-03 Staff Report and Resolution
Exhibit C dds Discounts Approved Signage
Exhibit D Applicant's Variance Justification
Exhibit E CEQA Exemption



Vicinity map



Neighboring zones



Satellite Image

Feb 24, 2017

Updated: Feb 21, 2017

Variance for signage

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- A2 Site Plan
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Tenant Address:
1750 West Lacey Blvd., Hanford, CA 93230
Centennial Plaza

APN: 441-0010-002-05
Zone: PC - Planned Commercial
Lot: A
Tenant gross sq ft: 34,698
Acres of entire site: 11.96

Property owner:
Pacific 756 Normandie Llc
1850 S Sepulveda Blvd, Los Angeles, CA 90025

Applicant:
Ross Stores, Inc.
5130 Hacienda Dr., Dublin, CA 94568

Representative:
Mitch Chemers
18960 Ventura Blvd., Tarzana, CA 91356
818-468-2955
Fax: 916-395-6028
mitch@signbump.com

bma
bill moore & associates

1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com

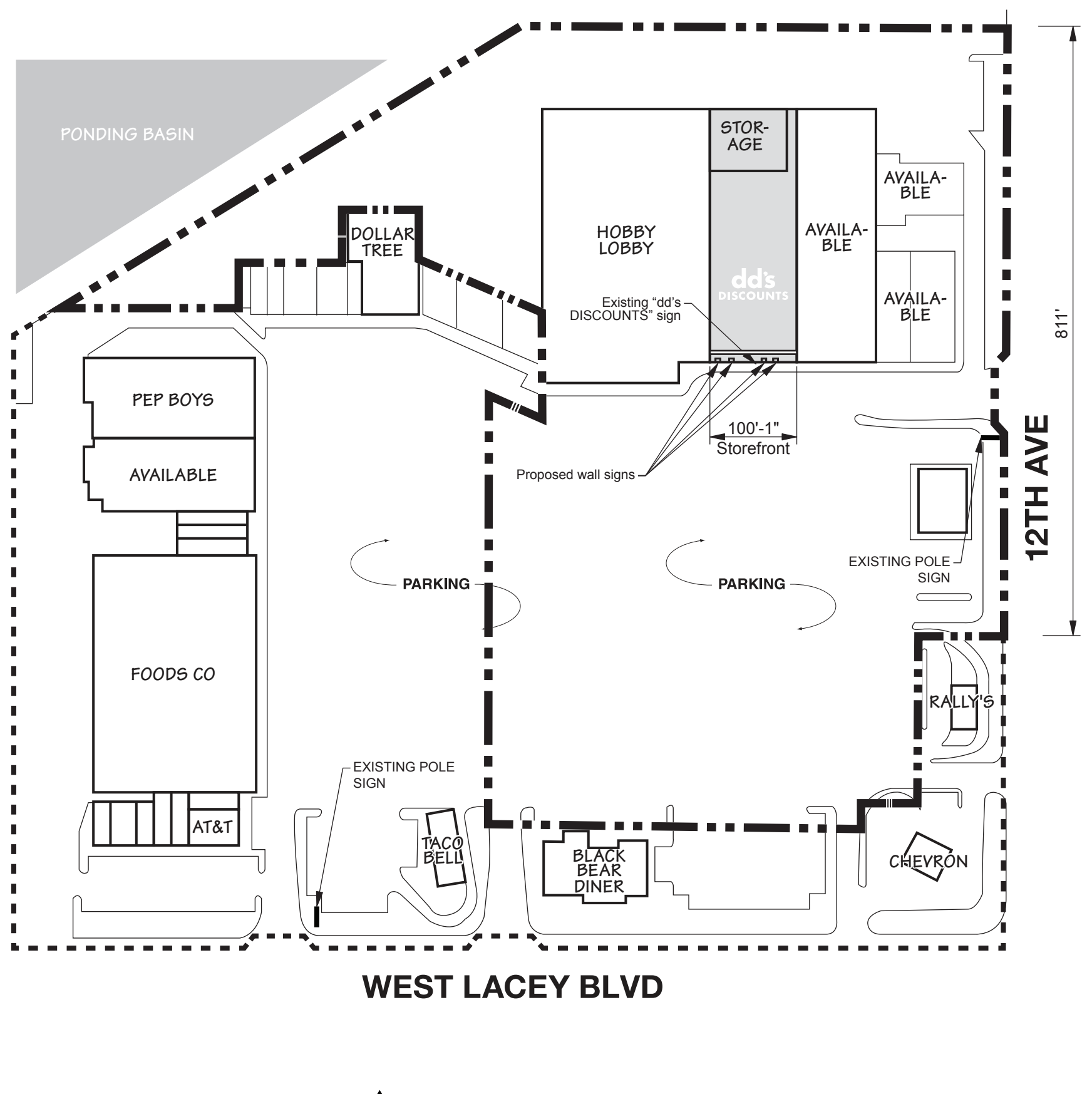


1750 West Lacey Blvd. Hanford, CA 93230
Centennial Plaza
dd's DISCOUNTS
Variance request for additional wall signs

Title Sheet

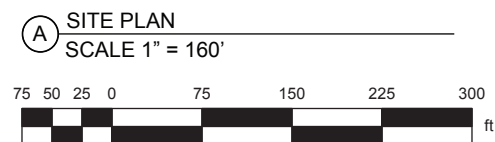
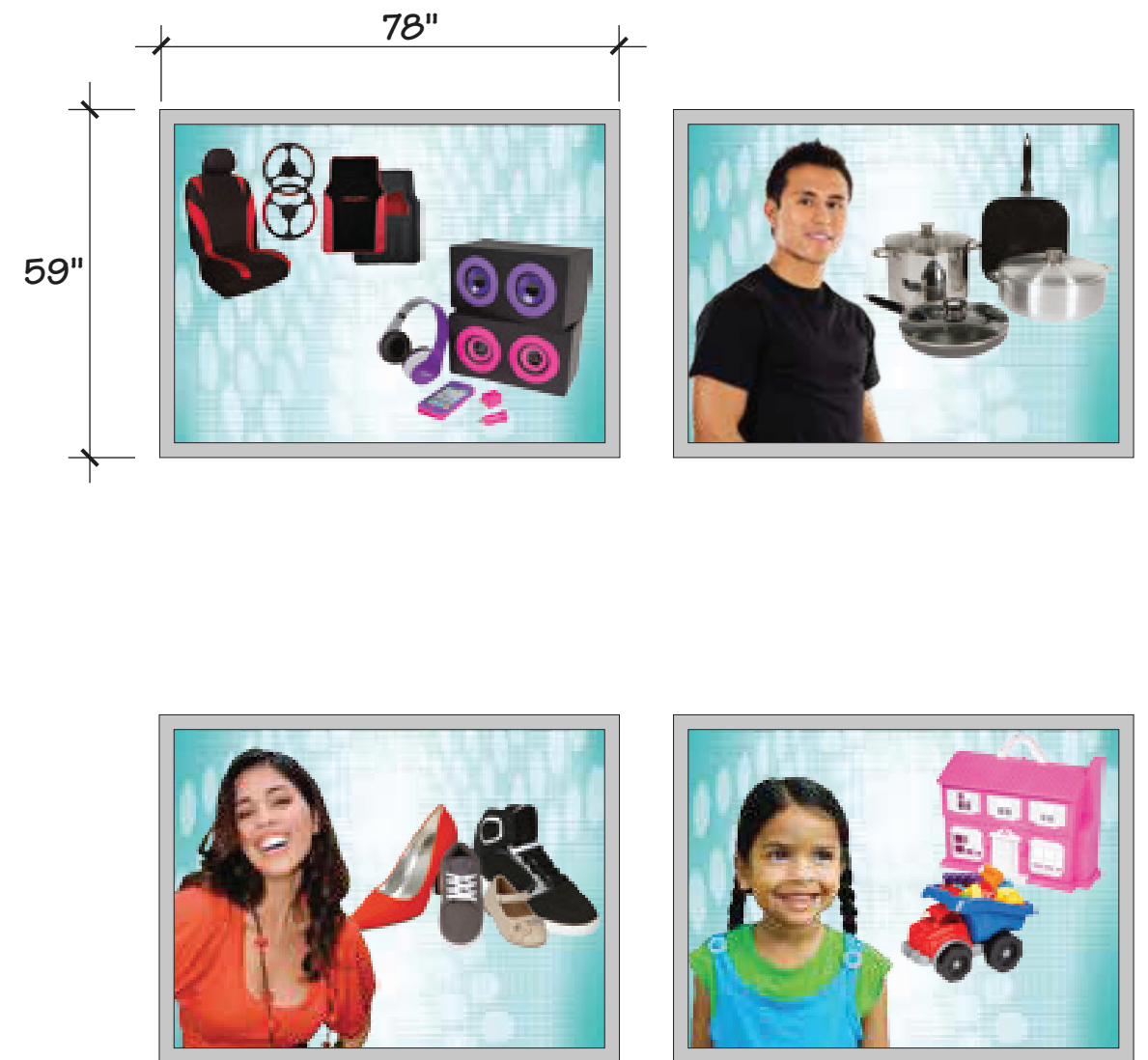
drawn updated 02/09/17

SHEET
A1



Proposed Wall Panels

EXTERNALLY-ILLUMINATED SOLID, OPAQUE DIGITALLY-PRINTED GRAPHICS WITH UV-PROTECTIVE CLEAR OVERLAMINATE, APPLIED WALL GRAPHIC PANEL MOUNTED DIRECTLY TO BUILDING WALL.



bma
bill moore & associates

1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com

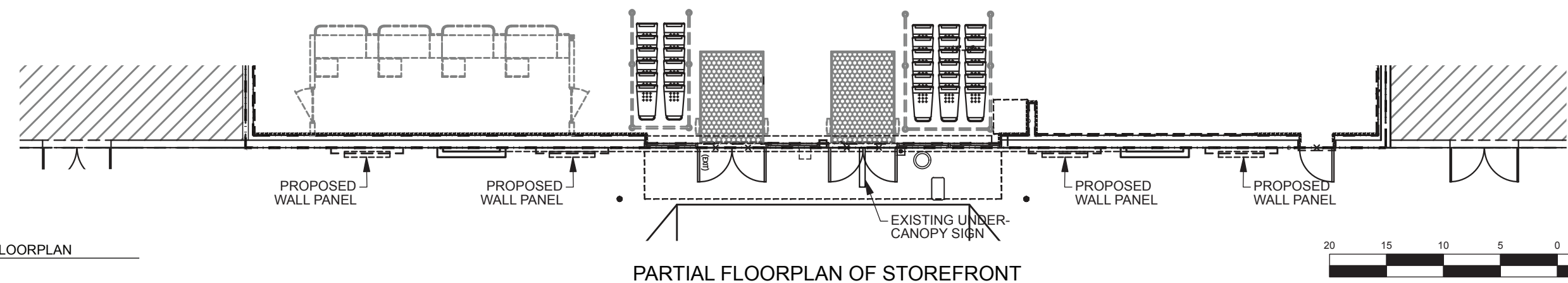


1750 West Lacey Blvd. Hanford, CA 93230
Centennial Plaza
dd's DISCOUNTS
Variance request for additional wall signs

Site Plan & Proposed Wall Panels

drawn 02/09/17
updated 03/13/17

SHEET
A2



STOREFRONT ELEVATION
NTS

PHOTO-COMPOSITE

1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com

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1750 West Lacey Blvd. Hanford, CA 93230
Centennial Plaza

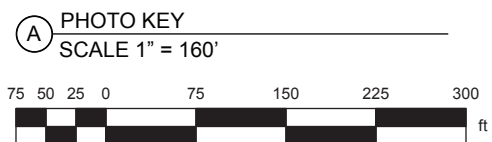
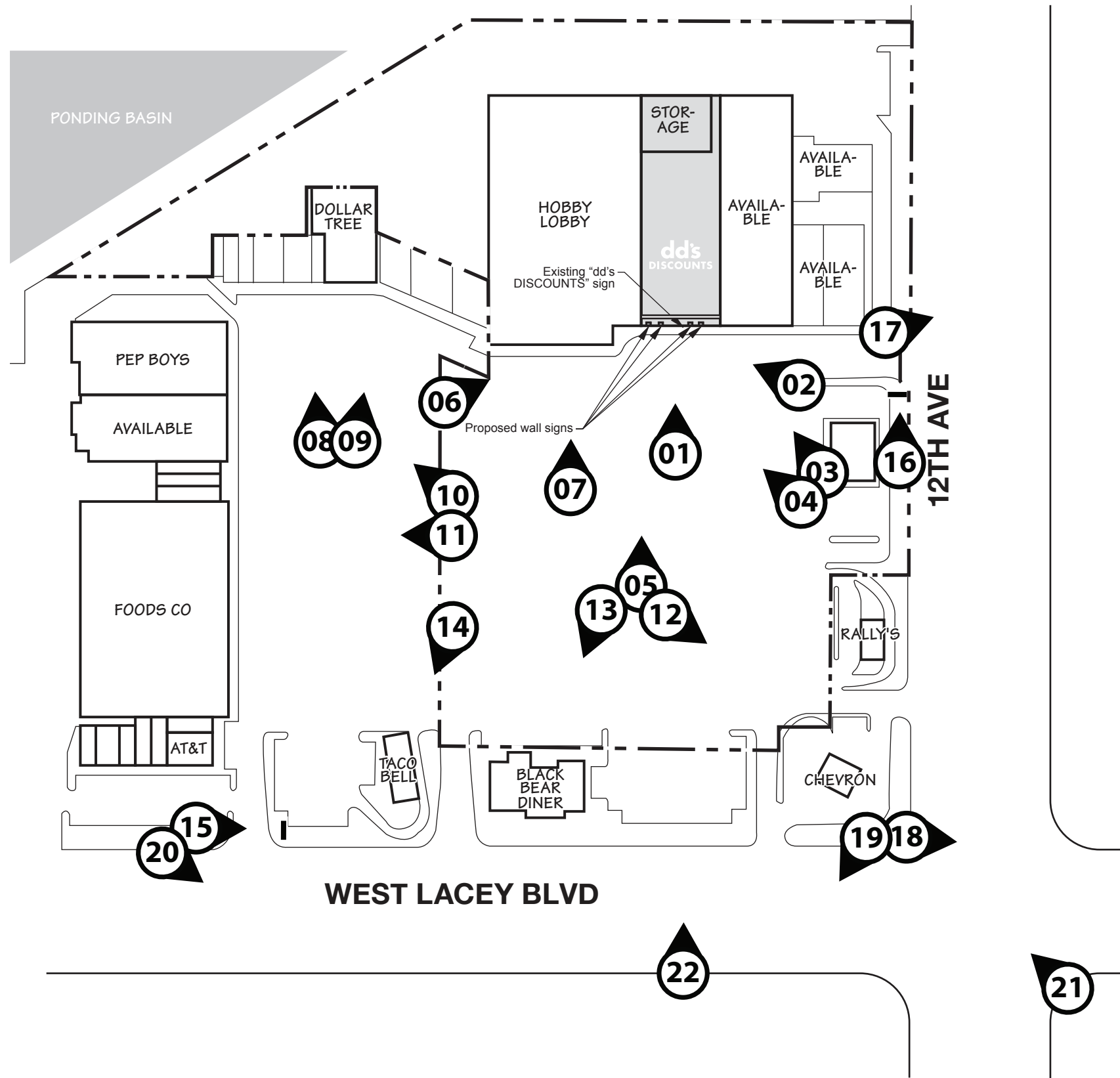
dd's DISCOUNTS

Variance request for additional wall signs

Elevation, Plan View & Photo-composite

drawn updated 02/09/17

SHEET
A3



bma
bill moore & associates

1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com



1750 West Lacey Blvd. Hanford, CA 93230
Centennial Plaza

dd's DISCOUNTS

Variance request for additional wall signs

Photo Key

drawn 02/20/17
updated

SHEET
A4



Attachment: Exhibit A requested sign posters (1892 : dd's Discount sign variance (VAR 2017-01))



1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com

bill moore & associates



1750 West Lacey Blvd. Hanford, CA 93230
Centennial Plaza

dd's
DISCOUNTS

Variance request for
additional wall signs

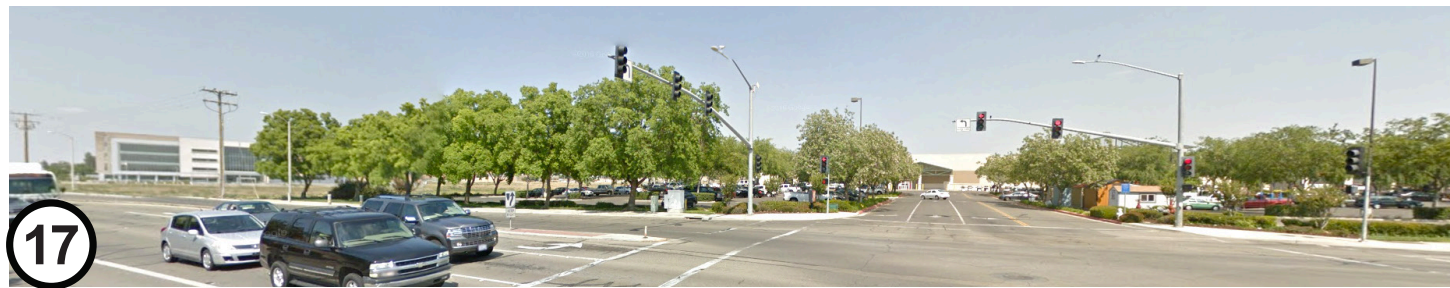
Photos 1

drawn
updated

02/20/17

SHEET
A5

Packet Pg. 21



bma
bill moore & associates

1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com



1750 West Lacey Blvd. Hanford, CA 93230
Centennial Plaza
dd's DISCOUNTS
Variance request for additional wall signs

Photos 2

drawn
updated 02/20/17

SHEET
A6



AGENDA STAFF REPORT

MEETING DATE: 11/10/2015

AGENDA SECTION:

SUBJECT:

Variance 2015-03: a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum allowable square footage for the future DD's Discount storefront in the "PC" Planned Commercial Zone District. The project is located at the northwest corner of 12th Avenue and Lacey Boulevard, 1750 West Lacey Boulevard (APN 009-050-016)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution 2015-26 denying Variance 2015-03 due to an inability to make the appropriate findings.

RECOMMENDED MOTION

1. I move to adopt Resolution 2015-26 denying Variance No. 2015-03.

PROJECT DESCRIPTION

The project is a request for a variance, by Fresno Neon Sign, to deviate from the standards of the Municipal Code Section 17.44.050 in order to exceed the 200.2 sq. ft. of allowable signage for the future DD's Discount store front. The applicant proposes a 265.6 sq. ft. sign to be attached to the building, which exceeds the allowable signage by 65.4 sq. ft.

The applicant requests the following signage, as shown in **Exhibit "A."**

BACKGROUND INFORMATION

The project site is designated by the General Plan as Planned Commercial and is zoned “PC” Planned Commercial. The project site is the location of the former Wal-Mart building. In late 2014, the former Wal-Mart building was divided, in order to accommodate multiple tenants. The first tenant to establish at this location was Hobby Lobby. DD’s Discount is the next proposed tenant for the building. The applicant has already begun tenant improvements under building permit FY16-0035. On behalf of DD’s Discounts, Fresno Neon Sign Company has requested a variance in order to deviate from the standards of the Sign Ordinance Section 17.44.050, by exceeding the maximum square footage permitted for wall signs in the “PC” Planned Commercial Zone District.

Figure 1: Aerial



Figure 2: Zoning (PC)

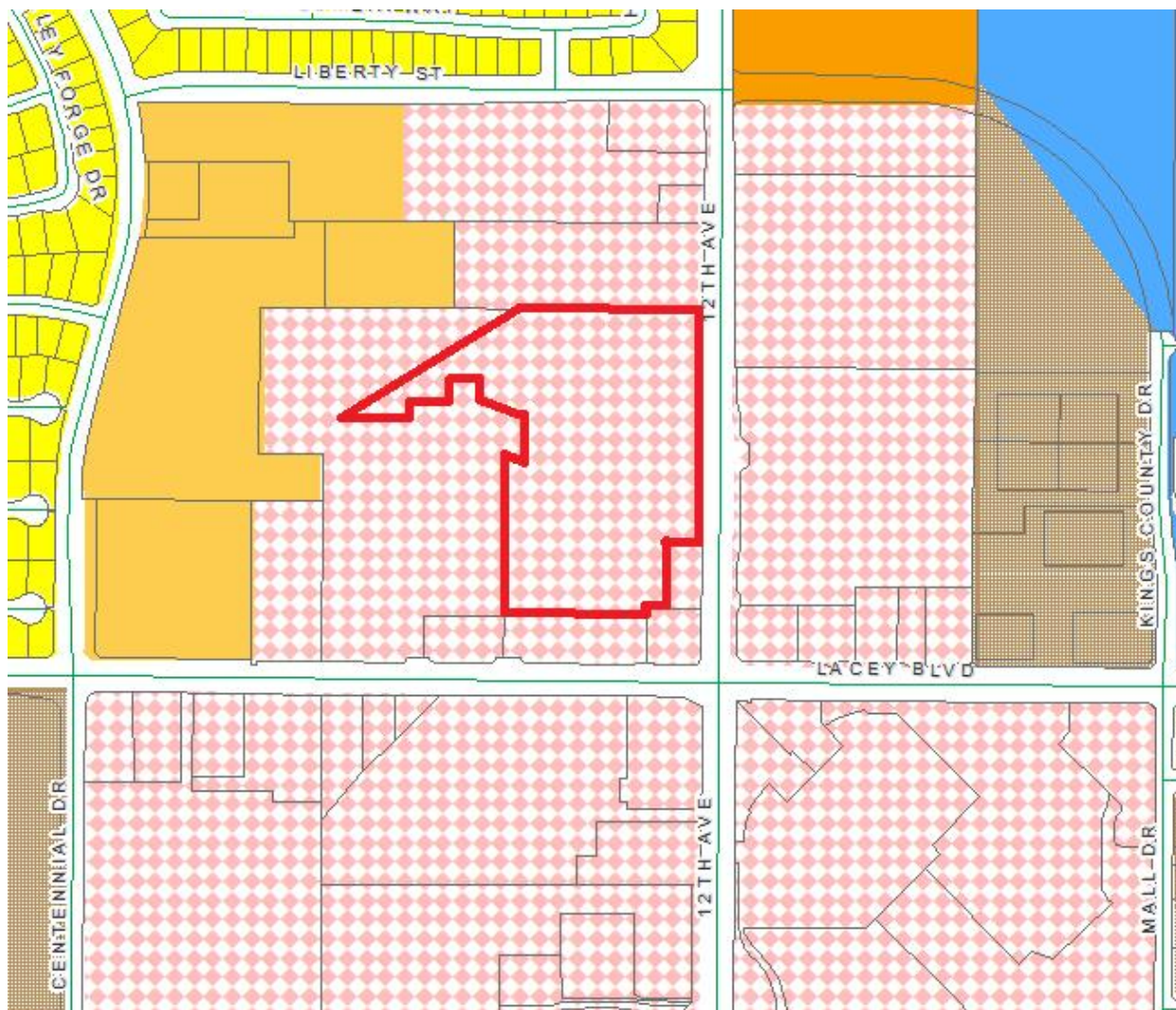
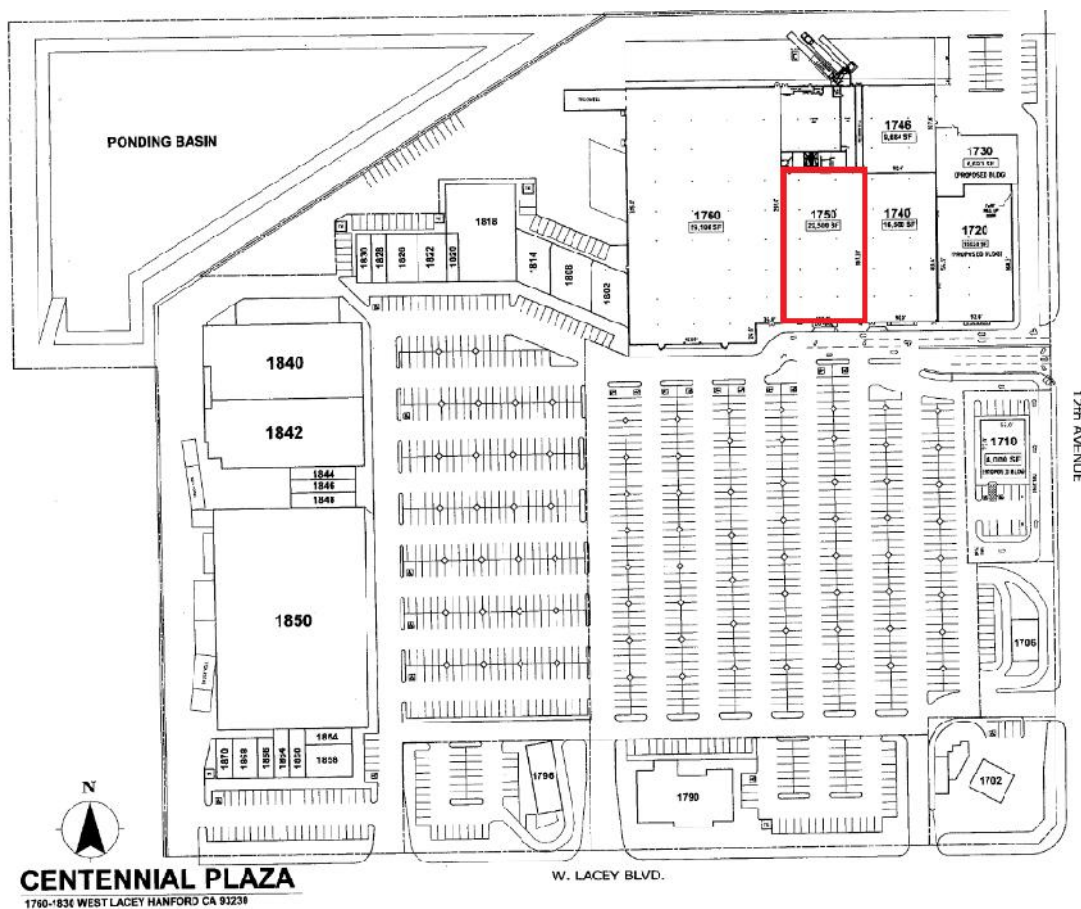


Figure 3: Future DD's Discount Building



PROJECT EVALUATION

Section 17.44.050 prescribes a maximum total aggregate sign area for buildings in the “PC” Planned Commercial Zone District:

1. Maximum Total Aggregate Sign Area in the NC, CC, PC, MC and PHD Districts.
 - a. Primary Frontage. An allowable minimum sign area of up to fifty (50) square feet shall be permitted for each primary building frontage (portion of building occupied by the business and facing a street), regardless of the width of such primary building frontage. A maximum total sign area not to exceed three hundred fifty (350) square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business.

The applicant’s store frontage is 100’ 1””; therefore, the maximum aggregate sign area permitted would be approximately 200 sq. ft.

Sign Calculation

For computation, the Municipal Code specifies that, “for signs comprised of individual letters attached to the business structure, including module letters and logographic symbols, the “effective sign area” means any area enclosed by that minimum imaginary rectangle of vertical and horizontal lines, which fully contains all extremities of each word and/or logographic symbol of the sign” (Hanford Municipal Code, Section 17.44.020, 2002).

Using these computation guidelines, the applicant’s effective sign area computes to 395 sq. ft. Signage calculation using this computation is attached as **Exhibit B**.

The Community Development Department has allowed a liberal calculation of the effective sign area, which benefits the applicant. The Department has permitted the applicant to calculate the effective sign area using an imaginary rectangle around each word, rather than the extremities of the entire sign. Using this computation, the applicant’s effective sign area computes to 265.6 sq. ft. Signage calculation is attached as **Exhibit A**.

The applicant exceeds this maximum by 65.4 sq. ft.

Note: The area identification sign square footage has not been calculated into the aggregate sign total. Per the Community Development Director’s determination, the area identification signage is permissible and is not considered as part of this variance application.

FINDINGS FOR APPROVAL

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

The applicant's variance justification is attached as **Exhibit C**.

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

ANALYSIS: UNABLE TO MAKE FINDING. That the property is within an integrated shopping center located at the northwest corner of 12th Avenue and Lacey Boulevard. The entire shopping center, and the “PC” Planned Commercial Zone District, is permitted the same amount of signage based on the formula prescribed by the Municipal Code, two square feet of signage per lineal foot of primary business frontage. The future DD’s Discount’s building has 100 feet of lineal business frontage, which would permit a maximum of 200 square feet of signage on the building’s primary frontage. The applicant has requested 265.6 square feet of building signage, which exceeds the allowable amount by approximately 33% percent. There are not special circumstances applicable to the property present; strict application of the Municipal Code would not deprive the property privileges enjoyed by other properties in the vicinity under the identical land use district classification. Each business throughout the “PC” Planned Commercial District

is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: UNABLE TO MAKE FINDING. That each business throughout the “PC” Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: That this variance application has been reviewed by the various departments (Building, Fire, Planning, and Public Works); no evidence was cited that variance will be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and “PC” Planned Commercial district. *To the contrary, additional, larger signage may assist individuals in reaching their destination without missing their entrance and having to turn back around, thus reducing vehicle miles traveled.*

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

ANALYSIS: UNABLE TO MAKE FINDING. That each business throughout the “PC” Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: That the additional signage requested is for a retail use, which is permitted in the “PC” Planned Commercial Zone District.

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

ANALYSIS: *That the granting of the variance does not conflict with any policy set forth in the General Plan, as signage is only addressed in the General Plan for the Historic District. This variance does not apply to property located within the Historic District.*

ENVIRONMENTAL ASSESSMENT

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

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on October 31, 2015 and mailed to property owners within 500 ft. of the project site on October 29, 2015. The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Due to the inability to make the appropriate findings, Staff is recommending denial of Variance 2015-03 and that the applicant submits a sign permit and adheres to the provisions of the sign ordinance currently in place.

Applicant

Fresno Neon Sign Company
5901 E. Clinton Avenue
Fresno, CA 93727

Property Owner

Centennial Lacey, LLC
1850 S. Sepulveda Blvd.
Los Angeles, CA 90025

FISCAL IMPACT:

ATTACHMENTS:

Resolution 2015-26

Exhibit A - Proposed Signage and Location

Exhibit B - Signage Calculation using Code's Computation Guidelines

Exhibit C - Applicant's Variance Justification

Exhibit D - CEQA Exemption

RESOLUTION NO. 2015-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD DENYING VARIANCE NO. 2015-03, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE MUNICIPAL CODE SECTION 17.44.050 TO ALLOW SIGNAGE TO EXCEED THE MAXIMUM SQUARE FOOTAGE OF THE “PC” PLANNED COMMERCIAL ZONE DISTRICT

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on November 10, 2015, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on November 10, 2015, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Section 17.64.050 of the Hanford Municipal Code pertaining to Variance No. 2015-03 requesting to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage in excess of the maximum square footage of the “PC” Planned Commercial Zone District for the future DD’s Discounts storefront located at 1750 W. Lacey Blvd (APN 009-050-016); and

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

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of November 10, 2015; and,

WHEREAS, Section 15311(a) of the California Environmental Quality Act Guidelines categorically exempts “Accessory Structures,” such as signs, from Environmental Review; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on November 10, 2015, the Planning Commission is unable to make the appropriate findings required by Section 17.64.060 of the Zoning Ordinance:

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

ANALYSIS: UNABLE TO MAKE FINDING. That the property is within an integrated shopping center located at the northwest corner of 12th Avenue and

Lacey Boulevard. The entire shopping center, and the “PC” Planned Commercial Zone District, is permitted the same amount of signage based on the formula prescribed by the Municipal Code, two square feet of signage per lineal foot of primary business frontage. The future DD’s Discount’s building has 100 feet of lineal business frontage, which would permit a maximum of 200 square feet of signage on the building’s primary frontage. The applicant has requested 265.6 square feet of building signage, which exceeds the allowable amount by approximately 33% percent. There are not special circumstances applicable to the property present; strict application of the Municipal Code would not deprive the property privileges enjoyed by other properties in the vicinity under the identical land use district classification. Each business throughout the “PC” Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: **UNABLE TO MAKE FINDING.** That each business throughout the “PC” Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: That this variance application has been reviewed by the various departments (Building, Fire, Planning, and Public Works); no evidence was cited that variance will be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and “PC” Planned Commercial district. To the contrary, additional, larger signage may assist individuals in reaching their destination without missing their entrance and having to turn back around, thus reducing vehicle miles traveled.

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

ANALYSIS: UNABLE TO MAKE FINDING. That each business throughout the "PC" Planned Commercial District is granted the same amount of signage, based on the calculation of two square feet of signage per lineal foot of business frontage (maximum total sign area not to exceed 350 square feet). All other storefronts within the shopping center have adhered to the prescribed signage allowance.

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

ANALYSIS: That the additional signage requested is for a retail use, which is permitted in the "PC" Planned Commercial Zone District.

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

ANALYSIS: That the granting of the variance does not conflict with any policy set forth in the General Plan, as signage is only addressed in the General Plan for the Historic District. This variance does not apply to property located within the Historic District.

THEREFORE, BE IT RESOLVED that Variance No. 2015-03 be denied due to an inability to make the appropriate findings and that the applicant is required to resubmit for a sign permit adhering to the sign ordinance currently in place

APPEAL

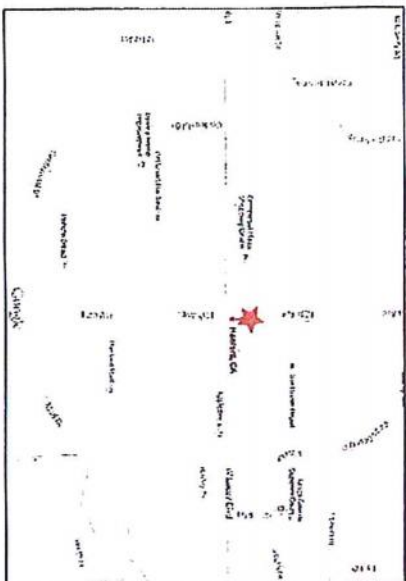
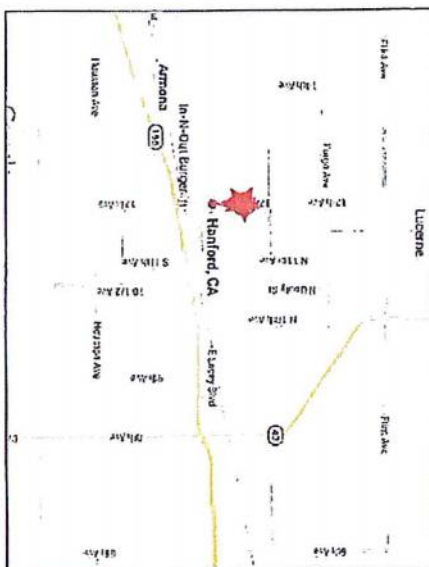
If the applicant is dissatisfied with the action of the Planning Commission, the determination may be appealed to the City Council by filing an appeal form and processing fee with the Community Development Department within (10) days of the date of the decision by the Planning Commission, in accordance with Section 17.70.030 of the Hanford Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 10th day of November 2015, by the following vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

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 **10th day of November 2015**.

Darlene R. Mata, Secretary



VICINITY MAPS
NOT TO SCALE



bill moore & associates
www.bdmoores.com



dd's
DISCOUNTS

#5293 HANFORD
Centennial Plaza
NWC 12th Ave. & W. Lacey Blvd.
Hanford, CA

drawn	12/09/14
xj	05/26/15

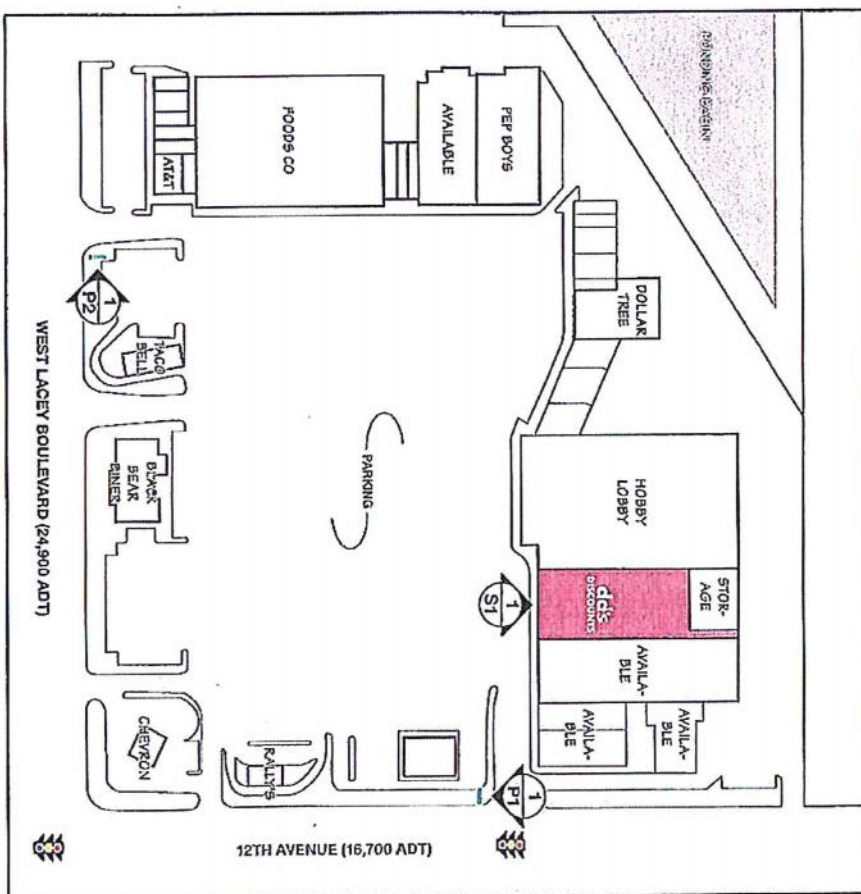


EXHIBIT 1
PAGE 1 OF 10



SITE PLAN

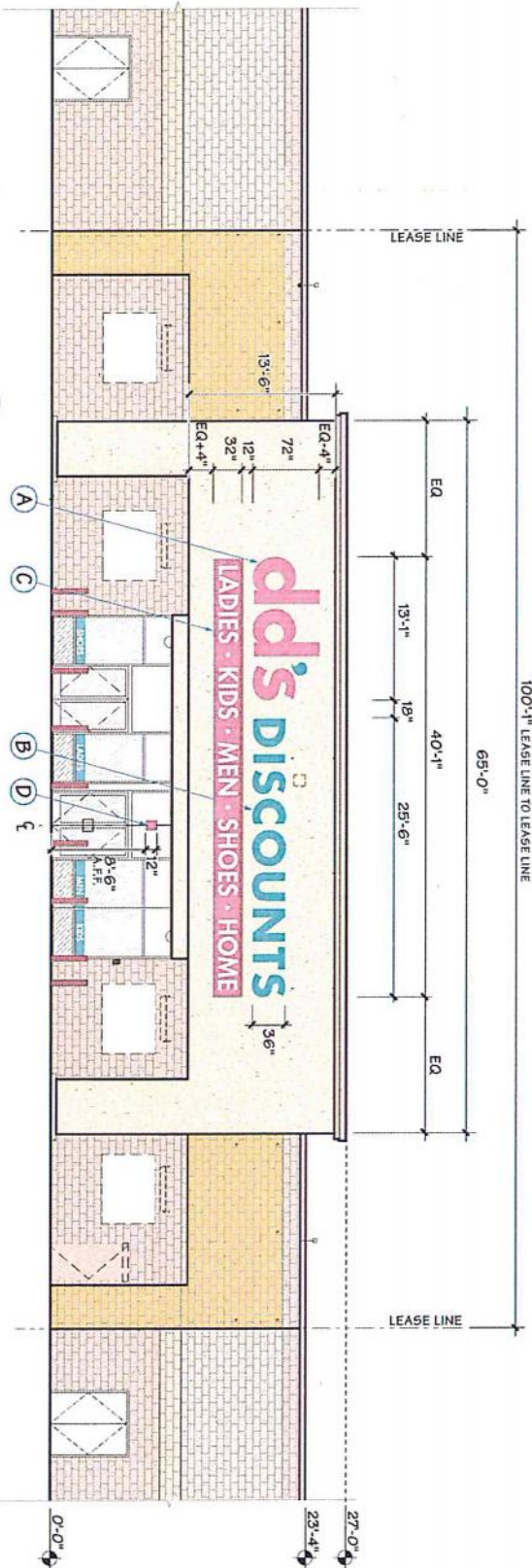
NOT TO SCALE



CONTRACTOR TO PROVIDE:

QUOTE ACCESS BEHIND LOGO LETTERS AND CABINET FOR INSTALLATION AND
ATTENANCE PER ARTICLE 600 OF THE N.E.C.
R.(4) 20 AMP 120V ISOLATED SIGN CIRCUITS AND JUNCTION BOXES TO AREA
AND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM
EAST 1/2" THICK FLATWOOD BACKING BEHIND ALL E.L.F.'S. WALL SYSTEM FOR
1 AND BANNER SUPPORT
VASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM
R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.
ROSES ARE SUBJECT TO ROSES STORES, INC. REVIEW AND APPROVAL. COLOR
RANGE MAY BE ALTERED BY PRINTING. SEE APPROVED FINAL CONSTRUCTION
NGS FOR COLOR SPECIFICATIONS.
SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT
ITIES, ROSES STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST
TECTORIAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

- (A) 72" H INDIVIDUAL "DP'S" PAN CHANNEL
LOGO LETTERS:
FACES: TUF-GLAS SG 21249-EI PURPLE
(21249-EI TEAL FOR APOSTROPHE)
RETURNERS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
NEON: FOUR-TUBE 15MM EGL CL-21 WHITE, U.L.
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
PEG OFF: 1/2" SPACERS
- (B) 36" H INDIVIDUAL "DISCOUNTS" PAN CHANNEL
LOGO LETTERS:
FACES: TUF-GLAS SG 21249-EI TEAL
RETURNERS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
NEON: FOUR-TUBE 15MM VOLTAGE TURQUOISE, U.L.
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
PEG OFF: 1/2" SPACERS
- (C) 32" H X 40" W X 8" D SINGLE-FACE INTERNALLY-
ILLUMINATED CABINET SIGN:
2" RETURNERS PAINTED TO MATCH MAGENTA,
MAGENTA TO MATCH PMS #2415C
MATTREWS #MP002975 G1055V
FACE: TRANSLUCENT SG WHITE FLEX FACE
WITH 3M 3630-11B INTENSE MAGENTA VINYL
OVERLAY AND 21TH COPY WEEDED AWAY.
ILLUMINATION: PHO LAMPS AND BALLASTS, U.L.
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
SEE SHEET UC FOR DETAILS.
- (D) 12" H X 48" W X 10" D DOUBLE-FACE INTERNALLY-
ILLUMINATED UNDERCANY-SIGN, U.L.
SEE SHEET UC FOR DETAILS.



1. 6

51 = 261.6 sf +
UNDER-CANOPY = 4 SF
265.6 SF

8.5 sf

106.6 sf

bill moore & associates
1057 KENNEDY DR.
P.O. BOX 5153
OAKLAND, CA 94616-0153
510/526-0296 fax 510-6072
www.billmoore.com



#5293 HANFORD
Centennial Plaza
NW/C 12th Ave. & W. Lacey Blvd.
Hanford, CA

drawn
AEI:1
KJ
Vance
01/10/15
04/29/15
05/26/15
06/02/15

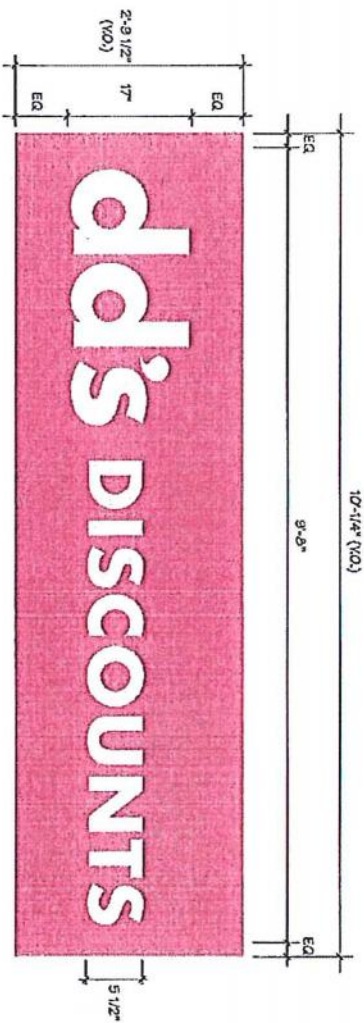
SHEET
S1

RB-E

- ① TENANT FACE DECORATION BY ROSS STORES, INC.
2'-9 1/2" X 10'-11 1/4" (VISIBLE OPENING) TUF-GLAS 620 FACES
FIRST SURFACES DECORATED WITH SN 3650-118 INTENSE MAGENTA VINYL
CUT AND WEED OUT 17" H 10" W 5" AND 5 1/2" H 10" W DISCOUNTS
LOGO COPY TO REVEAL WHITE.
TWO (2) FACES, REQUIRED- ONE (1) ON EACH SIDE OF DOUBLE-FACED PYLON SIGN
IN TENANT POSITION AS SHOWN.

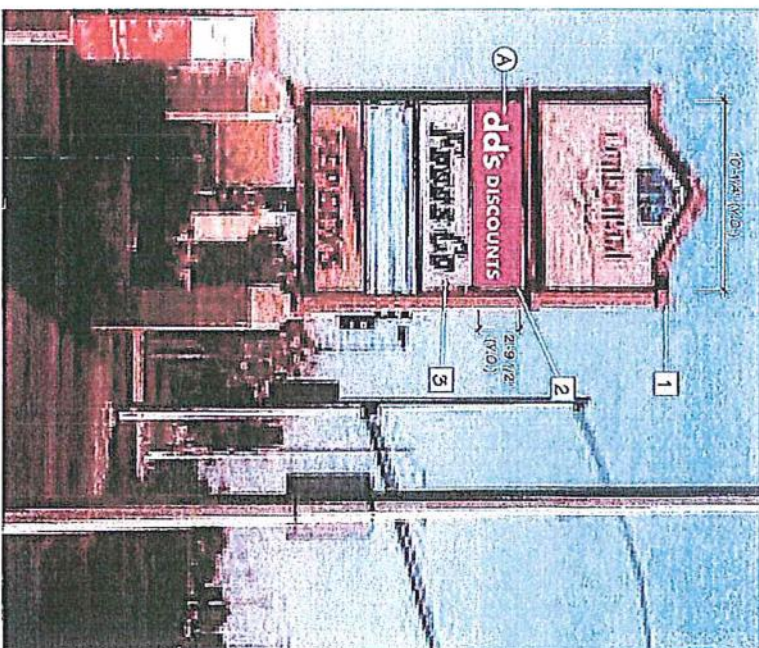
- ② Pylon structure, footings, cabinets, finishes, lighting
AND ELECTRICAL SERVICE PROVIDED AND MAINTAINED BY LANDLORD.
SIGN CONTRACTOR TO CHECK LAMPS, BALLASTS, AND WIRING AND REPAIR OR REPLACE AS NECESSARY.
③ NEW PLANK TENANT FACES PROVIDED BY LANDLORD
④ OTHER TENANT FACES SHOWN FOR REFERENCE ONLY

Installation Instructions:
• FIELD VERIFY AND CONFIRM TO BMA EXACT FACE DIMENSIONS,
STRUCTURE AND LIGHTING CONDITIONS
• PROVIDE BMA WITH LOGO PLOT (PROOF) PRIOR TO FABRICATION
• PROVIDE BMA WITH PHOTOS OF FINISHED DISPLAY



② "DD'S DISCOUNTS" TENANT FACE DETAIL

SCALE: 3/8" = 1'-0"



① D/F PYLON PHOTO RENDERING - NORTH/SOUTH

12TH AVENUE : SEE SHEET K FOR LOCATION

SCALE: N.T.S.

EXHIBIT 1
PAGE 3 OF 10

1027 101000 CMC
P.O. Box 6180
duncan, ca 95706-0180
www.duncaninc.com
bill moore & associates



dd's
DISCOUNTS

#5293 HANFORD
Centennial Plaza
NW 12th Ave. & W. Lacey Blvd.
Hanford, CA

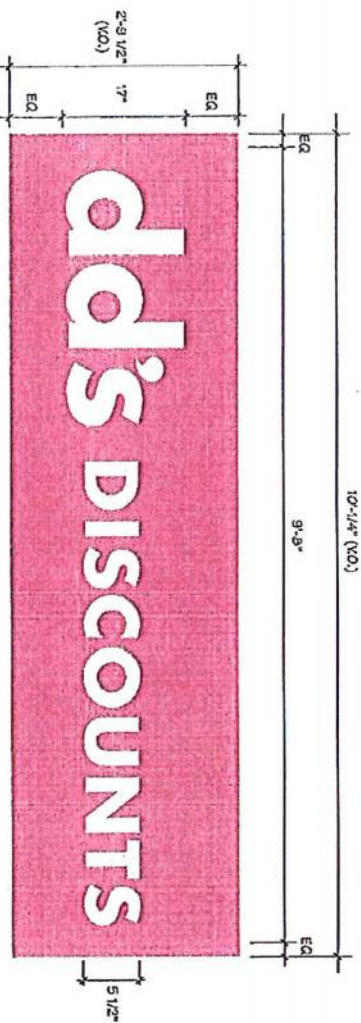
07/20/15
07/25/15
05/26/15

SHEET
P1

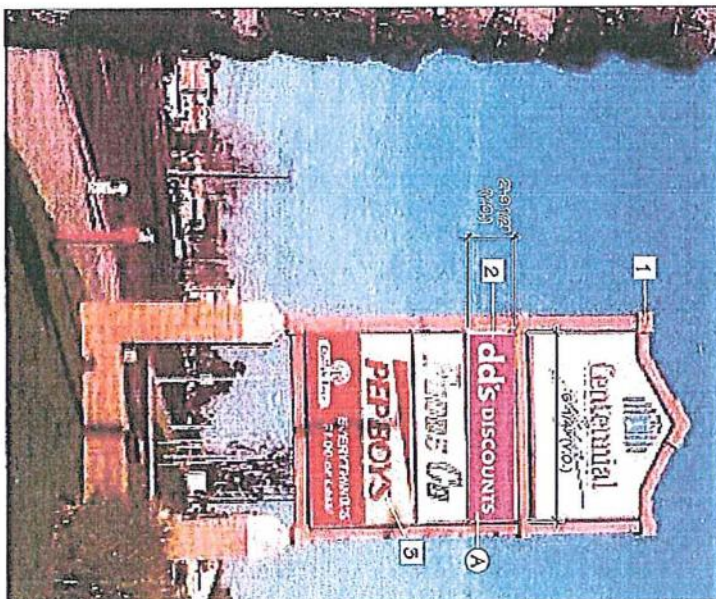
- ① TENANT FACE DECORATION BY ROSS STORES, INC.
2'-9 1/2" H X 10'-1/4" W (VISIBLE OPENING) TUF-GLAS 620 FACES
FIRST SURFACE DECORATED WITH 3M 3630-118 INTENSE MAGENTA VINYL
CUT AND WEED OUT 17" H "DD'S" AND 5 1/2" H "DISCOUNTS"
LOGO COPY TO REVEAL WHITE.
- TWO (2) FACES REQUIRED; ONE (1) ON EACH SIDE OF DOUBLE-FACED PYLON SIGN
IN TENANT POSITION AS SHOWN.

- ② PYLON STRUCTURE, FOOTINGS, CABINETS, FINISHES, LIGHTING,
AND ELECTRICAL SERVICE PROVIDED AND MAINTAINED BY LANDLORD.
SIGN CONTRACTOR TO CHECK LAMPS, BALLASTS, AND WIRING, AND REPAIR OR REPLACE AS NECESSARY.
SIGN CONTRACTOR TO REPAIR DD'S PERIMETER RETAINERS AND PAINT AS NECESSARY.
- ③ NEW BLANK TENANT FACES PROVIDED BY LANDLORD
- ④ OTHER TENANT FACES SHOWN FOR REFERENCE ONLY

- Installation Instructions:
- FIELD VERIFY AND CONFIRM TO BMA EXACT FACE DIMENSIONS, STRUCTURE AND LIGHTING CONDITIONS
 - PROVIDE BMA WITH LOGO PLOT (PROOF) PRIOR TO FABRICATION
 - PROVIDE BMA WITH PHOTOS OF FINISHED DISPLAY



② "DD'S DISCOUNTS" TENANT FACE DETAIL



① D/F PYLON PHOTO RENDERING • EAST/WEST
WEST LACEY BLVD.: SEE SHEET K FOR LOCATION
SCALE: N.T.S.

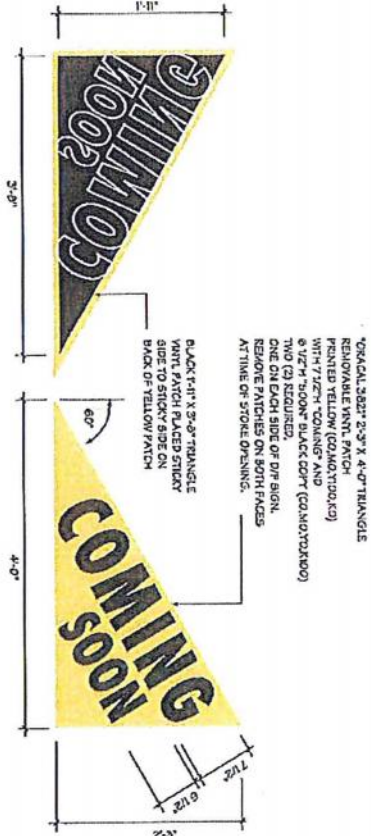
EXHIBIT 1
PAGE 4 OF 10

bill moore & associates
1027 LACEY BLVD.
SUITE 100
HANFORD, CA 91705-2133
509.734-0293 (for 5293)
WWW.BILLMOORE.COM

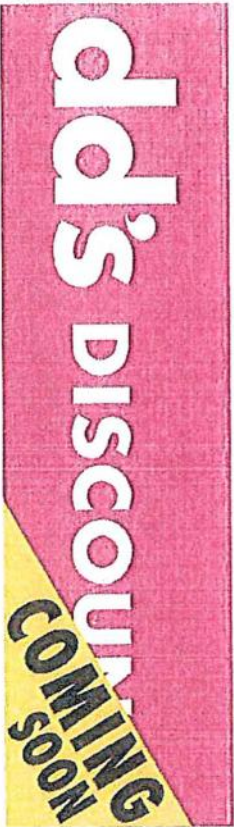
dd's
DISCOUNTS

#5293 HANFORD
Centennial Plaza
NWC 12th Ave. & W. Lacey Blvd.
Hanford, CA

Drawn
REV
01/05/14
01/25/15
05/25/15
SHEET
P2



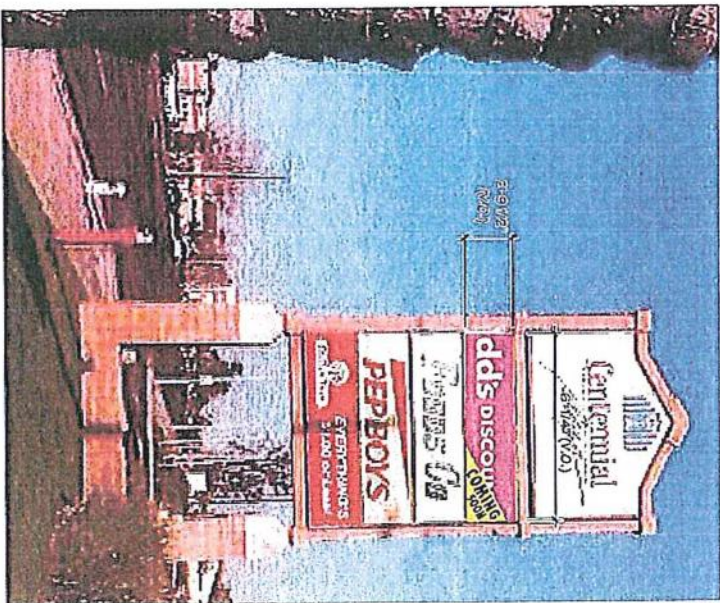
③ "COMING SOON" PATCH



② "DD'S DISCOUNTS" TENANT FACE DETAIL

SCALE: 3/4" = 1'-0"

EXHIBIT 1
PAGE 10 OF 10



① D/F PYLON PHOTO RENDERING - EAST/WEST
WEST LACEY BLVD. : SEE SHEET K FOR LOCATION
SCALE: N.T.S.

Notes:
SEE SHEET K FOR PYLON SIGN POSITION.
SEE SHEET P2 FOR PERMANENT DD'S SIGN FACE SPECIFICATIONS.
LANDLORD TO PROVIDE AND MAINTAIN PYLON STRUCTURE, CABINETS, FINISHES, BLANK FACES, LIGHTING AND ELECTRICAL SERVICE.
"DD'S" TEMPORARY TENANT FACE DECORATION TO BE PROVIDED BY ROSS STORES, INC.
ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION.

1527 SOLANO CIRCLE
P.O. BOX 6133
OAKLEY, CA 94621-0133
510/324-0919 FOR SITE VISIT
WWW.DDSSTORES.COM



dd's
DISCOUNTS

#5293 HANFORD
Centennial Plaza
NW/C 12th Ave. & W. Lacey Blvd.
Hanford, CA

drawn
09/24/15
09/28/15

SHEET
TP2

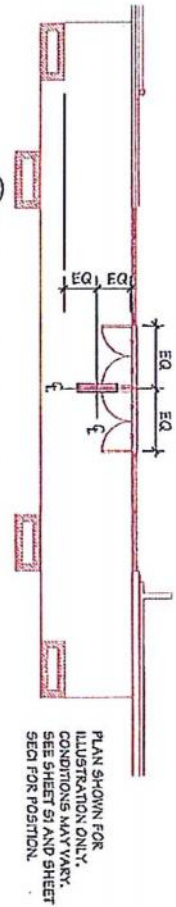
bill moore & cassociates

bill moore & cassociates

bill moore & cassociates

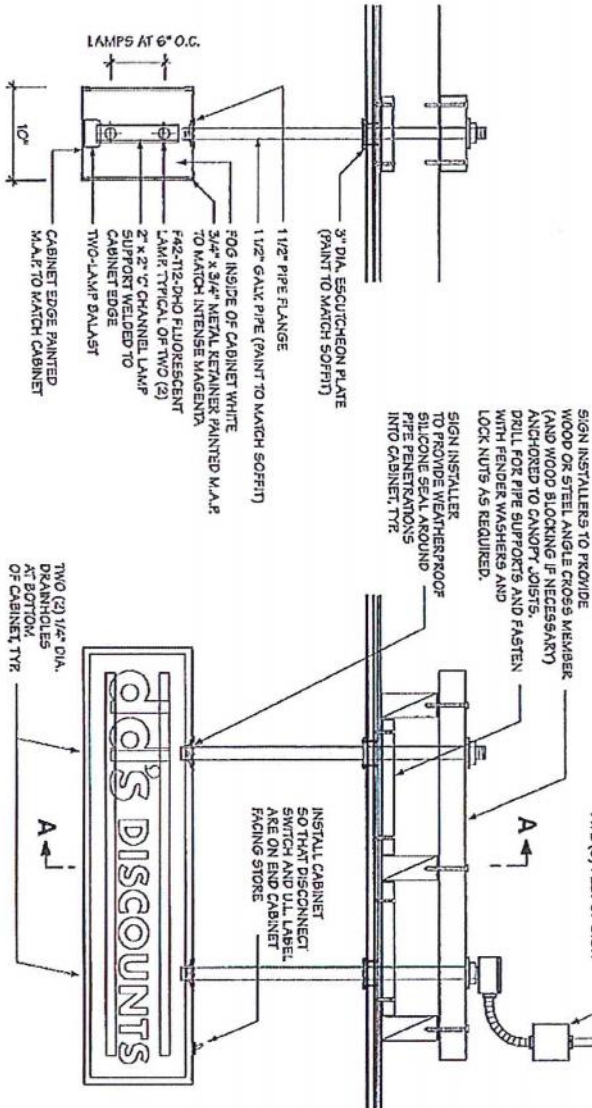
bill moore & cassociates

bill moore & cassociates



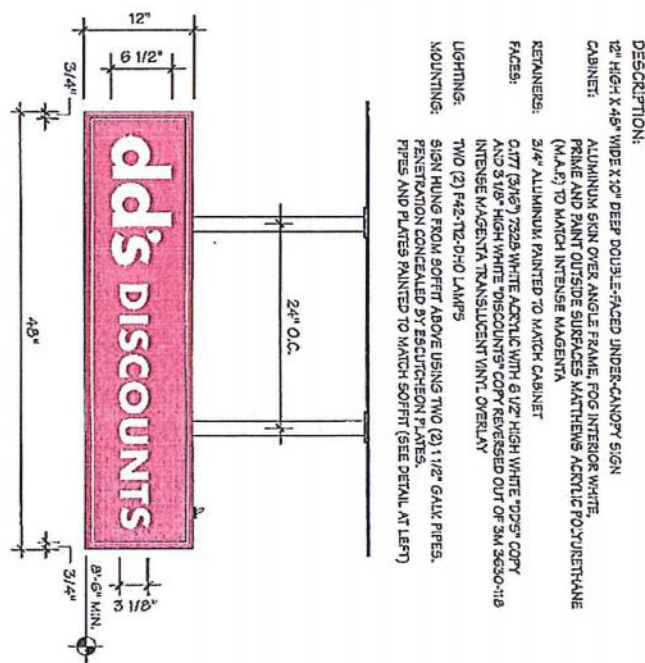
4 PARTIAL FLOOR PLAN

SCALE 3/32" = 1'-0"



3 SECTION A-A

SCALE 1" = 1'-0"



1 D/F UNDER-CANOPY SIGN ELEVATION

SCALE 1" = 1'-0"

2 FRAMING ELEVATION

SCALE 1" = 1'-0"

NOTES:
SEE SHEET S1 FOR UNDER-CANOPY SIGN LOCATION.
LANDLORD TO PROVIDE ACCESS ABOVE CEILING FOR SIGN INSTALLATION, AND 120V ELECTRICAL SERVICE AND J-BOX WITHIN FIVE (5) FEET OF SIGN LOCATION CONNECTED TO ENERGY MANAGEMENT SYSTEM.

bill moore & associates
1227 20th Ave.
P.O. Box 1111
51034-0995 fax 520-4092
www.bma.com

dd's
DISCOUNTS

#5293 HANFORD
Centennial Plaza
NWC 12th Ave. & W. Lacey Blvd.
Hanford, CA

drawn 02/27/15
05/20/15
SHEET UC

Notes:

THIS DRAWING FOR BANNER REFERENCE ONLY.
DO NOT INSTALL BANNERS ON DRYWIT (ELFS), WALL(S) WITHOUT BANNER EYE-BOLTS. SEE NOTES IN RED ABOVE FOR INSTALLATION REQUIREMENTS.
B.M.A. TO SEAL, PATCH AND TOUCH UP ALL OTHER WALL PENETRATIONS ON REMOVAL OF BANNERS.
SAVE ALL BANNERS FOR REUSE.
ROSS STORES INC. RESERVES THE RIGHT TO INSTALL ANY OTHER TEMPORARY OPENING PROMOTIONAL MATERIAL OR ELEMENT THEY DEEM APPROPRIATE.

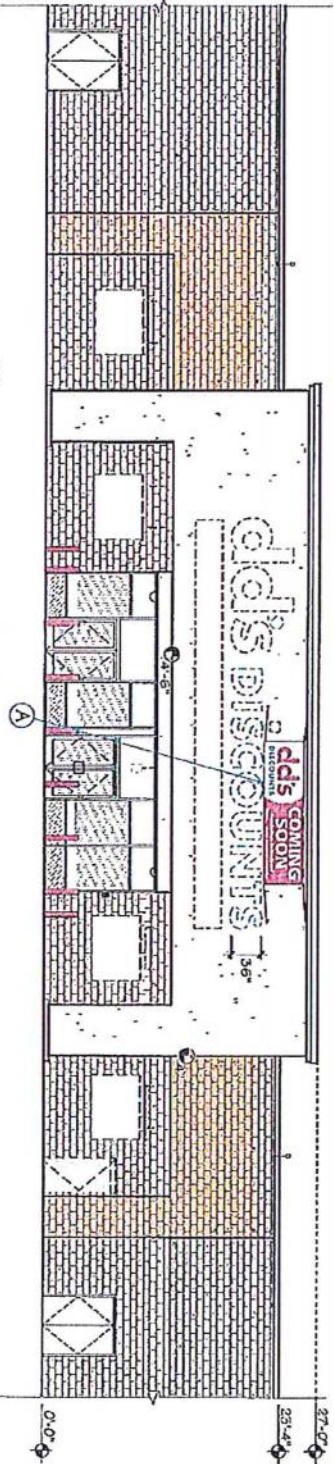
① 6'-0" X 21'-0" DDS DISCOUNTS
COMING SOON BANNER
ONE (1) BANNER REQUIRED AS SHOWN.
SEE SHEET BNR, DETAILS 1 AND 7

WINDOW GRAPHICS INSTALLATION
TO BE CONFIRMED WITH
CONSTRUCTION MANAGER

ROSS CONTRACTOR TO MAINTAIN BANNER
IN VISIBLE POSITION ON STOREFRONT
AS CONSTRUCTION PROGRESSES

Installer:

- NEVER ATTACH BANNERS DIRECTLY TO ELFS, WALLS (CONCRETE, CMU, STUCCO, MASONRY VENEER ARE OK).
- IF FASCIN IS ELFS, VERIFY THAT EYE-BOLTS ARE PRESENT.
- IF YES, PROCEED WITH BANNER INSTALLATION AS SHOWN.
- IF NO EYE-BOLTS ARE PRESENT, DETERMINE IF BASE BUILDING CAN BE USED FOR BANNER INSTALLATION (ONLY IF NOT ELFS).
- IF YES, PROCEED WITH INSTALLATION, PLACING BANNER ON NON-ELFS WALLS.
- IF NO EYE-BOLTS ARE PRESENT AND NO NON-ELFS SURFACES ARE AVAILABLE, CALL BMA IMMEDIATELY. DO NOT INSTALL BANNERS.



1 STOREFRONT - SOUTH - W. LACEY BLVD. - ELEVATION

SCALE: 3/32" = 1'-0"

"COMING SOON" BANNER

EXHIBIT 7
PAGE 6 OF 10

bill moore & associates
1007 KADYDA DR.
PO BOX 6150
SAN JOSE, CA 95124-0150
510.234.0284 fax 510.46272
www.bma.com



dd's DISCOUNTS

#5293 HANFORD
Centennial Plaza
NW 12th Ave. & W. Lacey Blvd.
Hanford, CA

drawn
ALH
01/10/15
CZB/MS
02/16/15

SHEET
01a

Notes:

THIS DRAWING FOR BANNER REFERENCE ONLY.
DO NOT INSTALL BANNERS ON PRIVATE (E.F.S.) WALL(S) WITHOUT BANNER EYE-BOLTS. SEE NOTES IN RED ABOVE FOR INSTALLATION REQUIREMENTS. B.M.A. TO SEAL, PATCH AND TOUCH UP ALL OTHER WALL PENETRATIONS ON REMOVAL OF BANNERS.
SAVE ALL BANNERS FOR REUSE.
ROSS STORES, INC. RESERVES THE RIGHT TO INSTALL ANY OTHER TEMPORARY OPENING PROMOTIONAL MATERIAL OR ELEMENT THEY DEEM APPROPRIATE.

- ① 3'-0" H X 16'-0" W "OPENING SOON" BANNER
ONE (1) BANNER REQUIRED AS SHOWN.
SEE SHEET B.N.K. DETAILS 2 AND B
- ② 3'-0" H X 15'-0" W "NOW HIRING" BANNER
ONE (1) BANNER REQUIRED AS SHOWN.
SEE SHEET B.N.K. DETAILS 3 AND B

WINDOW GRAPHICS INSTALLATION
TO BE CONFIRMED WITH
CONSTRUCTION MANAGER

- Installer:
- NEVER ATTACH BANNERS DIRECTLY TO E.F.S. WALLS (CONCRETE, CMU, STUCCO, MASONRY VENEER ARE OK).
 - IF FASGIA IS E.F.S., VERIFY THAT EYE-BOLTS ARE PRESENT.
 - IF YES, PROCEED WITH BANNER INSTALLATION AS SHOWN.
 - IF NO EYE-BOLTS ARE PRESENT, DETERMINE IF BASE BUILDING CAN BE USED FOR BANNER INSTALLATION (ONLY IF NOT E.F.S.).
 - IF YES, PROCEED WITH INSTALLATION, PLACING BANNER ON NON-E.F.S. WALLS.
 - IF NO EYE-BOLTS ARE PRESENT AND NO NON-E.F.S. SURFACES ARE AVAILABLE, CALL B.M.A. IMMEDIATELY. DO NOT INSTALL BANNERS.

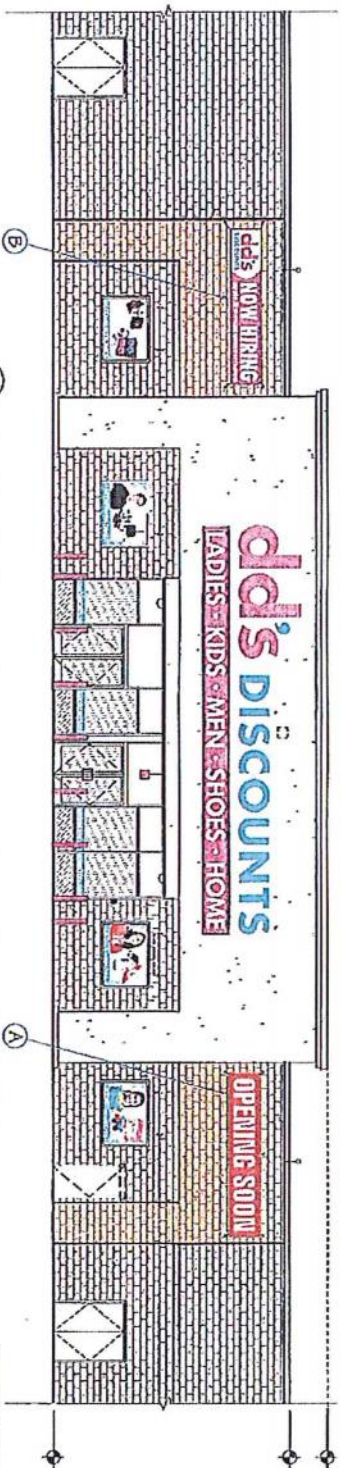


EXHIBIT 7
PAGE 7 OF 10

bill moore & associates



dd's DISCOUNTS

#5293 HANFORD
Centennial Plaza
NW 12th Ave. & W. Lacey Blvd.
Hanford, CA

GREEN
ARCH
BY

SHEET
01b

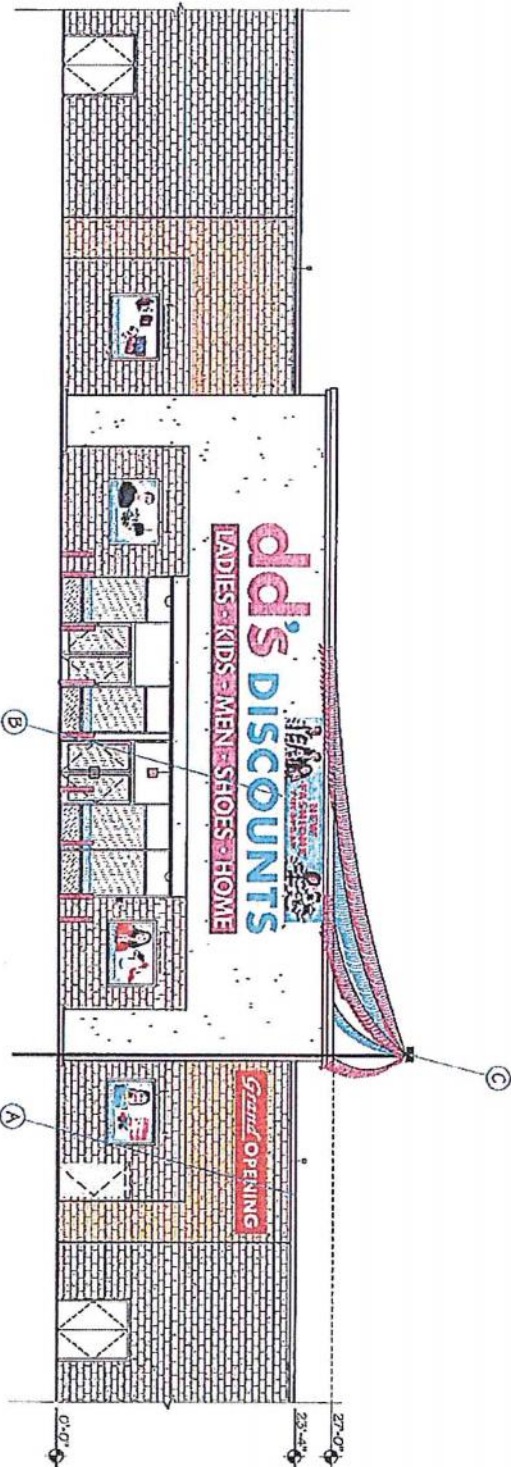
Notes:

THIS DRAWING FOR BANNER REFERENCE ONLY.
DO NOT INSTALL BANNERS ON DRYWALL (ELF.S) WALL(S) WITHOUT BANNER EYE-BOLTS. SEE NOTES IN RED ABOVE FOR INSTALLATION REQUIREMENTS. B.M.A. TO SEAL, PATCH AND TOUCH UP ALL OTHER WALL PENETRATIONS ON REMOVAL OF BANNERS.
SAVE ALL BANNERS FOR REUSE.
ROSS STORES INC. RESERVES THE RIGHT TO INSTALL ANY OTHER TEMPORARY OPENING PROMOTIONAL MATERIAL OR ELEMENT THEY DEEM APPROPRIATE.

- (A) 3'-0" H X 16'-0" W "GRAND OPENING" BANNER
ONE (1) BANNER REQUIRED AS SHOWN.
SEE SHEET BNR, DETAILS 4 AND 8
- (B) 3'-9" H X 22'-0" W "NEW FASHIONS STARTING TODAY" BANNER
ONE (1) BANNER REQUIRED AS SHOWN.
SEE SHEET BNR, DETAILS 8 AND 8
- (C) MAGENTA AND TEAL COLORED STREAMERS
TO BE STRUNG TO NEARBY LIGHT STANDARDS.
FIVE (5) TOTAL SINGLE STRINGS
(NOT TO EXCEED 80'-0")

WINDOW GRAPHICS INSTALLATION
TO BE COORDINATED WITH
CONSTRUCTION MANAGER

- Installers:
- NEVER ATTACH BANNERS DIRECTLY TO ELF.S, WALLS (CONCRETE, CMU, STUCCO, MASONRY VENEER ARE OK).
 - IF FASCIA IS EIFS, VERIFY THAT EYE-BOLTS ARE PRESENT.
 - IF YES, PROCEED WITH BANNER INSTALLATION AS SHOWN.
 - IF NO EYE-BOLTS ARE PRESENT, DETERMINE IF BASE BUILDING CAN BE USED FOR BANNER INSTALLATION (ONLY IF NOT ELF.S).
 - IF YES, PROCEED WITH INSTALLATION, FLAGGING BANNER ON NON-ELF.S WALLS.
 - IF NO EYE-BOLTS ARE PRESENT AND NO NON-ELF.S SURFACES ARE AVAILABLE, CALL B.M.A IMMEDIATELY. DO NOT INSTALL BANNERS.



1 STOREFRONT - SOUTH - W. LACEY BLVD. - ELEVATION

SCALE: 3/32" = 1'-0"

"GRAND OPENING"
BANNER

EXHIBIT 1
PAGE 8 OF 10

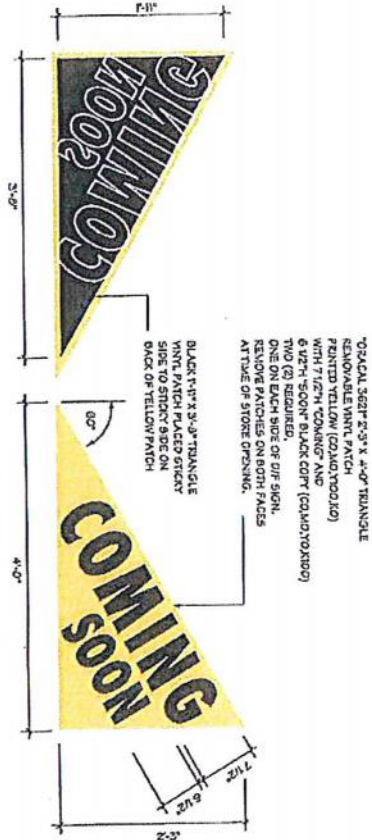
bill moore & associates

dd's DISCOUNTS

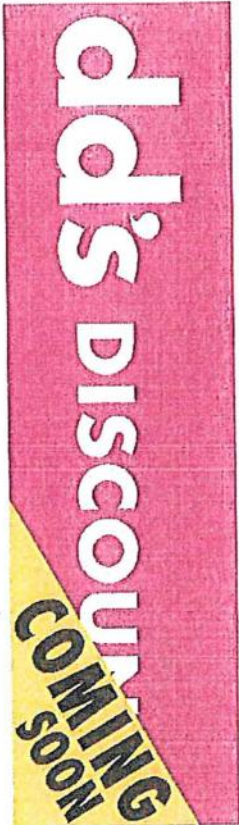
#5293 HANFORD
Centennial Plaza
NW 12th Ave. & W. Lacey Blvd.
Hanford, CA

01/10/15
05/26/15
09/26/15

SHEET
GO1



③ "COMING SOON" PATCH



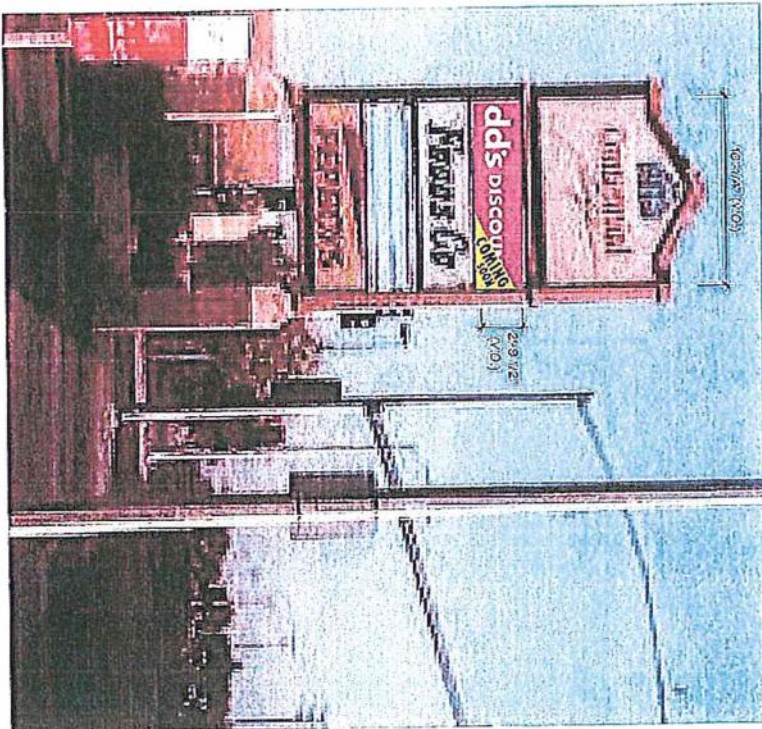
② "DD'S DISCOUNTS" TENANT FACE DETAIL

SCALE 3/4" = 1'-0"

NOTES:
SEE SHEET K FOR PYLON SIGN POSITION.
SEE SHEET J2 FOR PERMANENT DD'S SIGN FACE SPECIFICATIONS.
LANDLORD TO PROVIDE AND MAINTAIN PYLON STRUCTURE, CABINETS,
FINISHES, BLANK FACES, LIGHTING AND ELECTRICAL SERVICE.
DD'S TEMPORARY TENANT FACE DECORATION TO BE PROVIDED BY DD'S
STORES, INC.
ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION.

EXHIBIT 1
PAGE 9 OF 12

① D/F PYLON PHOTO RENDERING - NORTH/SOUTH
12TH AVENUE : SEE SHEET K FOR LOCATION
SCALE N.T.S.



bill moore & associates
1050 JORDAN AVE.
DUBLIN, CA 94568-0128
916/254-0294 fax 916-459-4092
www.bmaonline.com



#5293 HANFORD
Centennial Plaza
NW 12th Ave. & W. Lacey Blvd.
Hanford, CA

drawn 02/20/15
05/20/15
SHEET
TP1

- Notes:
- ROSS CONTRACTOR TO PROVIDE:
 - ADEQUATE ACCESS BEHIND LOGO LETTERS AND CABINET FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 - FOUR (4) 20 AMP 120V ISOLATED SIGN ELECTRICAL SYSTEM MANAGEMENT SYSTEM BEHIND SIGN LETTERS LOCATED ON THE EXTERIOR WALL, SEE SHEET 10 FOR DETAILS.
 - AT LEAST TWO (2) 120V BREAKERS BEHIND ALL ELBES, WALL SYSTEM FOR SIGN AND BANNER SUPPORT.
 - SIGN PASCAL TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 75% LRV) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.
 - ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.
 - IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES, INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.
 - 60" H. INDIVIDUAL, 20" W. PAN CHANNEL LOGO LETTERS: 56 5/8" 21248-EI PURPLE (21248-EI TEAL FOR APOSTROPHES) RETURNING, 8" D. ALUM. W/ WHITE FINISH LETTERS: 2" WHITE JEWELITE LETTER BACKS: ALUMINUM, NEON: FOUR-TUBE 15MM EDL C-21 WHITE, U.L. MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS PER OFF. 1/2" SPACERS
 - 30" H. INDIVIDUAL, "DISCOUNTS" PAN CHANNEL LOGO LETTERS: 21248-EI PURPLE (21248-EI TEAL RETURNING, 8" D. ALUM. W/ WHITE FINISH LETTER BACKS: ALUMINUM, NEON: TWO-TUBE 15MM VOLTAGE TUNABLE, U.L. MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS PER OFF. 1/2" SPACERS
 - 24" H. 24" X 36" X 1/2" SINGE-FACE INTERNALLY ILLUMINATED CABINET SIGN, 2" RETURNING PAINTED TO MATCH MAGENTA, RETURNING, 8" D. ALUMINUM PAINTED MAGENTA TO MATCH PMS #258C MATTHEWS PHOTOGRAPHY GLOSSBY FACET TRANSLUCENT 50 WHITE, U.L. MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS PER OFF. 1/2" SPACERS
 - 12" H. 48" W. 12" X 12" DOUBLE-FACE INTERNALLY ILLUMINATED UNDERCANYON SIGN, U.L. SEE SHEET 10 FOR DETAILS.
 - 1 SIGN PASCAL BY ROSS CONTRACTOR, SEE NOTES
 - 2 CLEAR ANODIZED ALUMINUM STOREFRONT & DOORS BY ROSS CONTRACTOR
 - 3 FROSTED WINDOW FILM BY ROSS CONTRACTOR
 - 4 SET OF FIVE (5) EYE-BOLTS FOR BANNER AT ROSS CONTRACTOR TWO 3/8" X 6'-0" AND ONE (1) 4'-0" X 21'-0" SET
 - 5 TYPICAL WALL PANEL, W/ LIGHTING BY ROSS CONTRACTOR, IMAGES MAY VARY FROM WHAT IS SHOWN, SEE SHEET 10 FOR DETAILS.

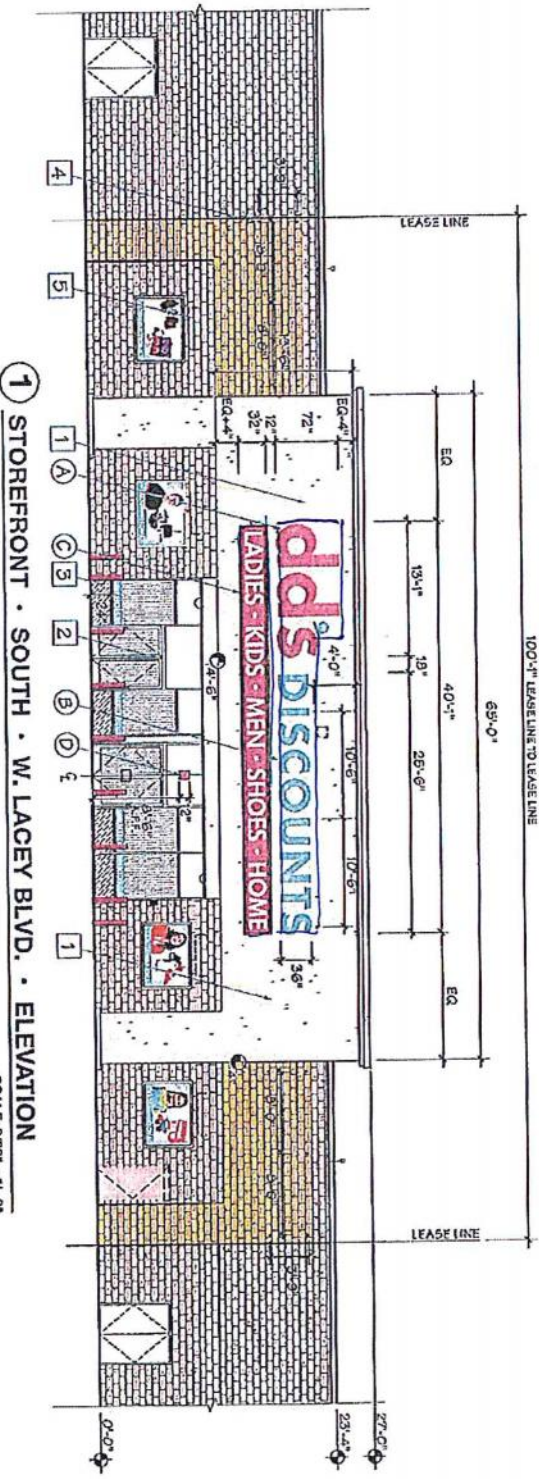


EXHIBIT 1
PAGE 2 OF 10

40.083 FT

8.275 FT

3.91 SF

UNDER-CANYON = 4.5 SF

330.5 SF

NE 11/10/2015 2:00 PM

bill moore & associates

1027 KEDRON CIRCLE
P.O. BOX 6133
DOWNEY, CA 90240-0133
510/582-0298 fax 510-582-4672
www.billmoore.com

bill moore & associates

#5293 HANFORD
Centennial Plaza
NWC 12th Ave. & W. Lacey Blvd.
Hanford, CA

down
ASH
01/10/15
04/29/15
05/26/15

SHEET
S1

**Variation
Justification**VAR 2015-03
511-0178

dd's DISCOUNTS
Centennial Plaza
NWC 12th Ave. & W. Lacey Blvd.
Hanford, CA

Background:

Ross Stores, Inc. currently operates 6 Ross Dress For Less and DD's Discounts stores in the greater Visalia area. These stores have proven to be an asset to the communities they serve. Opening the new dd's Discounts store in Hanford is evidence of Ross' plans to partner with the City, but they find that they need to bolster their identity by increasing the signage entitlements dictated by the City's zoning ordinance. Therefore, as agents of Ross Stores, Inc., we are applying for a variance requesting an increase in the maximum sign area.

The new dd's Discounts store will occupy the 22,500 sq. ft. of the former Walmart in Centennial Plaza. Their lease provides for a 100'-1" frontage. They will be employing around 50 full and part time employees.

Petitioner Justification:

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

Sign ordinances are generally written with consideration that most retail businesses abut the street frontage in the traditional manner of retail development. In this case, the store is set back from the street approximately 750 feet, roughly the length of a 2 ½ football fields from end to end.. This unique condition must be taken into account when considering the resulting size and proportion of the primary wall sign.

We feel that when the required 200 sq. ft. maximum "dd's DISCOUNTS" wall sign is viewed from such a distance, it will look disproportionately small when compared to the stores that are closer to West Lacey Blvd. and 12th Avenue.

2. Why is the granting of the variance necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity and land use district and denied to this property?

As described above, the viewing distance from the street is significantly greater than nearby retail and service businesses. Many of these businesses either front the right-of-way (ROW) or are set back a minimal distance from the street. This

actually gives these businesses an unfair advantage over stores with significant setbacks. It should be clearly evident that a 200 sq. ft. wall sign located right next to the ROW gives that business an advantage over a store that is set back from the street by a long distance.

Ross Stores Inc., parent company of DD's Discounts, is requesting a 391 sq. ft. wall sign, where the City sets a 200 sq. ft. max. sign area. This difference only seems extreme because we are required to put a single, 4 sided box around the perimeter of the sign letters. Due to the logo copy configuration, there is a lot of background being counted as sign area. If we were to put a box around each word, the sign area would be 261 sq. ft. In essence, the City's requirement for calculating sign area is a hardship for DD's Discounts.

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

We believe that the addition of the proposed signage will actually be a material benefit to the public by assisting them in locating the store. *The Signage Sourcebook*, published by the Small Business Administration, has documented how properly sized and formatted signs can reduce traffic incidents, finding that small signs distract the driver because they can't find what they're looking for.

4. How would the granting of this variance not constitute a special privilege inconsistent with the limitations placed on other properties in the vicinity and in the same land use district?

What we are seeking here is a visual balance between large businesses that enjoy a close proximity to the arterial roadways as compared to the DD's Discounts that is set back from West Lacey Blvd. by about 750 feet. We do not believe this constitutes special privilege, but merely takes into account the visual proportion required to properly identify the business from such a great distance.

We are also asking for the Commission to consider allowing us to calculate the actual sign area by boxing each sign element as opposed to a single box required by code (see #2 above). We don't believe that this be considered a privilege, but a specific concession to the unusual sign configuration.

5. Will granting of the variance allow a use or activity which is prohibited in the land use district where the property is located?

No.

6. Will the granting of the variance be inconsistent with the General Plan?

The City of Hanford Land Use Element of the General Plan calls for the following Objectives. We believe the proposed signage qualifies under these objectives.

1. Encourage regional retail shopping in Hanford;
2. Conveniently serve current and future residential needs;
3. Provide employment opportunities;
4. Contribute to the attractiveness of the community;
5. Be Served by arterial streets; and,
6. Contribute to the City's tax base.

With this variance request, Ross Stores, Inc. is seeking to balance the visual perception of a sign that would appear smaller than those closer to the traffic corridors. It would also signify the relative importance DD's Discounts will play in the local economy.

We appreciate the opportunity to present our reasoning behind our request for limited relief from the City of Hanford's sign regulations. We feel that the purposes and intent of the ordinance and General Plan would be advanced by the requested deviations from the requirements and the benefits of such a deviation will substantially outweigh the detriment that would result in ineffective identification.

Notice of Exemption

Appendix E

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

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

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

Project Title: VAR 2015-03

Project Location – Specific: 1750 W Lacey Blvd (APN 009-050-016)

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

Description of Nature, Purpose and Beneficiaries of Project: a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum square footage of the “PC” Planned Commercial Zone District for the future DD’s Discount storefront.

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

Name of Person or Agency Carrying Out Project: Fresno Neon Sign Company

Exempt Status: **(check one)**

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

Reasons why project is exempt:

- (a) The project consists of construction, or placement of minor structures accessory to an existing commercial facility

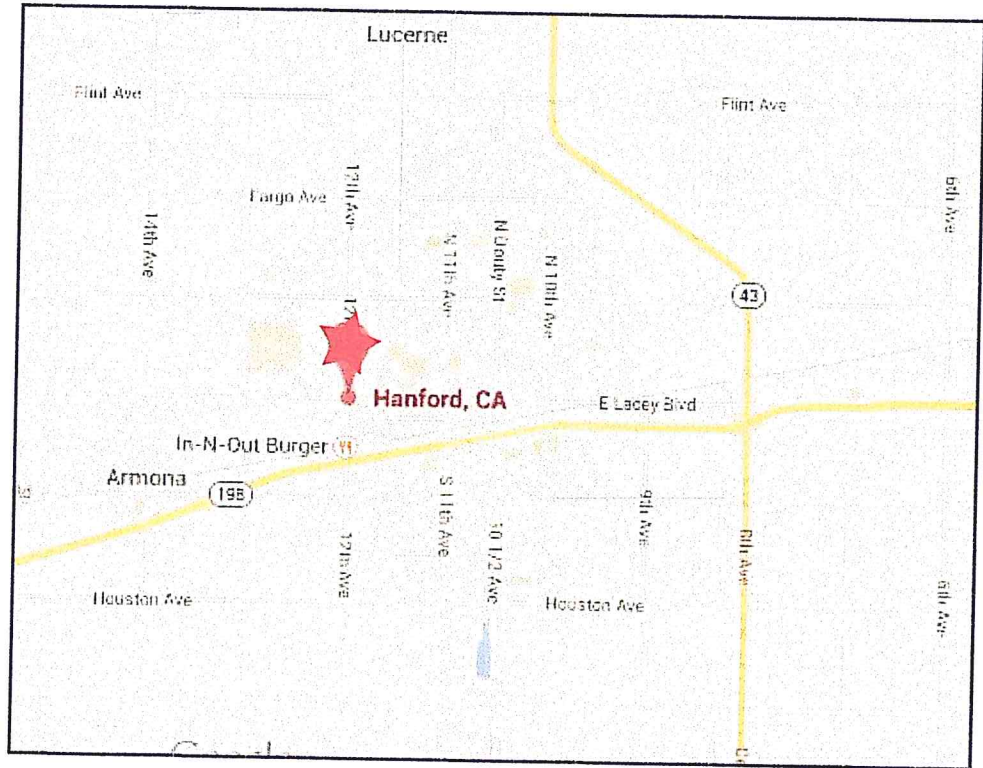
Lead Agency

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

Signature: _____ Date: November 10, 2015 Title: Assistant Planner

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

Attachment: Exhibit B Variance No. 2015-03 Staff Report and Resolution (1892 : dd's Discount sign variance (VAR 2017-01))

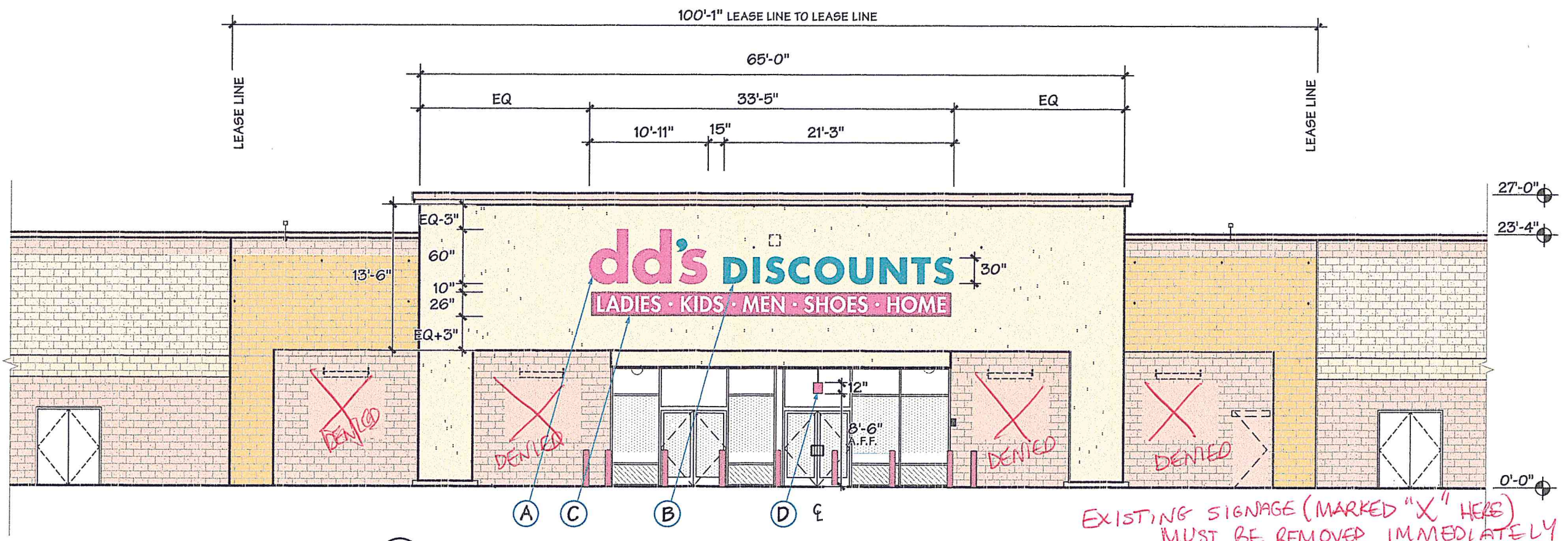


otes
ROSS CONTRACTOR TO PROVIDE:
ADEQUATE ACCESS BEHIND LOGO LETTERS AND CABINET FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
FOUR (4) 20 AMP 120V ISOLATED SIGN CIRCUITS AND JUNCTION BOXES TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM
• AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEM FOR SIGN AND BANNER SUPPORT
SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 75% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.
ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.
IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

Attachment: Exhibit C dds Discounts Approved Signage (1892 : dd's Discount sign variance (VAR 2017-01))

- A 60"H INDIVIDUAL "DD'S" PAN CHANNEL LOGO LETTERS:
FACES: TUF-GLAS SG 21249-E1 PURPLE (21248-E1 TEAL FOR APOSTROPHE)
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LED: INSEM SS LIGHT - KDL WHITE 9000K, U.L.
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
PEG OFF: 1/2" SPACERS
- B 30"H INDIVIDUAL "DISCOUNTS" PAN CHANNEL LOGO LETTERS:
FACES: TUF-GLAS SG 21248-E1 TEAL
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LED: BITRO OPTICS DAY PRO 5000K, U.L.
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
PEG OFF: 1/2" SPACERS
- C 26"H X 33'-5"W X 8"D SINGLE-FACE INTERNALLY-ILLUMINATED CABINET SIGN:
2" RETAINERS PAINTED TO MATCH MAGENTA, RETURNS: 8"D ALUMINUM PAINTED MAGENTA TO MATCH PMS #2415C
MATTHEWS #MPO0875 GLOSSY
FACE: TRANSLUCENT SG WHITE FLEX FACE WITH 3M 3630-118 INTENSE MAGENTA VINYL OVERLAY AND 18"H COPY WEEDED AWAY.
ILLUMINATION: DHO LAMPS AND BALLASTS, U.L.
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
- D 12"H X 48"W X 10"D DOUBLE-FACE INTERNALLY-ILLUMINATED UNDERCANOPY SIGN, U.L.
SEE SHEET UC FOR DETAILS.

APPROVED
Hanford Planning Division
DEC 28 2015
BY *Diana Black*



1 STOREFRONT • SOUTH • W. LACEY BLVD. • ELEVATION

CODE COMPLIANT

SF ALLOWED: 200.16

DD's - 5.0'H X 10.916'W = 54.6 sf
DISCOUNTS - 2.5'H X 21.25'W = 53.125 sf
CABINET - 2.16'H X 33.416'W = 72.18 sf
TOTAL = 180 sf

1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com

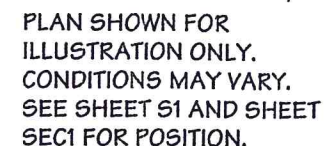
bill moore & associates

MEMBER
California Sign Association

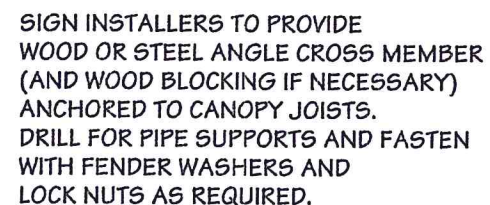
#5293 HANFORD
Centennial Plaza
1750 West Lacey Blvd.
Hanford, CA 93230

drawn	01/10/15
AE1-1	04/29/15
xj	05/26/15
Variance	06/02/15

SHEET
S1



SCALE: 3/32" = 1'-0"



SIGN INSTALLER
TO PROVIDE WEATHERPROOF
SILICONE SEAL AROUND —
PIPE PENETRATIONS
INTO CABINET. TYP

LANDLORD TO PROVIDE
120V PRIMARY ELECTRICAL
SERVICE AND J-BOX
ABOVE CEILING WITHIN
FIVE (5) FEET OF SIGN

INSTALL CABINET
SO THAT DISCONNECT
SWITCH AND U.L. LABEL
ARE ON END CABINET
FACING STORE

TWO (2) 1/4" DIA.
DRAINHOLES
AT BOTTOM
OF CABINET, TYP.

SCALE: 1" = 1'-0"

SCALE: 1" = 1'-0"

DESCRIPTION:

12" HIGH X 48" WIDE X 10" DEEP DOUBLE-FACED UNDER-CANOPY SIGN

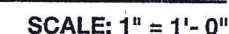
CABINET: ALUMINUM SKIN OVER ANGLE FRAME, FOG INTERIOR WHITE,
PRIME AND PAINT OUTSIDE SURFACES MATTHEWS ACRYLIC POLYURETHANE
(M.A.P.) TO MATCH INTENSE MAGENTA

RETAINERS: 3/4" ALUMINUM PAINTED TO MATCH CABINET

FACES: 0.177 (3/16") 7328 WHITE ACRYLIC WITH 6 1/2" HIGH WHITE "DD'S" COPY
AND 3 1/8" HIGH WHITE "DISCOUNTS" COPY REVERSED OUT OF 3M 3630-118
INTENSE MAGENTA TRANSLUCENT VINYL OVERLAY

LIGHTING: TWO (2) F42-T12-DHO LAMPS

MOUNTING: SIGN HUNG FROM SOFFIT ABOVE USING TWO (2) 1 1/2" GALV. PIPES.
PENETRATION CONCEALED BY ESCUTCHEON PLATES.
PIPES AND PLATES PAINTED TO MATCH SOFFIT (SEE DETAIL AT LEFT)



SEE SHEET S1 FOR UNDER-CANOPY SIGN LOCATION.

LANDLORD TO PROVIDE ACCESS ABOVE CEILING FOR SIGN INSTALLATION, AND 120V ELECTRICAL SERVICE AND J-BOX WITHIN FIVE (5) FEET OF SIGN LOCATION CONNECTED TO ENERGY MANAGEMENT SYSTEM.



#5293 HANFORD
Centennial Plaza
1750 West Lacey Blvd.
Hanford, CA 93230

drawn	02/27/1
xi	05/26/1

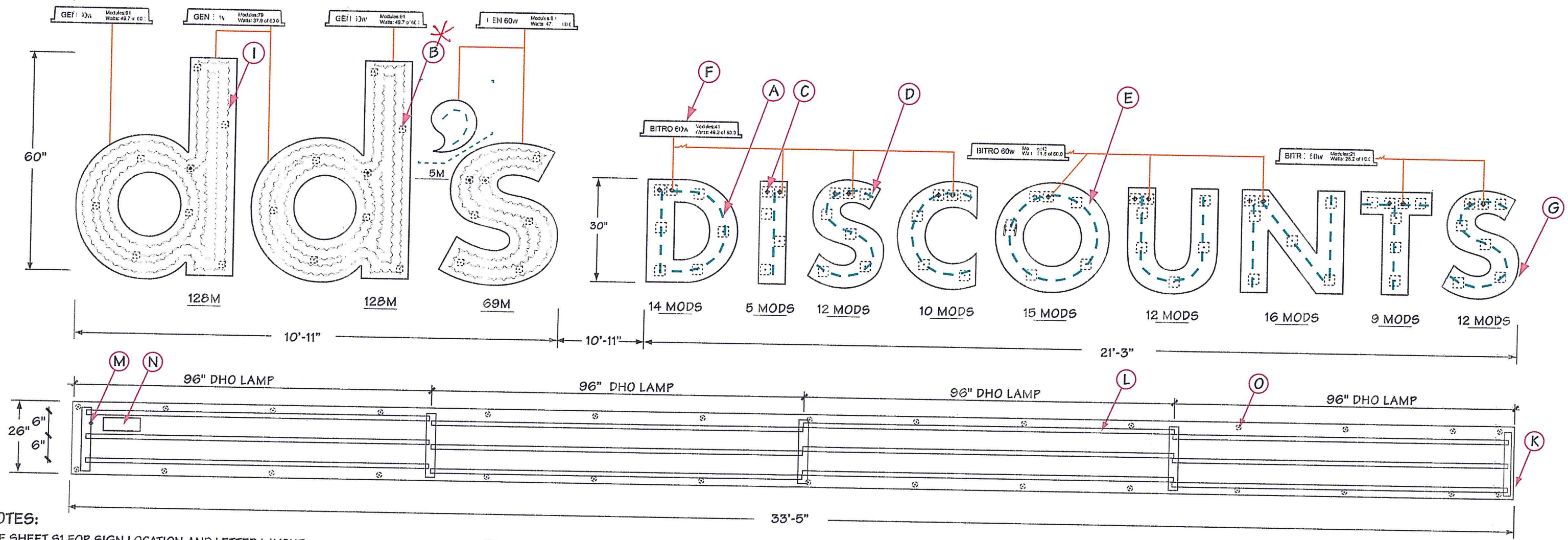
SHEET
UC

- 1.c
- A 60W-12V POWER SUPPLY
 - B TYPICAL MOUNTING HOLE FOR 1/4" THROUGH BOLTS WITH 1/2" THICK NON-CORROSIVE MOUNTING BLOCK SPACER BEHIND LETTER
 - C TYPICAL SECONDARY FEED HOLE WITH 1/2" THICK NON-CORROSIVE MOUNTING BLOCK SPACER BEHIND LETTER
 - D OPTICS PRO DAY WHITE OTSP-M3-DW50 LED MODULE
 - E ALUMINUM LETTER-BACK
 - F BITRO BRAND SLIMLINE SERIES POWER SUPPLY-60W

- H N/A
- I INSEM 55K 9000 LED MODULE 55-KDL-2CL-RW - KDL WHITE 9000K MODULES
- J TYPICAL GENERIC 60W POWER SUPPLY (INSEM ONLY)
- K "TM" DECAL APPLIED AT BOTTOM ON RIGHT END OF CABINET
- L TYPICAL DHO LAMPS
- M FEED HOLE FOR CABINET
- N TYPICAL INTERNAL BALLAST
- O TYPICAL MOUNTING HOLE

Attachment: Exhibit C dds Discounts Approved Signage (1892 : dd's Discount sign variance (VAR 2017-01))

60" DD'S	30" DISCOUNTS	26" CABINET
FEED LOCATION: MIDDLE	FEED LOCATION: TOP	FEED LOCATION: TOP LEFT
LED: INSEM BRAND INSEM 55K 9000 LED MODULE 55-KDL-2CL-RW - KDL WHITE 9000K - KDL-9000	LED: BITRO BRAND OPTICS PRO DAY WHITE OTSP-M3-DW50 MODULES	LAMPS: (12) F96T12DHO
POWER SUPPLY: INDOOR LOCATION GENERIC 60W	POWER SUPPLY: INDOOR LOCATION BITRO BRAND ASU-60-12U - 60W-12V POWER SUPPLY	POWER SUPPLY: SELF-CONT. HO-RS 120V BALLAST
AMPS: .92	AMPS: .79	AMPS: 11.00
		TOTAL AMPS: 12.71



NOTES:
SEE SHEET S1 FOR SIGN LOCATION AND LETTER LAYOUT.
SEE SHEET SEC1 FOR INSTALL DETAILS.
SIGN MUST MEET U.L. 2161 AND NEC SPECIFICATIONS.
ELECTRICAL CONTRACTOR TO SUPPLY CORRECT NUMBER OF 20 AMP 120 VOLT DEDICATED SIGN CIRCUITS (SEE SIGN ELEVATION FOR QUANTITY).
TO OPERATE PROPERLY EACH SIGN CIRCUIT MUST BE AN ISOLATED (DEDICATED) 20 AMP 120 VOLT SINGLE PHASE CIRCUIT WITH EQUIPMENT GROUND AND NO COMMON NEUTRAL OR GROUND WIRES. WIRE GAUGE FOR EACH 20 AMP CIRCUIT MUST BE SIZED FOR A 16 AMP LOAD IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE FOR NO MORE THAN 5% VOLT DROP OVER THE LENGTH OF THE RUN. CIRCUITS MUST BE TERMINATED IN JUNCTION BOXES WITHIN FIVE FEET OF THE SIGN AND CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.

1 LED & WIRING LAYOUT

N.T.S.

60" DD'S
30" DISCOUNTS
26" CABINET



1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com

bill moore & associates

MEMBER
California State Association
of Electrical Contractors

#5293 HANFORD
Centennial Plaza
1750 West Lacey Blvd.
Hanford, CA 93230

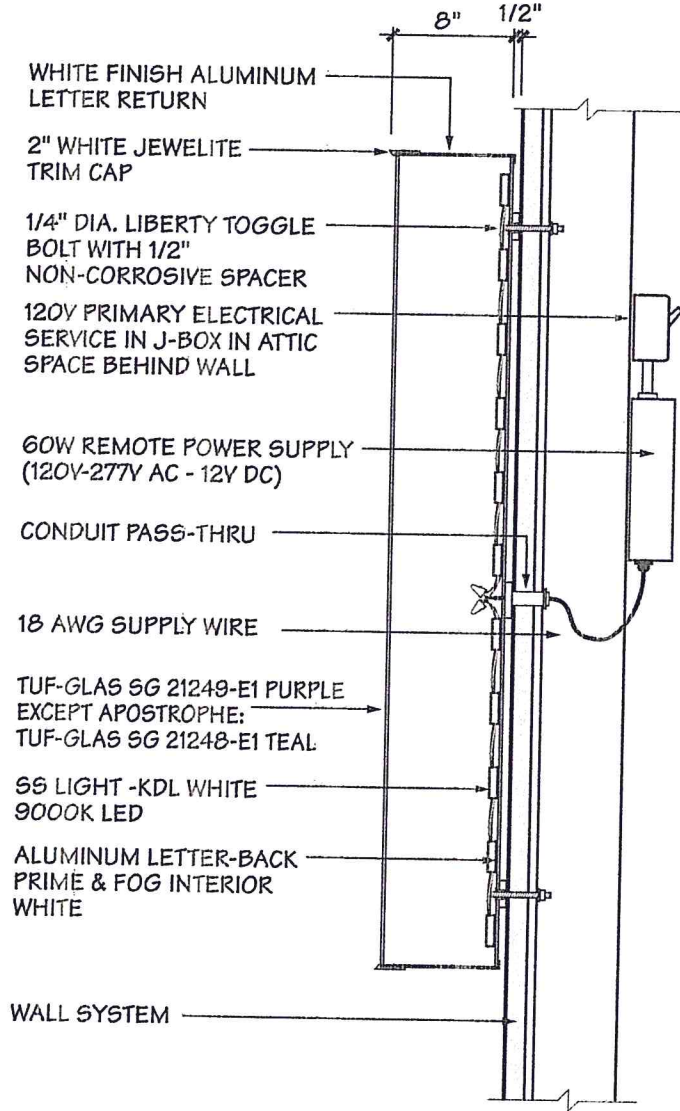
drawn 01/7/15
redrawn per BITRO LED 03/12/15

SHEET
W1

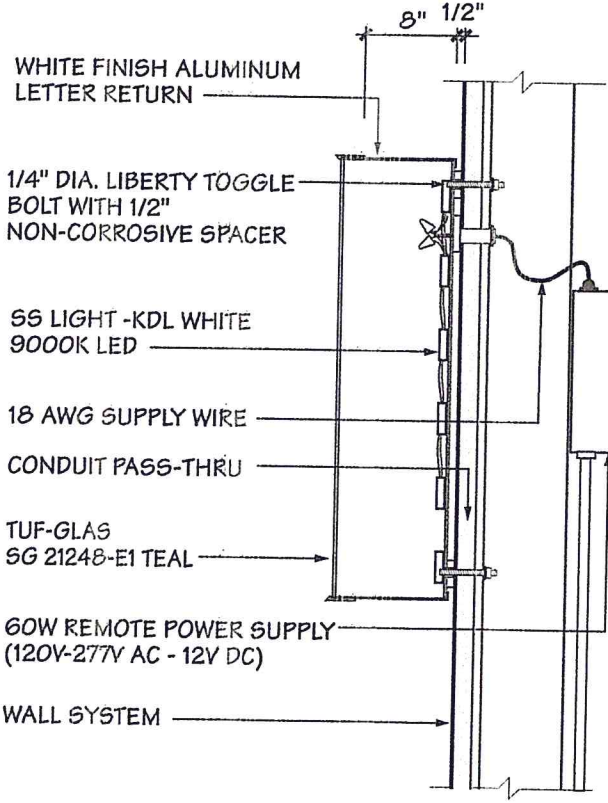
* All Elec per 2013 CEC

per plan
shdw 1

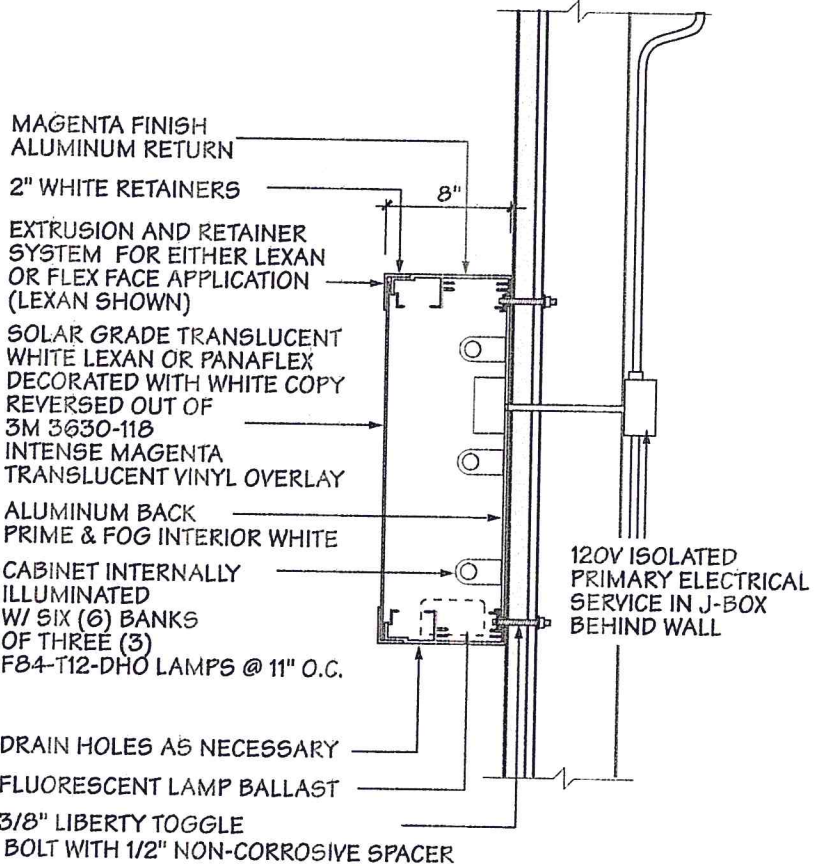
ANCHORS TO BE THRU BOLTS IF POSSIBLE, ALTERNATE ANCHORS PER WALL TYPE SHOWN BELOW FOR USE IF THRU BOLTING IS NOT POSSIBLE	
ANCHORS SCHEDULE: (5) 1/4" DIA ANCHORS PER "DD'S" LTR MIN. (2) 1/4" DIA ANCHORS PER "DISCOUNTS" LTR MIN.	
WALL STRUCTURE	ANCHOR TYPE
WOOD BLOCKING	LAG BOLT (1-1/2" EMBEDMENT)
EIFS OVER 5/8" PLYWOOD	LIBERTY TOGGLE BOLT
HOLLOW CONCRETE BLOCK	SLEEVE ANCHOR (1-1/2" EMBEDMENT)
SOLID CONCRETE	WEDGE ANCHOR (2-1/2" EMBEDMENT)
BRICK	THRU-BOLTS INTO BLOCKING ACROSS BACK OF WALL STRUCTURE



A TYPICAL SECTION @ "DD'S" LETTERS MOUNT
MIDDLE FEED REMOTE BALLAST LETTERS N.T.S.



B TYPICAL SECTION @ "DISCOUNTS" LETTERS MOUNT
TOP FEED REMOTE BALLAST LETTERS N.T.S.



C TYPICAL SECTION @ "DEPARTMENT TITLES CABINET"
N.T.S.

NOTES:

ROSS' CONTRACTOR TO PROVIDE:

- ADEQUATE STRUCTURE BEHIND WALL FASCIA FOR SIGN ATTACHMENT (IF FASCIA IS DRYVIT OR EQUIVALENT E.I.F.S., THEN PLYWOOD BACKING OR BLOCKING AT ALL SIGN ATTACHMENT POINTS IS REQUIRED).
- ACCESS BEHIND FASCIA AT ENTIRE SIGN AREA FOR INSTALLATION, WIRING AND MAINTENANCE PER ARTICLE 600 OF THE N.E.C.
- IN ORDER FOR THE UL 2161 GFI SIGN TRANSFORMERS TO OPERATE PROPERLY, EACH SIGN CIRCUIT MUST BE AN ISOLATED (DEDICATED) 20AMP 120VOLT SINGLE PHASE CIRCUIT WITH EQUIPMENT GROUND AND NO COMMON NEUTRAL OR GROUND WIRES. WIRE GAUGE FOR EACH 20AMP CIRCUIT MUST BE SIZED FOR A 16AMP LOAD IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE FOR NO MORE THAN 5% VOLT DROP OVER THE LENGTH OF THE RUN. CIRCUITS MUST BE TERMINATED IN JUNCTION BOXES WITHIN FIVE FEET OF THE SIGN AND CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.

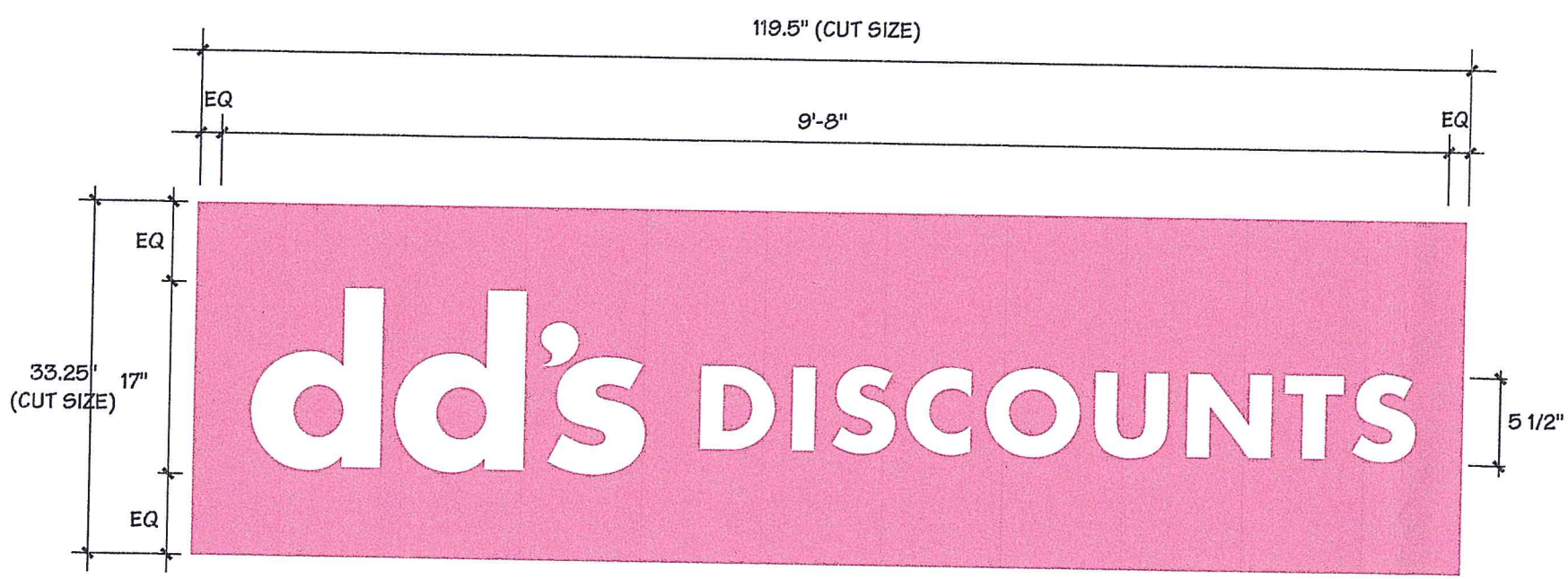


33.25"H X 119.5"W (CUT SIZE) TUF-GLAS 620 FACES
FIRST SURFACE DECORATED WITH 3M 3630-118 INTENSE MAGENTA VINYL.
CUT AND WEED OUT 17"H "DD'S" AND 5 1/2"H "DISCOUNTS"
LOGO COPY TO REVEAL WHITE.

TWO (2) FACES REQUIRED: ONE (1) ON EACH SIDE OF DOUBLE-FACED PYLON SIGN
IN TENANT POSITION AS SHOWN.

- 1 PYLON STRUCTURE, FOOTINGS, CABINETS, FINISHES, LIGHTING, AND ELECTRICAL SERVICE PROVIDED AND MAINTAINED BY LANDLORD. SIGN CONTRACTOR TO CHECK LAMPS, BALLASTS, AND WIRING, AND REPAIR OR REPLACE AS NECESSARY. SIGN CONTRACTOR TO REPAIR DD'S PERIMETER RETAINERS AND PAINT AS NECESSARY.
- 2 NEW BLANK TENANT FACES PROVIDED BY LANDLORD
- 3 OTHER TENANT FACES SHOWN FOR REFERENCE ONLY

- Installation Instructions:
- FIELD VERIFY AND CONFIRM TO BMA EXACT FACE DIMENSIONS, STRUCTURE AND LIGHTING CONDITIONS
 - PROVIDE BMA WITH LOGO PLOT (PROOF) PRIOR TO FABRICATION
 - PROVIDE BMA WITH PHOTOS OF FINISHED DISPLAY



2 "DD'S DISCOUNTS" TENANT FACE DETAIL
SCALE: X" = 1'-0"



1 D/F PYLON PHOTO RENDERING • NORTH/SOUTH
12TH AVENUE : SEE SHEET K FOR LOCATION
SCALE: N.T.S.

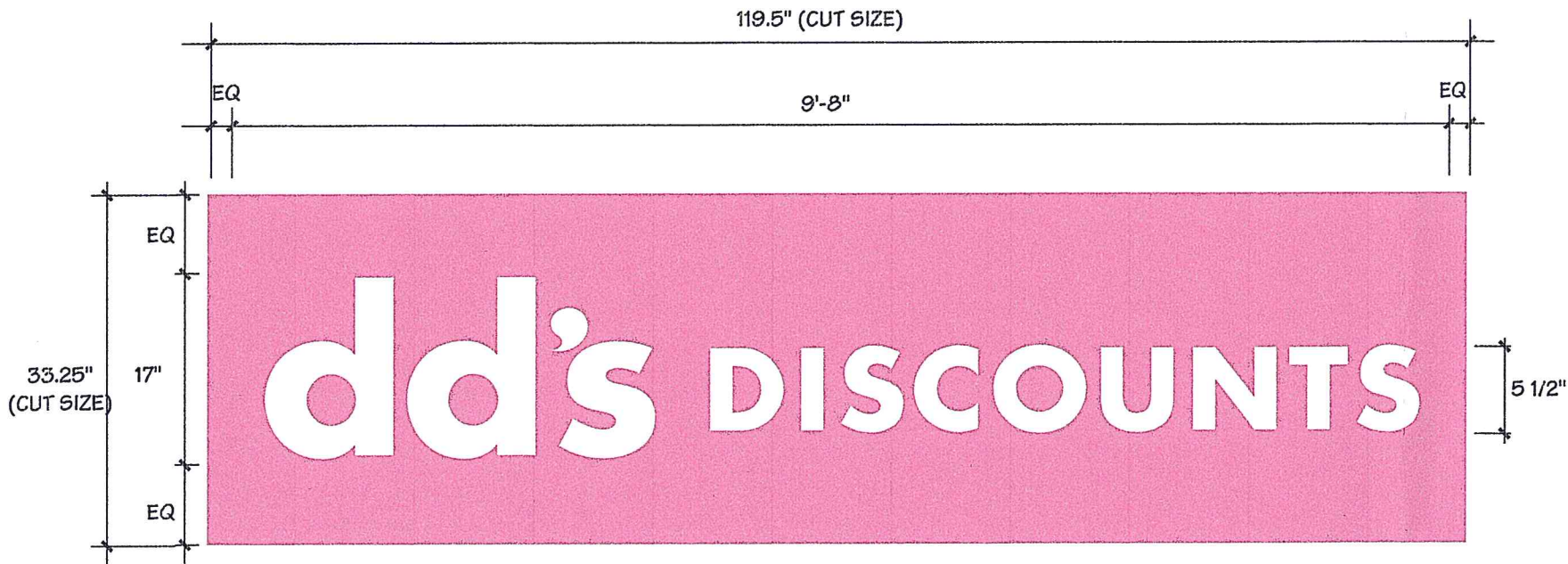
TENANT FACE DECORATION BY ROSS STORES, INC.:
33.25"H X 119.5"W (CUT SIZE) TUF-GLAS 620 FACES
FIRST SURFACE DECORATED WITH 3M 3630-118 INTENSE MAGENTA VINYL.
CUT AND WEED OUT 17"H "DD'S" AND 5 1/2"H "DISCOUNTS"
LOGO COPY TO REVEAL WHITE.

TWO (2) FACES REQUIRED: ONE (1) ON EACH SIDE OF DOUBLE-FACED PYLON SIGN
IN TENANT POSITION AS SHOWN.

Installation Instructions:

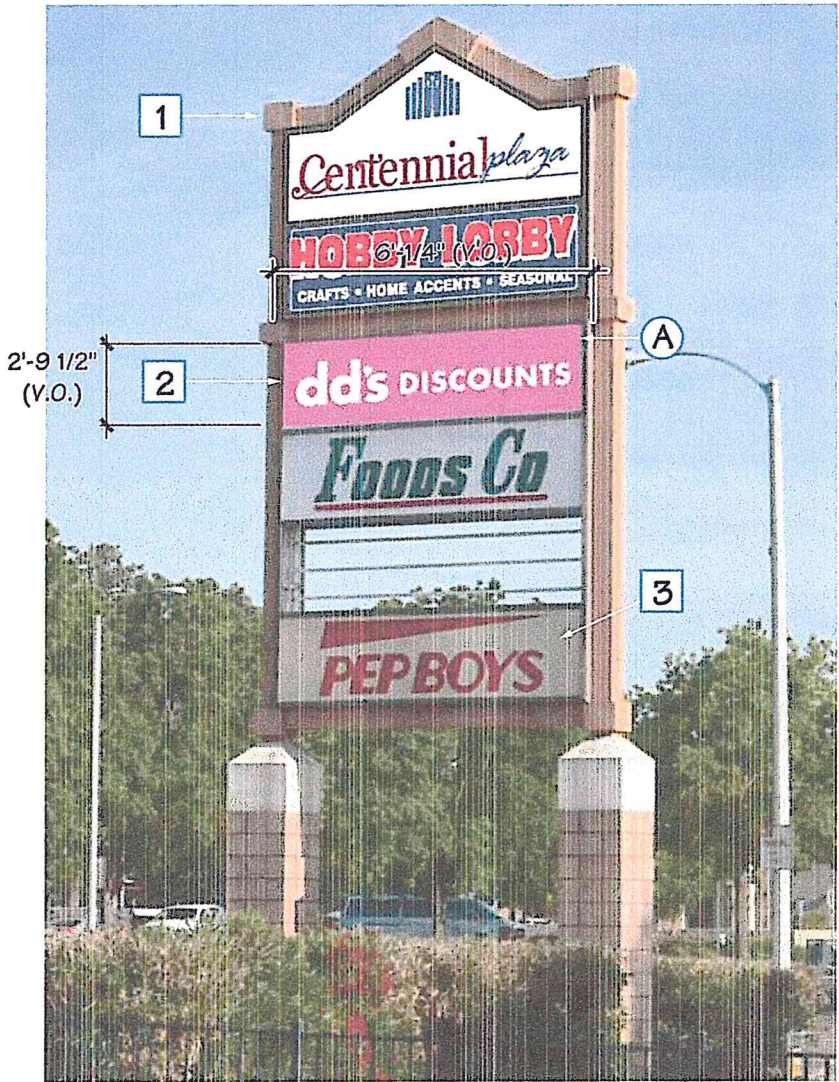
- FIELD VERIFY AND CONFIRM TO BMA EXACT FACE DIMENSIONS, STRUCTURE AND LIGHTING CONDITIONS
- PROVIDE BMA WITH LOGO PLOT (PROOF) PRIOR TO FABRICATION
- PROVIDE BMA WITH PHOTOS OF FINISHED DISPLAY

- 1 PYLON STRUCTURE, FOOTINGS, CABINETS, FINISHES, LIGHTING, AND ELECTRICAL SERVICE PROVIDED AND MAINTAINED BY LANDLORD. SIGN CONTRACTOR TO CHECK LAMPS, BALLASTS, AND WIRING, AND REPAIR OR REPLACE AS NECESSARY. SIGN CONTRACTOR TO REPAIR DD'S PERIMETER RETAINERS AND PAINT AS NECESSARY.
- 2 NEW BLANK TENANT FACES PROVIDED BY LANDLORD
- 3 OTHER TENANT FACES SHOWN FOR REFERENCE ONLY



② "DD'S DISCOUNTS" TENANT FACE DETAIL

SCALE: X" = 1'-0"



① D/F PYLON PHOTO RENDERING • EAST/WEST

WEST LACEY BLVD. : SEE SHEET K FOR LOCATION

SCALE: N.T.S.

CITY OF HANFORD

Application for:

VARIANCE NO. 2017-01

City of Hanford
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-2580 FAX: (559) 583-1633

Application Fee: 4,915. -
Other Fees: _____
Total Fees: _____
Receipt No. _____ Date: 3/6/17
File # 511-0188

The purpose of this review is to determine if the proposed development conforms with the provisions of the zoning Ordinance. Only the owner or owner's agent may submit an application. When filing is done by mail, the signature must be notarized. The following information is necessary and incomplete applications will not be accepted or acted upon. Please follow these directions and PRINT OR TYPE all information. Instructions for drawing a Site Plan are stated below. If the information requested is not applicable, write NA in the space provided. Feel free to use attachments to better illustrate or explain the project.

PART A: GENERAL INFORMATION

OWNER	<u>Centennial Lacey, LLC</u>	APPLICANT	REPRESENTATIVE ENGINEER/DESIGNER
NAME	<u>Pacific 750 Normandie Llc</u>	<u>Jeff Sealy</u>	<u>Mitch Chemers</u>
ADDRESS	<u>1850 S Sepulveda Blvd</u>	<u>Ross Stores 5130 Hacienda Dr</u>	<u>6154 Lemona Ave</u>
CITY	<u>Los Angeles, CA 90025</u>	<u>Dublin, CA 94568</u>	<u>Van Nuys, CA 91411</u>
PHONE		<u>(925) 965-4832</u>	<u>818-468-2955</u>
PROJECT ADDRESS/LOCATION:	<u>1750 W Lacey Blvd, Hanford, CA 93230</u>		APN: <u>009050016000</u>
DESCRIPTION OF VARIANCE REQUEST: <u>Request to allow four (4) externally illuminated</u>			
<u>59" x 78" (31.96 square feet each) panels for a total of 127.84 square feet to</u>			
<u>exceed the existing 350 square foot wall sign.</u>			

PART B: SITE PLAN

INCLUDE A SITE PLAN DRAWN TO SCALE ACCORDING TO THE FOLLOWING INSTRUCTIONS:

1. INSTRUCTIONS FOR DRAWING A SITE PLAN

- Draw the site plan on a paper that is a minimum of 8-1/2 x 11 inches and a maximum of 24 x 36 inches in size. Make the scale large enough to show all details clearly. Submit twelve (12) copies with the application. In some cases, additional copies will be necessary. The following should be shown on the site plan:
- Address of the subject property and the assessor's parcel number.
- Date, North arrow, and scale of the drawing.
- Dimensions of the exterior boundaries of the site.
- Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.

- f.) Locate and give dimensions of all existing and proposed structures on the property. Indicate the height and depth of the buildings and their distance to property lines.
 - g.) Show internal circulation and loading space. Detail off-street parking, exits and entrances, complete with dimensions and number of parking spaces.
 - h.) Show all fences, walls, and landscaping, with their locations, heights, materials and/or type.
 - i.) Show all signs, with their location, size, height, and material used.
 - j.) Show location of existing and proposed water and sewer lines.
 - k.) Indicate method of storm water drainage.
 - l.) Note any proposed method of fire protection.
 - m.) The applicant should include any additional information that may be pertinent or helpful concerning this application.
 - n.) Other data as required to permit the Community Development Department to make the required findings.
2. Submit one legible, original copy of the Site Plan reduced to an 8-1/2 x 11 size must be included with the application.

PART C: JUSTIFICATION

Justification for granting the variance request must be provided by answering the following questions:
(use separate sheet if additional space is required)

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

The applicant's tenant storefront has an existing permitted wall sign. This request is for wall panels in addition to the existing wall sign. The wall panels contain images that support this retailer's identity, without additional text. The additional panels are necessary for an identity and services that are not readily and easily recognizable to the public, unlike other businesses in the PC zone. At approximately 780 feet away, the storefront receives almost no functional visibility from West Lacey Blvd to the south, and no functional visibility to 12th Ave to the east.

2. Why is the granting of the variance necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity and land use district and denied to this property?

Granting of the wall panels offer the storefront an opportunity to share their identity with the public in a manner that contributes to offsetting the identity and visibility challenges that aren't common to businesses within the subject shopping center and within other shopping centers throughout the city and the PC zone. Other storefronts aren't experiencing the same unique combination of poor visibility and identity recognition issues.

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

The proposed signage is will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity, as its location offers no visual distraction to motorists or the public in general. Its size and lighting is modest in relation to the building and the shopping center as a whole, and it's placement is physically low enough to grade to be useful only to motorists and pedestrians within the shopping center.

4. How would the granting of this variance not constitute a special privilege inconsistent with the limitations placed upon other properties in the vicinity and in the same land use district?

The proposed signage will not constitute a special privilege because its location is atypical for similar retail businesses within the PC zone throughout the city. Typical commercial signs are located phycially high enough on buildings to be primarily visible to motorists along streets and highways. Whereas the proposed signage is more at eye level and conveys images rather than text or business titles. So their function is not consistent with limitations required for signs on typical storefronts.

5. Will granting the variance allow a use or activity which is prohibited in the land use district where the property is located?

Granting of the variance is for signage, which would have no impact on use or activity on the subject site. Signage is allowed in the PC zone.

6. Will the granting the variance be inconsistent with the general plan?

Granting of the variance would not be inconsistent with the general plan, as the proposed signage does not put the individual tenant nor the entire shopping center in a position to compete with uses in the downtown commercial district of the city. The purpose of the proposed variance is consistent with the need to convey that the applicant is a nationally recognized activity offering retail sales of new merchandise. The proposed signage is in harmony with the characteristics of the building.

If this is a request for a variance from the parking regulations, the following must also be answered:

1. How would this variance not now or in the future interfere with the free flow of traffic on the public street?

N/A

2. How can it be ensured that the granting of the parking variance will not create a safety hazard or any other condition that is inconsistent with the objectives of the Municipal Code?

N/A

PART D: PUBLIC HEARING REQUIREMENT

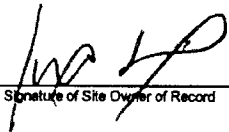
The following must be provided:

1. An accurate scale drawing of the surrounding area for a minimum distance of five hundred (500) feet from each boundary of the site showing locations of existing streets, property lines. (Assessor's Parcel Maps that are obtained from the Kings County Assessor's Office may be used for this purpose.)
2. A list of the names and last known addresses of the recorded legal owners of all properties within the 500 foot distance from the exterior boundary of the site shall be obtained from the Kings County Assessor's records. (Use only the Assessor's official records; do not use other sources such as the telephone book, City directory, etc.)

PART E: CERTIFICATION

PROPERTY OWNER(S)

I am (We are) the owner(s) of the land described hereinabove and shown on the accompanying map hereby consent to the variance request for this land.



Signature of Site Owner of Record

NAME (Print)

John Safe

APPLICANT

I declare that the foregoing is true and correct.
Executed on _____ at _____
California.



Signature of Applicant

NAME (Print)

JEFF SEALY

Notice of Exemption

Appendix E

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

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

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

Project Title: VAR 2017-01

Project Location – Specific: 1750 W Lacey Blvd (APN 009-050-016)

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

Description of Nature, Purpose and Beneficiaries of Project: a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum square footage of the “PC” Planned Commercial Zone District for the future DD’s Discount storefront.

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

Name of Person or Agency Carrying Out Project: dd’s Discounts

Exempt Status: (check one)

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

Reasons why project is exempt:

- (a) The project consists of construction, or placement of minor structures accessory to an existing commercial facility

Lead Agency

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

Signature: _____ **Date:** March 28, 2017 **Title:** Associate Planner

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

Attachment: Exhibit E CEQA Exemption (1892 : dd's Discount sign variance (VAR 2017-01))



AGENDA STAFF REPORT

MEETING DATE: 3/28/2017	AGENDA SECTION: 2
--------------------------------	--------------------------

SUBJECT:

ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as “R-1-6” Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

View attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report
 Resolution No. 2017-05 (Prezone No. 2016-01)
 Resolution No. 2017-06 (Tentative Tract 918)
 Resolution No. 2017-07 (Tentative Tract 919)
 Resolution No. 2017-08 - (Tentative Parcel Map 2016-02)
 Exhibit A - Annexation 152 Map
 Exhibit B - Tentative Tract 918 Map
 Exhibit C - Tentative Tract 919 Map
 Exhibit D - Tentative Parcel Map No. 2016-02 Map

Exhibit E - Plan for Services

Exhibit F - MND 2016-06, Initial Study, and Mitigation Measures

Exhibit G - HJUHS (2)

Exhibit H - KART Comments

Exhibit I- Annexation Process

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, March 28, 2017**

PROJECT: **ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01:** A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as “R-1-6” Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots.

TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential.

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

LOCATION: The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.
2. Adopt Resolution 2017-05 recommending approval of Prezone No. 2016-01 to the City Council.
3. Find that the proposed Annexation No. 152 is consistent with the Hanford General Plan Policies LU 24.1 and LU 25.2 based on the following findings:
 - a. The annexation supports Kings County General Plan objectives and policies which require new residential development to be contiguous to urban development and to annex to the City.

- b. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.
 - c. The annexation will ensure that any future development within the project area will be developed to City standards.
 - d. The project's rezoning is consistent with the General Plan designation of Low-Density Residential.
4. Forward Annexation/Reorganization No. 152 to the City Council with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.
 5. Adopt Resolution No. 2017-06, recommending approval of Tentative Tract Map 918 to the City Council.
 6. Adopt Resolution No. 2017-07, recommending approval of Tentative Tract Map 919 to the City Council.
 7. Adopt Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

RECOMMENDED MOTION

1. I move that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.
2. I move to adopt Resolution No. 2017-05, recommending approval of Prezone No. 2016-01 to the City Council.
3. I move to find that Annexation No. 152 is consistent with the General Plan Policies LU 24.1 and LU 25.2.
4. I move to find that Annexation/Reorganization No. 152, consisting of an annexation of 80.86 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District, is consistent with the Hanford General Plan and an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.
5. I move to adopt Resolution No. 2017-05, recommending approval of Prezone No. 2016-01 to the City Council.
6. I move to adopt Resolution No. 2017-06, recommending approval of Tentative Tract 918 to the City Council.
7. I move to adopt Resolution No. 2017-07, recommending approval of Tentative Tract 919 to the City Council.
8. I move to adopt Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

PROJECT DESCRIPTION**Annexation/Reorganization 152 and Prezone No. 2016-01:**

The project is a request to annex 80.86 acres and prezone the area “R-1-6” Low Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

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

Tentative Tract 918:

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

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

Tentative Tract 919:

The project is a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, in accordance with the General Plan designation for the area, Low-Density Residential.

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

Tentative Parcel Map No. 2016-02:

The project is a request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential.

See proposed parcel split, attached as **Exhibit D**.

Project Location

The projects are applicable to the property located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Existing Land Use

The majority of the project area is comprised of vacant land and land used for agricultural purposes. There is a large lot, single-family residence located at 12581 Fargo Avenue, APN 009-030-149.

Figure 1: Land Use
(Property outlined in red)

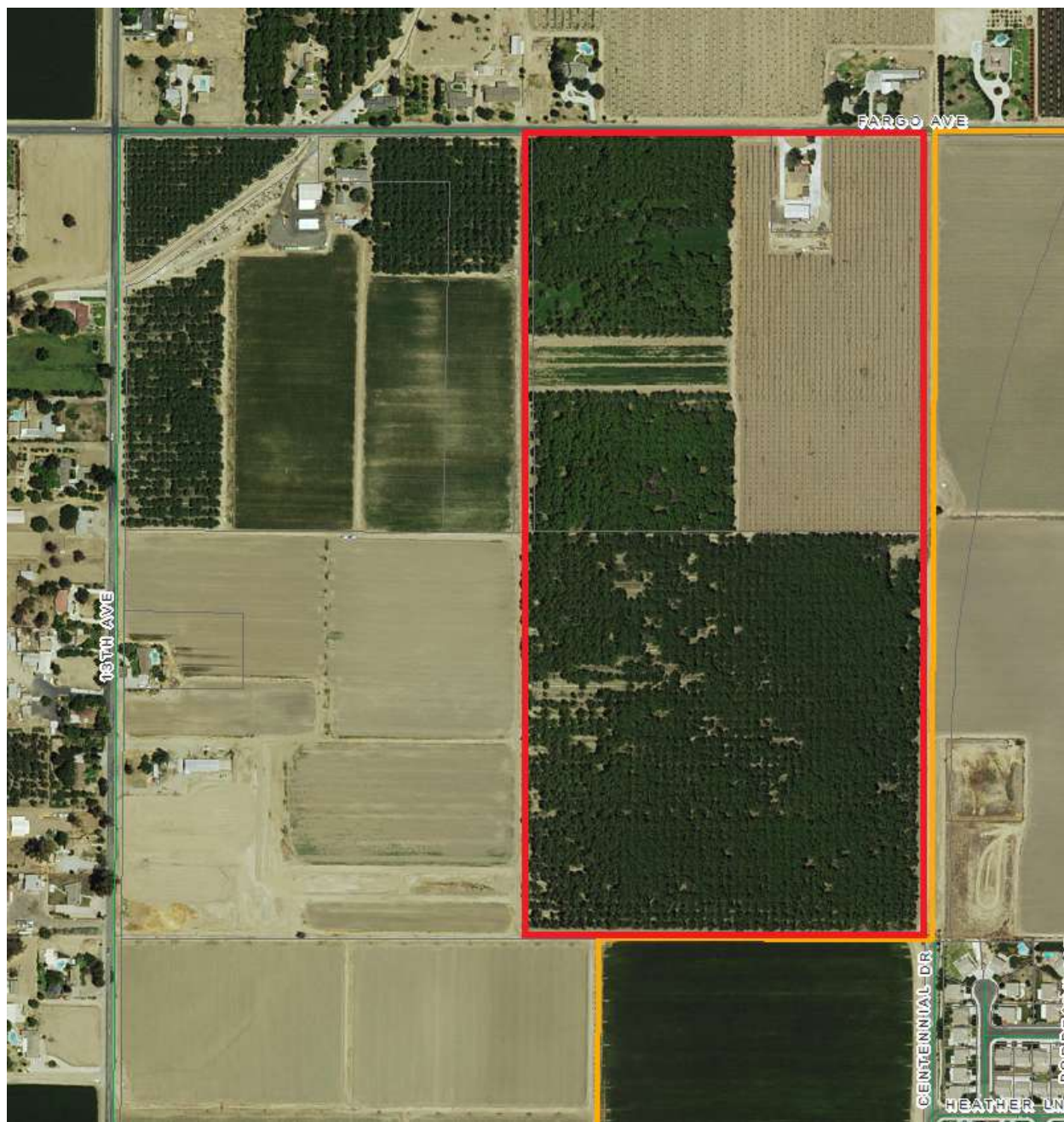
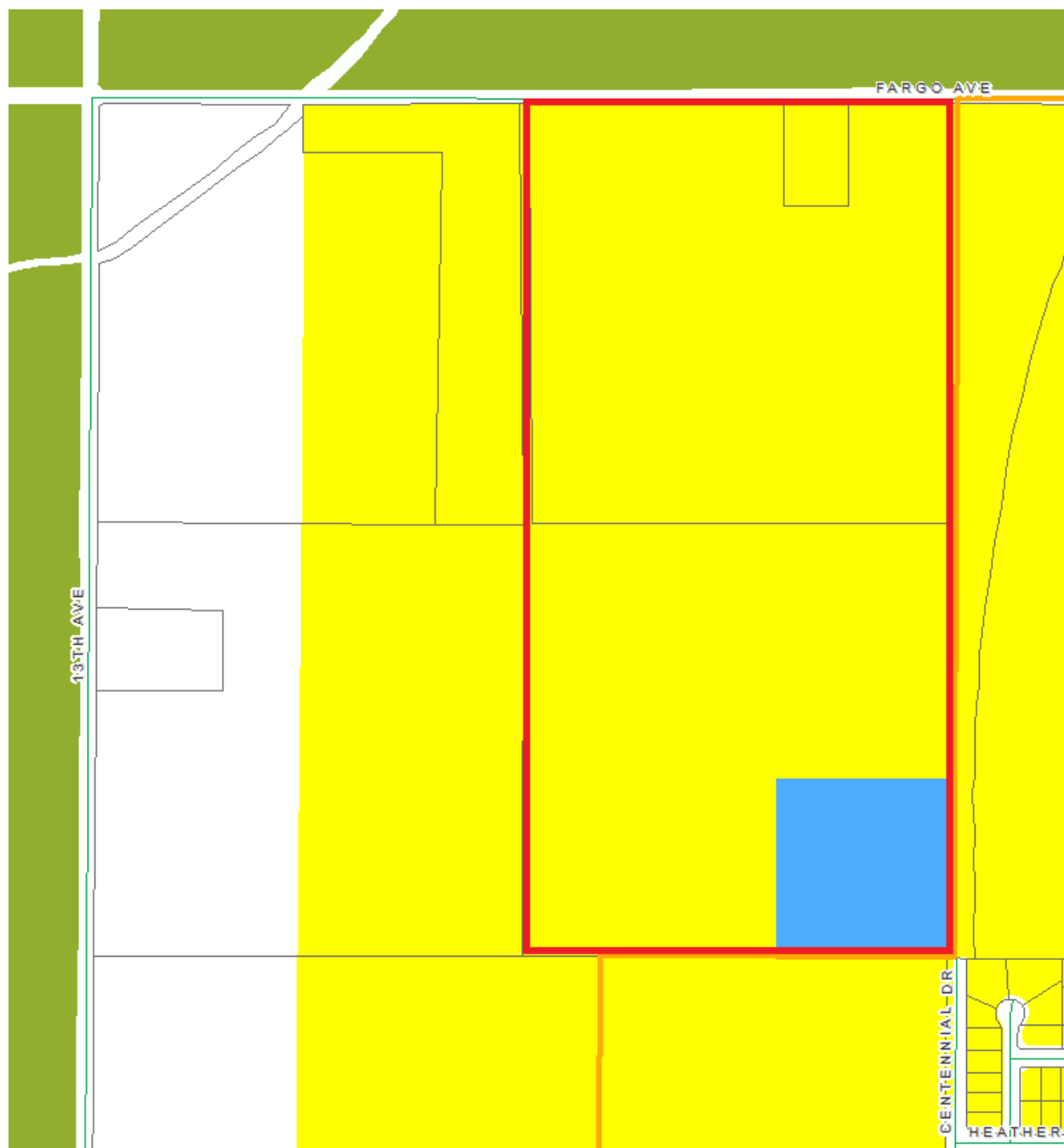


Figure 2: General Plan Designation
Low- Density Residential and Public Facility
(Property outlined in red)



BACKGROUND INFORMATION

General Plan Designation and County Zoning:

The General Plan designates the property as Low-Density, with six acres of Public Facility. The rezoning of the property is proposed as “R-1-6” Low-Density Residential for the entire 80.86 acres; however, the six acres of public facility will be accommodated through the design of Tentative Tract 918, which allocates two acres for park space and 5.02 acres for a storm drainage basin for the residential development, which will also be utilized by Tentative Tract 919.

Adjacent Land Use and Zoning:

	Land Use	Zoning	General Designation	Plan
North:	Vacant	County AL-10	Agriculture	
South:	Vacant (Future Residential)	R-1-6	Low-Density Residential	
East:	Vacant (Future Residential)	R-1-6	Low-Density Residential	
West:	Agriculture and Vacant	County AL-10	Low-Density Residential	

Utilities/Public Services:

The private utility companies have been contacted for comments concerning this project and one comment has been received and is addressed under pre-consultation. City, County and State agencies have also reviewed the proposal. Services such as water, storm drain, sewer, fire and police can be provided to the annexation territory in accordance with the General Plan and Sewer Master Plan. A Plan for Services has been prepared for the annexation and is attached as **Exhibit E**.

Land Owners & Values:

APN	OWNER	REGISTERED VOTERS	ACRES	LAND VALUE
009-030-041	Miya	0	47.51	\$ 400,722.00
009-030-148	Madruga	0	31.77	\$ 535,807.00
009-030-149	Madruga	1	1.58	\$ 205,214.00

Comments:

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

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

PROJECT EVALUATION

Annexation/Reorganization No. 152

The project is a request to annex 80.86 acres and involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

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

The Hanford Planning Commission is charged with reviewing proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council. The Planning Commission will need to find that Annexation 152 is consistent with the Hanford General Plan Policies LU 24.1 and LU 25.2.

Policy LU 24.1

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

Analysis:

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

Policy LU 25.2

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

Analysis:

1. All future residential development is planned to be developed within the Planning Area Boundary.

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

Favorable Factors for Annexation

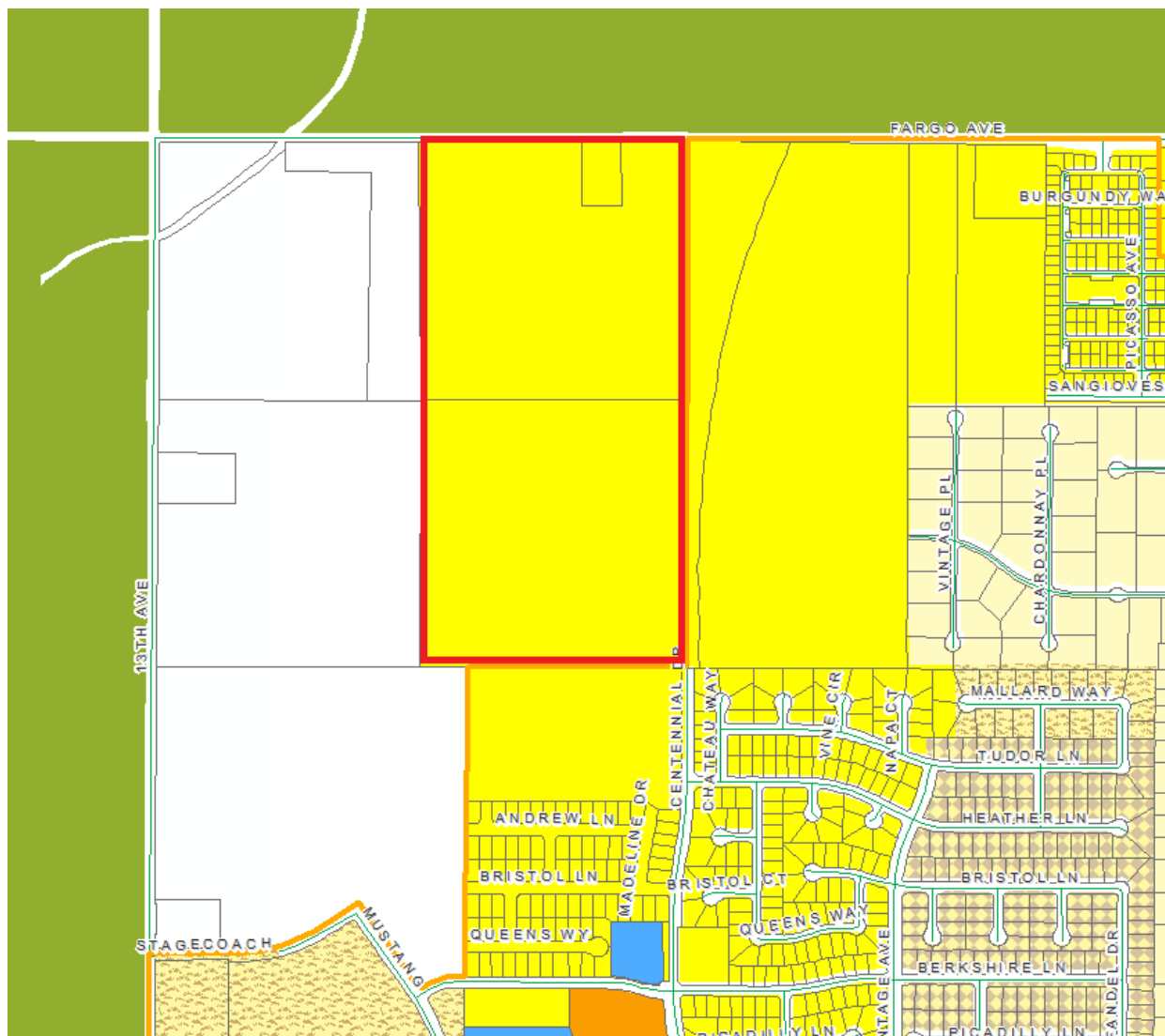
1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.
2. The proposed annexation conforms to the adopted General Plan.
3. The proposed area is consistent with the sphere of influence.
4. The proposed annexation comes with 100% consent of all landowners.

Prezone No. 2016-01

As required for all annexations, the property that is proposed for annexation shall be prezoned. Prezone No. 2016-01 proposes to designate the entire 80.86 acres of Annexation 152 for “R-1-6” Low-Density Residential. Although the General Plan designates the six acres of the southeast corner of the area to be annexed as Public Facility, the prezoning of the property is proposed as “R-1-6” Low-Density Residential. However, the six acres of public facility will be accommodated through the design of Tentative Tract 918, which allocates two acres for park space and 5.02 acres for a storm drainage basin for the residential development.

The property will be prezoned as shown in Figure 3, below.

Figure 3: Prezoning
 “R-1-6” Low-Density Residential
 (property outlined in red)



Tentative Tract Map 918

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

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

Project Design:

Project applicable to: **APN 009-030-041** (the southern-most parcel)

Total Area: **47.51 acres**

Number of Lots: **130 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin**

Number of Dwelling Units: **130 single-family residences**

Units per acre: **2.736 dwelling units/acre**

Potential population increase: **3.11 persons per household x 130 households = 404 persons**

Lot Sizes

Smallest	Largest	Average	Required
8,399 sq. ft.	22,450 sq. ft.	9,908 sq. ft.	6,000 sq. ft.

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

Streets/Circulation

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

The project will be served by the future extension of Centennial Drive and Devon Street. Both are major collector streets and will be developed along the development frontages of the subdivision, in conformance with City Standard ST-17 and ST-23.

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

Easements and Dedications

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

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

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

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

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings will be constructed along the development frontage of Centennial Drive and Devon Street.

A 4 ½-foot-wide detached sidewalk along the development frontages of Centennial Drive and Devon Street will be constructed.

Landscape and irrigation system improvements will be installed along the development frontages of Centennial Drive, Devon Street, and the park.

Sewer Improvements

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

Storm Drainage Improvements

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

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

Water System

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

Public Services

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

Tentative Tract Map 919

The project is a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, in accordance with the General Plan designation for the area, Low-Density Residential.

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

Project Design:

Project applicable to: **APN 009-030-048** (north of Tentative Tract 918)

Total Area: **31.77 acres**

Number of Dwelling Units: **125 single-family residences**

Units per acre: **3.93 dwelling units/acre**

Potential population increase: **3.11 persons per household x 125 households = 389 persons**

Lot Sizes

Smallest	Largest	Average	Required
6,023 sq. ft.	15,393 sq. ft.	7,322 sq. ft.	6,000 sq. ft.

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

Streets/Circulation

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

The project will be served by the future extension of Centennial Drive and Fargo Avenue. Centennial Drive is a major collector street and will be developed along the development frontage of the subdivision, in conformance with City Standard ST-17 and ST-23. Fargo Avenue is a major arterial street and will be developed along the development frontage of the subdivision, in conformance with City Standards ST-17 and ST-18.

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

Easements and Dedications

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

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

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings will be constructed along the development frontage of Centennial Drive and Fargo Avenue.

A 4 ½-foot-wide detached sidewalk along the development frontages of Centennial Drive and Fargo Avenue will be constructed.

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

Sewer Improvements

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

Storm Drainage Improvements

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

All drainage from the proposed development will be retained in a retention drainage basin, located as shown on the tentative subdivision map for Tentative Tract 918.

Water System

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

Public Services

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

Tentative Parcel Map No. 2016-02

The project is a request to divide the parcel located at APN 009-030-041, a 47.51-acre parcel, into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned "R-1-6" Low-Density Residential.

See proposed parcel split, attached as **Exhibit D**.

Project Design:

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>
Area:	47.51 acres	27.48 acres	20.03 acres
Width:	1,294.68 ft. Minimum width; 1,336.22 ft. Maximum width	524.45 ft. Minimum width; 1,336.22 ft. Maximum width	1,294.68 ft. Minimum width; 1,295.44 ft. Maximum width;
Depth:	1,322.63 ft. Minimum depth; 2,643.05 ft. Maximum depth	662.52 ft. Minimum depth; 1,200.05 ft. Maximum depth	659 ft. Minimum depth; 679 ft. Maximum depth
Sidewalk:	Non-existent along Centennial Drive or Devon Street	Non-existent along Centennial Drive or Devon Street	Non-existent along Centennial Drive or Devon Street
Existing Use:	Walnut Orchard	Walnut Orchard	Walnut Orchard
Proposed Use:	Split into two parcels	Phase I of Tentative Tract 918 - Single Family Residential lots (1-62)	Phase II of Tentative Tract 918 -Single Family Residential lots (63-130)

The tentative parcel map will physically divide Tentative Tract 918 into two phases. Parcel A corresponds to Phase I of Tentative Tract 918; Parcel B corresponds to Phase II of Tentative Tract 918.

Parcel A

Parcel A corresponds to Phase I of Tentative Tract 918. Phase I includes residential lots one through 62, the two-acre park, and the 5.02-acre drainage basin.

Phase II

Phase II corresponds to Phase II of Tentative Tract 918. Phase II includes residential lots 63 through 130.

Both of the proposed lots will meet the minimum parcel size required of the “R-1-6” Low-Density Residential Zone District, which is a minimum of 6,000 square feet per lot. Additionally, the parcels will meet the minimum requirements for the width and street-frontage of the “R-1-6” Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the “R-1-6” Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

FINDINGS FOR APPROVAL

Annexation/Reorganization No. 152:

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

1. The annexation area is proposed for future residential development and is contiguous to urban development.
2. The annexation does not propose agricultural land use designations within the City limits.
3. All future residential development is planned to be developed within the Planning Area Boundary.
4. Prezone No. 2016-01 proposes to designate 80.86 acres as "R-1-6" Low-Density Residential, in accordance with the General Plan.

Prezone No. 2016-01:

Pursuant to Section 17.66.060 and Section 17.66.070 of the Hanford Municipal Code, the following findings can be made by the Planning Commission:

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

- f) That the proposed project will protect and enhance real property values and the City's natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.
 - h) That the proposed project will provide and protect open space, in accordance with the policies of the Open Space Element of the General Plan.
4. That an initial study was prepared for the project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2016-06 is recommended for adoption.

Tentative Tract Map 918:

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

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. . The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range

between two and nine units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

Tentative Tract Map 919

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

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 feet. The average lot size is 7,322 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the

subdivision is 6,023 sq. ft. The average lot size is 7,322 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 919. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 3.93 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 919 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 919 will be quit claimed to APN 009-030-002.

Tentative Parcel Map No. 2016-02

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding:

ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

2. Design Finding:

ANALYSIS: That the proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Both lots have a buildable lot configuration. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. Parcels will be within the city limits as part of the annexation and city water and services can be extended to the site. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. Staff evaluated Tentative Tract 918 and determined the project to be in conformance with the requirements of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the parcels are of adequate size to support the guidelines of the General Plan and Zoning Ordinance. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. A density finding was able to be supported for Tentative Tract 918, because the project has a gross density of 2.736 dwelling units per acre, which is within the allowable range of the "R-1-6" Low-Density Residential Zone District, between two and nine units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any improvements or mitigations required for public health and safety were

applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along public streets, Centennial Drive and Devon Street. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 and 919 will be quit claimed to APN 009-030-002.

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation. Comments were received from the following agencies:

1. Southern California Gas Company
2. San Joaquin Valley Air Pollution Control District
3. Department of Public Health, Division of Environmental Health Services
4. Hanford Joint Union High School District

Responses to comments are addressed within the initial study and are as follows:

Southern California Gas Company

During pre-consultation, David Kemp, of Southern California Gas Company, requested that the City require a 10 ft. utility easement to be dedicated for the tentative tract. After discussion with Public Works, Southern California Gas Company agreed to the City's normal standard requirement of a six-foot utility easement.

San Joaquin Valley Air Pollution Control District

A pre-consultation response was received from the San Joaquin Valley Air Pollution Control District (SJVAPCD) determining the following:

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

design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

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

In response to the comments received from the SJVAPCD, mitigations are required to be implemented for the project, overall, including the following:

1. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project, or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.
2. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM₁₀, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project, or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888.

Kings County Environmental Health Department

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

“Valley Fever: As per the Kings County Public Health Officer, *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.”

Hanford Joint Union High School District (HJUHSD)

During pre-consultation, Renee Creech, of the HJUHSD, requested that the City consider traffic signals for the project. The Public Works Department has analyzed the project and conditioned it according to their standards. The Public Works Department has not required a traffic signal to be installed for the project.

CONSULTATION

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to the concerned agencies on November 18, 2016. Comments were received from the following agencies:

Responses to comments are addressed within the initial study and are as follows:

1. LAFCO of Kings County
2. Kings County Public Works
3. Tachi Yokut Tribe

Local Agency Formation Commission of Kings County

LAFCO requested that the environmental document prepared address the impacts and any necessary mitigation, including but not limited to, the annexation process. Specifically, LAFCO requested impacts to agricultural lands be analyzed in the environmental document. Impacts to agricultural lands were deemed to be less than significant with mitigation incorporation. The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however, impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be that a right-to-farm provision be recorded with the recording of the final subdivision map, to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Kings County Public Works

During consultation, the Kings County Public Works Department recommended that at the time Centennial Drive connects to Fargo Avenue, a left-turn pocket be constructed for west bound Fargo Avenue traffic. The City's Public Works Department has evaluated the request and has conditioned Tentative Tract 919, accordingly.

Tachi Yokut Tribe

Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources:

Mitigation Measure Cultural Resources 1: The site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Mitigation Measure Cultural Resources 3: (Project-Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

Mitigation Measure Cultural Resources 4: (Project-Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

RECIRCULATION

In accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines, Recirculation of a Negative Declaration Prior to Approval (a), a lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15702, but prior to its adoption. (b) A “substantial revision” of the negative declaration shall mean: (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance. Due to new, avoidable significant effects to Cultural Resources, identified by the Tachi Yokut Tribe, as well as mitigation measures added to the project, re-circulation of the mitigated negative declaration was required. Mitigated Negative Declaration No. 2016-06 was noticed for a period of 20 days [Comment period March 1, 2017 – March 21, 2017] in accordance with CEQA Guidelines. Comments were received from the following agencies:

1. Hanford Joint Union High School District – **Exhibit G**
2. Kings County Area Public Transit Agency – **Exhibit H**

Hanford Joint Union High School District (HJUHS) – attached as Exhibit G

During consultation, Renee Creech, of the HJUHS, requested that the City consider traffic impacts at 13th Avenue and Grangeville Boulevard and 13th and Fargo Avenue. Staff informed her of the traffic signal planned for 13th Avenue and Grangeville, which will alleviate traffic impacts at that intersection. The Public Works Department determined traffic impacts would be

addressed when development reaches the intersection of 13th Avenue and Fargo Avenue. This project will not bring development to that boundary.

Kings County Area Public Transit Agency (KART) – attached as Exhibit H

During consultation, Mark Pedreiro, of KART, requested the City require the applicant provide a 10' x 12' concrete pad for a proposed bus stop and shelter to be located on Centennial Drive, north of W. Dahli Way, behind Lot 40. The comment has been added to the resolution for Tentative Tract 919, as a condition of approval.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on November 18, 2016 and mailed to property owners within 500 ft. of the project site on November 17, 2016. Due to the need to recirculate the environmental document, notice of the project was published again on Wednesday, March 1, 2017 and sent to property owners within 500 ft. on February 28, 2017. No public comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached as **Exhibit F**. A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached as **Exhibit F**. A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

RESOLUTION NO. 2017-05**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 2016-01,
PREZONING APPROXIMATELY 80.86 ACRES AS "R-1-6" LOW-DENSITY RESIDENTIAL,
IN ACCORDANCE WITH THE GENERAL PLAN**

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 28, 2017, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford initiated the prezone from County zoning "AL-10" Limited Agricultural-10 District to City zoning "R-1-6" Low-Density Residential on approximately 80.86 acres generally south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149), as shown in attached **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.66.050 of the Hanford Municipal Code, at its regularly scheduled meeting on March 28, 2017; and,

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.66.060 and Section 17.66.070 of the Hanford Municipal code, recommends approval to the City Council of Prezone No. 2016-01, based upon the following findings and on the evidence presented:

1. That the public hearing for the prezone application was properly noticed, in accordance with state law and the Hanford Municipal Code.
2. The prezone of the annexation area is compatible, integrated, and internally consistent with the existing policies of the Hanford General Plan.
3. That the proposed prezone is consistent with the objectives and policies of Section 17.02.020 of the Hanford Municipal Code, as follows:

Pre-zoning No. 2016-01
Page 2

- a) That the prezone guides the physical development of the City in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the General Plan.
 - b) That the proposed project fosters a wholesome, serviceable, and attractive living environment, the beneficial development of areas, which exhibit conflicting patterns of use, and the stability of existing land uses, which conform with the objectives, policies, principles, and standards of the General Plan.
 - c) That the proposed project does not result in excessive population densities and the overcrowding of land with structures.
 - d) That the proposed project results in a safe, effective, traffic-circulation system.
 - e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.
 - f) That the proposed project will protect and enhance real property values and the City's natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.
 - h) That the proposed will provide and protect open space, in accordance with the policies of the Open Space Element of the General Plan.
4. That an initial study was prepared for the project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2016-06 is recommended for adoption.

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

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

Pre-zoning No. 2016-01
Page 3

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

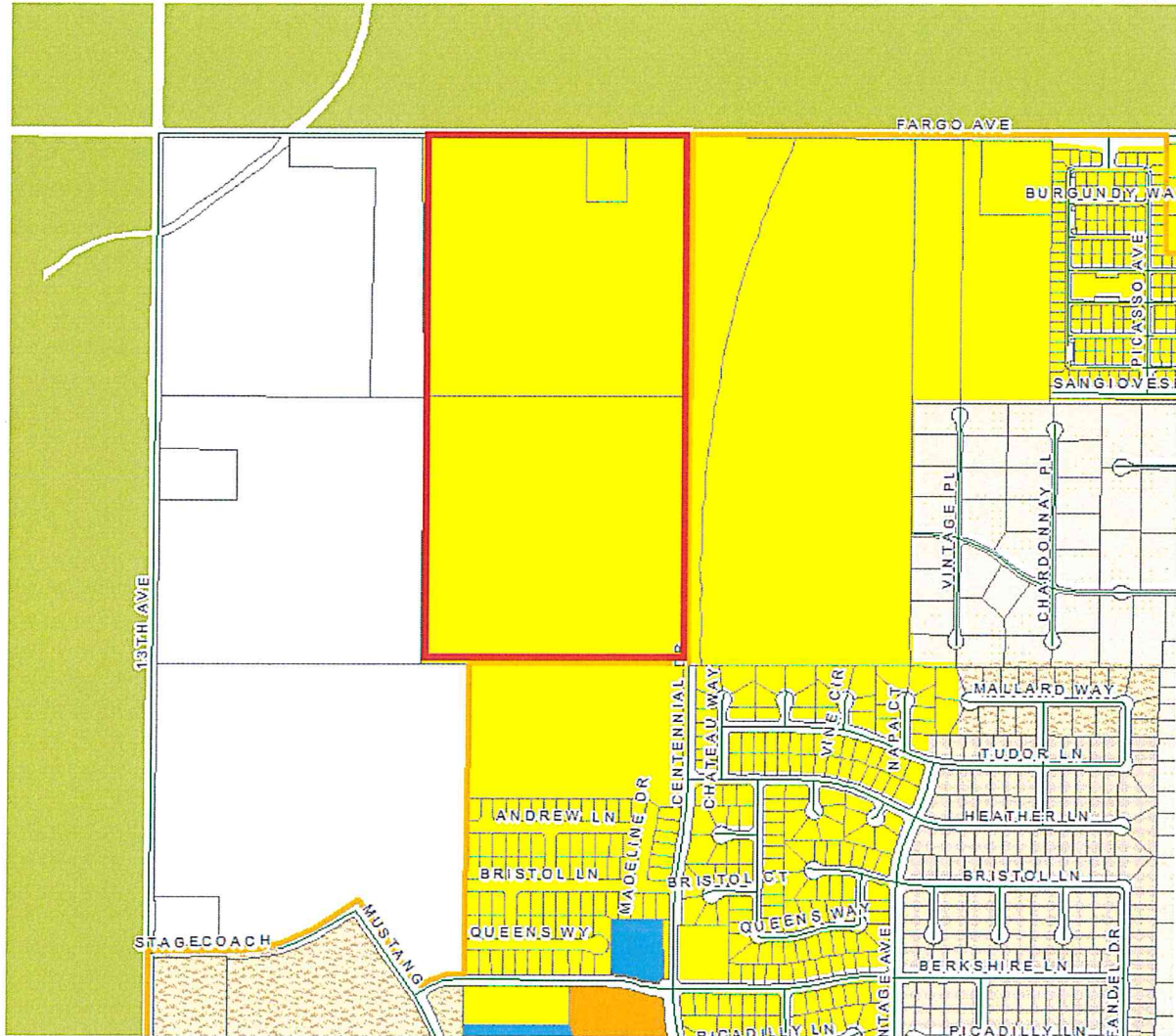
I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of March 2017.

Darlene R. Mata

Pre-zoning No. 2016-01
Page 4

Exhibit A
Prezone Map

"R-1-6" Low-Density Residential
(property outlined in red)



Pre-zoning No. 2016-01
Page 5

Exhibit B

Mitigation Monitoring and Reporting Program

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

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

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

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

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

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

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

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

RESOLUTION 2017-06**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF TENTATIVE TRACT 918 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO SUBDIVIDE 47.51 ACRES INTO 130 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-DENSITY RESIDENTIAL.**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 28, 2017, by motion of Commissioner _____, and seconded by Commissioner _____, and duly carried, the following resolution was adopted:

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

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of March 28, 2017, and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

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

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 sq. ft. . The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

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

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

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

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

PLANNING DEPARTMENT

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

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
6. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, are also conditions of approval of the project.
10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.
11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the District's Indirect Source Rule staff by telephone at (559) 230-6000.
12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

Special Requirements

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

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply.

Architectural Conditions:

1. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
3. That all mechanical equipment, including electrical and gas meters, are to be screened from view, and that all new electrical transformers are either installed underground or screened.

Tentative Tract 918
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4. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

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

Noise:

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

Lighting:

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

Screening:

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

Fencing/Walls:

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

Landscaping:

1. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to

the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

2. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."
3. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

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

4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

Soils:

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

Street Names and Addresses:

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

FIRE DEPARTMENT

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

General:

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

2. **Deferred submittals must be received prior to issuance of building permit.**
3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.
2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

Storage Tanks:

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

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.
2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long (559) 585-2556
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights,

street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.

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

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) Centennial Drive – Ten feet
 - b.) Devon Street – Ten feet
 - c.) All residential streets – Six feet

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.
4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Centennial Drive south of the development frontage, from Grangeville Ave to Devon Street, concurrent with the submittal of development improvement plans. Construction of Centennial Drive, along the entire development frontage, will be required to conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.
 - b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

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

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

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

Storm Drainage Improvements:

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

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a

subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

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

Assessment District:

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

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940

Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rule 9510 (indirect source review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
 - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
2. 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 renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C**.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. Valley Fever: As per the Kings County Public Health Officer, *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.

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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

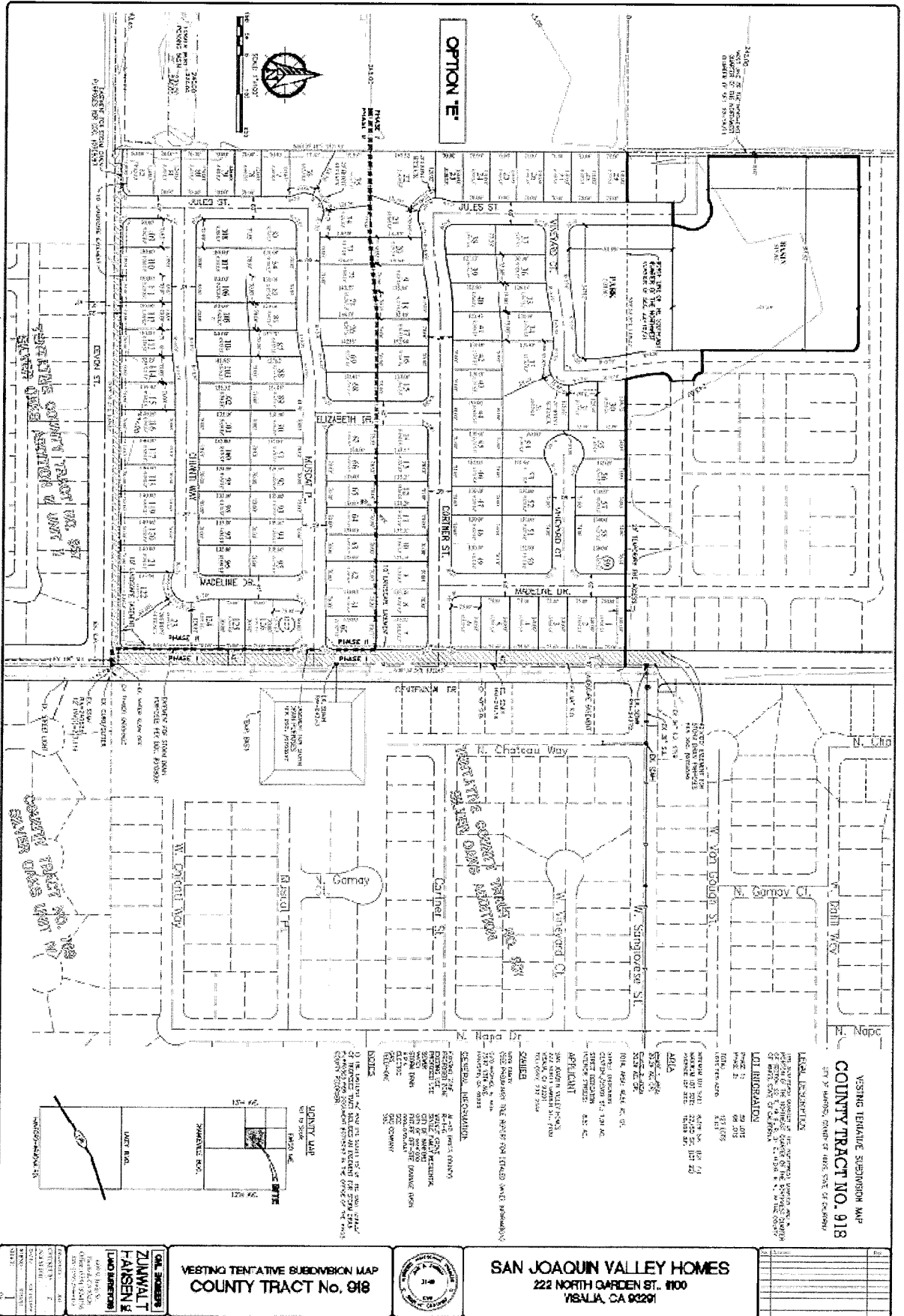
STATE OF CALIFORNIA)
COUNTY OF KINGS)ss
CITY OF HANFORD)

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 **28th** day of **March, 2017**.

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

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Exhibit A:
Tentative Tract Map 918



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Exhibit B:
Mitigation Monitoring and Reporting Program

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

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

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

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

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

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

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

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

Tentative Tract 918
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Exhibit C:
Comments from the SJVAPCD



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



November 16, 2016

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

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

District CEQA Reference No: 20160755

Dear Ms. Haigh:

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

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

District CEQA Reference No: 20160755

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- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 4. The District recommends that a copy of the District's comments be provided to the project proponent.

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

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Brian Clements
Program Manager

AM: cc

RESOLUTION 2017-07**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF TENTATIVE TRACT 919 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO SUBDIVIDE 31.77 ACRES INTO 125 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-DENSITY RESIDENTIAL.**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 28, 2017, by motion of Commissioner _____, and seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 919, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, located at APN 009-030-048, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of March 28, 2017, and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

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

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision

Tentative Tract 919
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Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 919. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 3.93 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 919 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 919 will be quit claimed to APN 009-030-002.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby recommends approval of Tentative Tract 919 to the City Council of the City of Hanford subject to the following conditions:

ADMINISTRATION DEPARTMENT

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

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

Defense and Indemnification Provisions:

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

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

PLANNING DEPARTMENT

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

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
6. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.

8. That each lot owner within Tract 919 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, are also conditions of approval of the project.
10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.
11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the District's Indirect Source Rule staff by telephone at (559) 230-6000.
12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.
13. That per the requirements of Kings County Area Public Transit Agency (KART), a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown in attached **Exhibit D**. The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

Special Requirements

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

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply.

Architectural Conditions:

1. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

3. That all mechanical equipment, including electrical and gas meters, are to be screened from view, and that all new electrical transformers are either installed underground or screened.
4. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

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

Noise:

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

Lighting:

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

Screening:

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

Fencing/Walls:

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

Landscaping:

1. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
2. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."
3. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

1. That on-site vehicle speed should be limited to 15 mph.
2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

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3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.
4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

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

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

BUILDING DIVISION

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

Soils:

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

Street Names and Addresses:

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

FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

1. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:
 - a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
2. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.
3. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
4. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

- | | |
|-------------------------|---------------|
| a. Inside Turn: | 20 ft., 1 in. |
| b. Curb to Curb: | 36-ft, 3 in. |
| c. Wall to Wall: | 44 ft., 6 in. |
5. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
 6. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.

7. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

1. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

1. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.
2. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
3. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS ENGINEERING DIVISION

Contact Samantha Long Assistant Engineer at (559)585-2556
Concerning questions you may have regarding the conditions below:

Maps and Plans:

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

Easements:

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

2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) Centennial Drive – Six feet
 - b.) Fargo Ave – Six feet
 - c.) All residential streets – Six feet

Dedications:

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

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Fargo Ave shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from W.

- Sangiovese Street to Fargo Ave (Half-width street improvements, plus a minimum 12 foot travel lane east of street centerline, 4 foot paved shoulder, and 4 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.
3. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for west bound traffic along Fargo Ave.
 - b. Fargo Ave shall be developed as an arterial street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Ave, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Ave, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements south of the Fargo Ave street centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 4. Street improvements north of the Fargo Ave street centerline shall include, but not be limited to, the construction of a minimum 12 foot travel lane, 4 foot paved shoulder, and 4 foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 5. Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.
 3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.
 5. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a

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

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Fargo Ave for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Fargo Ave.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive and Fargo Ave. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.
5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for sewer main over-sizing for City Public Works Department review and approval prior to beginning construction.
3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

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

Water System:

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

2. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.
3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.
4. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

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

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

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

1. That the proposed project would be subject to District Rule 9510 (indirect source review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
 - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
2. 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 renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C**.

KINGS COUNTY HEALTH DEPARTMENT

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

1. Valley Fever: As per the Kings County Public Health Officer, *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

Tentative Tract 919
Page 17 of 21

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

KINGS COUNTY AREA PUBLIC TRANSIT AGENCY

Contact Facilities and Fleet Specialist Mark Pederio at (559)852-2624
Concerning questions that you may have on the conditions listed below:

14. That a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown in attached **Exhibit D**. The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

EXPIRATION:

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

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

AYES: Commissioners
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 **28th** day of **March**, **2017**.

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

Tentative Tract 919
Page 18 of 21

Exhibit A:
Tentative Tract Map 919

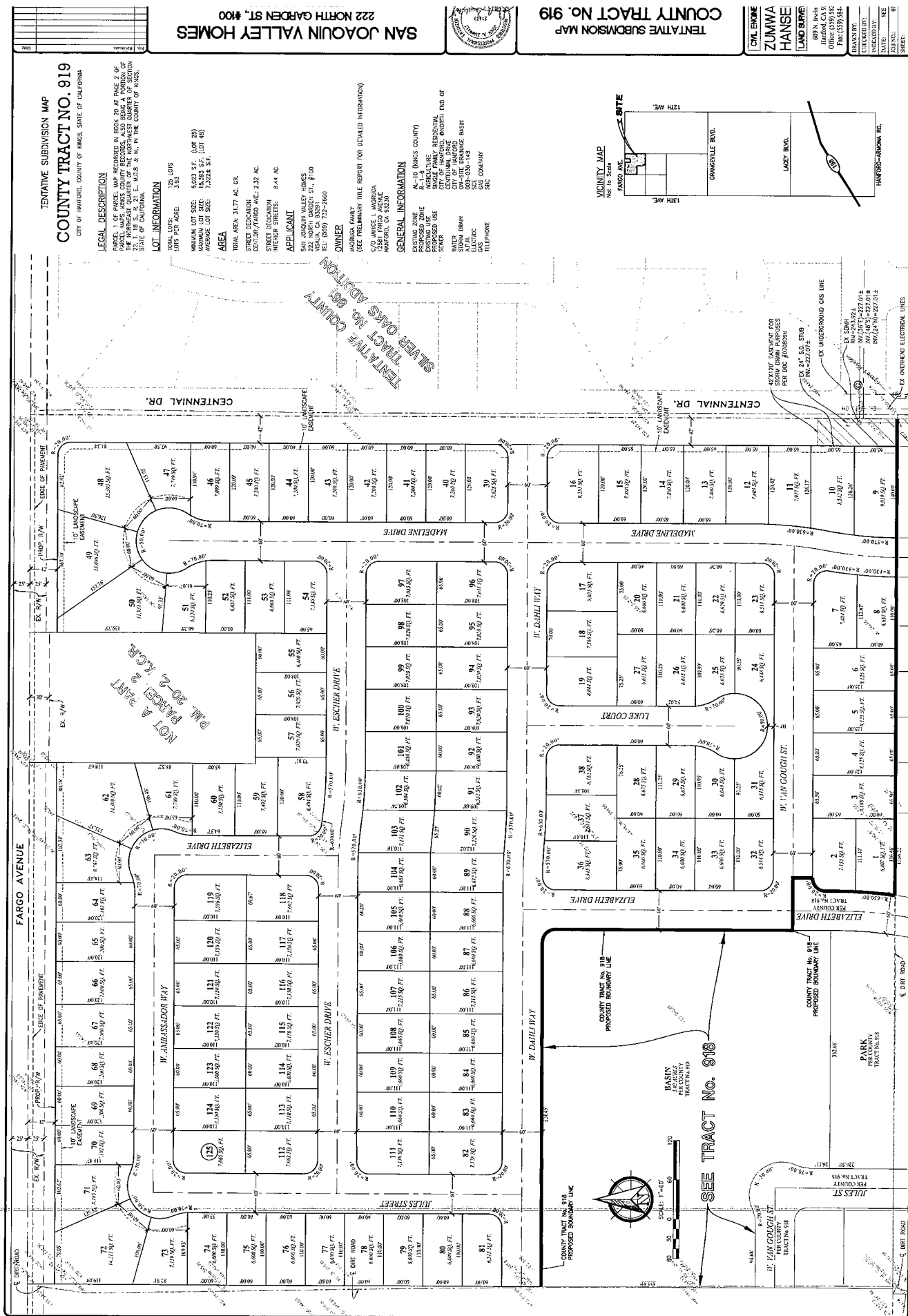


Exhibit B:
Mitigation Monitoring and Reporting Program

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

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

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

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

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

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

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

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

Exhibit C:
Comments from the SJVAPCD



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



November 16, 2016

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

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

District CEQA Reference No: 20160755

Dear Ms. Haigh:

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

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

District CEQA Reference No: 20160755

Page 2

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 4. The District recommends that a copy of the District's comments be provided to the project proponent.

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

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Brian Clements
Program Manager

AM: cc

Tentative Tract 919
Page 22 of 22

Exhibit D:
KART Comments

Gabrielle deSilva

From: Pedreiro, Mark [Mark.Pedreiro@co.kings.ca.us]
Sent: Wednesday, March 22, 2017 3:52 PM
To: Darlene Mata
Cc: Gabrielle deSilva
Subject: Project Review Annexation 152
Attachments: 20170322123133584.pdf

Darlene,

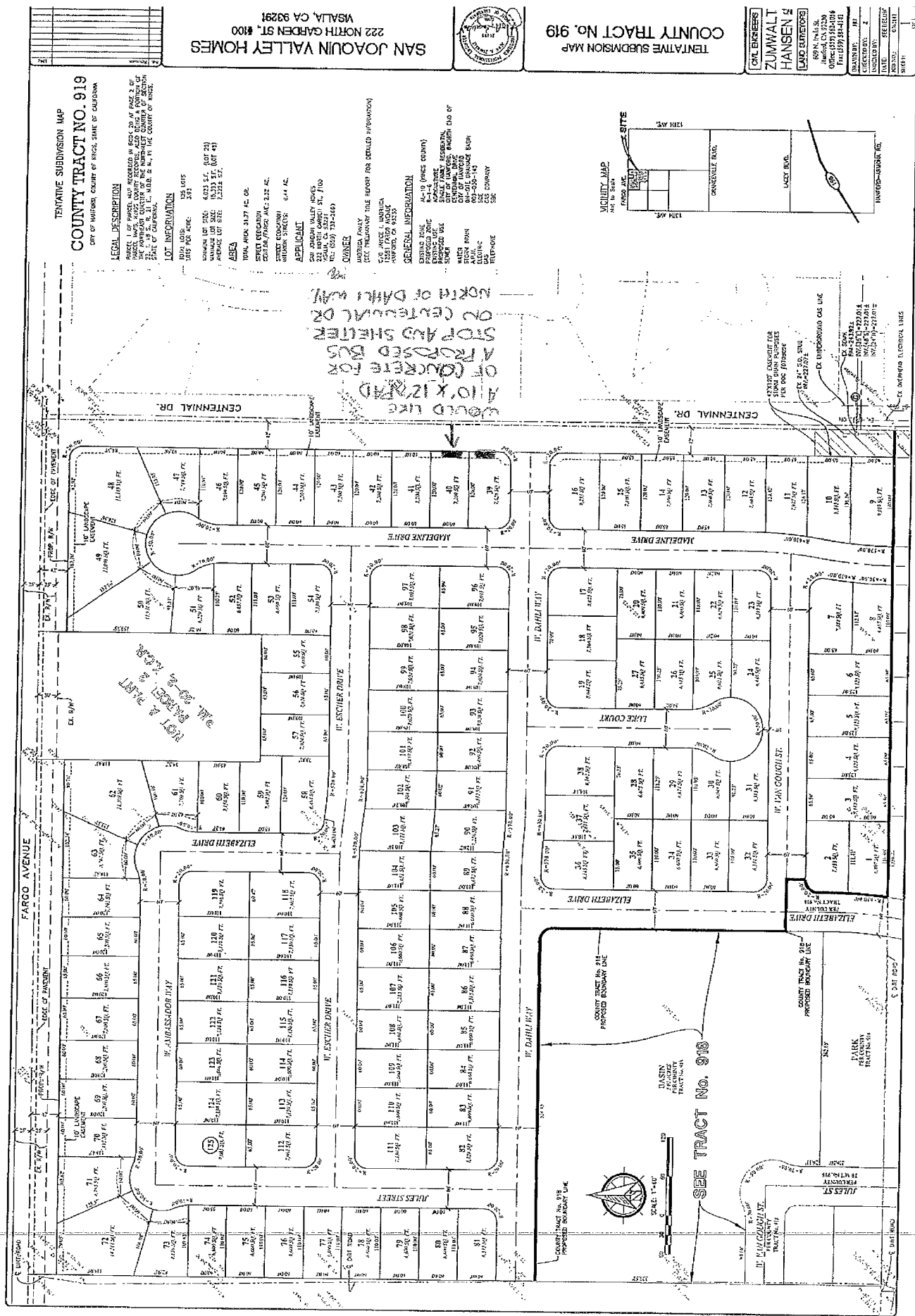
KART would like a 10' x 12' concrete pad for a proposed bus stop and shelter. Pad would fit on the 10' landscape easement. Location would be on Centennial Dr. north of W. Dahli Way behind Lot 40. I attached tentative subdivision map with my handwritten notes. Thank you.

Mark Pedreiro

Facilities and Fleet Specialist
Kings County Area Public Transit Agency
610 W. 7th St.
Hanford, CA 93230
(559) 852-2624 direct line
(559) 633-0280 cell
(559) 582-5003 fax
mark.pedreiro@co.kings.ca.us

KART[Like us on Facebook!](#)

Attachment: Resolution No. 2017-07 (Tentative Tract 919) (1900 : Annexation 152, TT 919, TT 918, and



1000 1111 1212 1313 1414 1515 1616 1717 1818 1919 2020 2121 2222 2323 2424 2525 2626 2727 2828 2929 3030 3131 3232 3333 3434 3535 3636 3737 3838 3939 4040 4141 4242 4343 4444 4545 4646 4747 4848 4949 5050 5151 5252 5353 5454 5555 5656 5757 5858 5959 6060 6161 6262 6363 6464 6565 6666 6767 6868 6969 7070 7171 7272 7373 7474 7575 7676 7777 7878 7979 8080 8181 8282 8383 8484 8585 8686 8787 8888 8989 9090 9191 9292 9393 9494 9595 9696 9797 9898 9999

RESOLUTION 2017-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 2016-02 TO THE CITY
COUNCIL. THE PROJECT IS A REQUEST TO DIVIDE A 47.51-ACRE PARCEL INTO TWO
PARCELS (PARCEL A: 27.48 ACRES; PARCEL B: 20.03 ACRES) IN AN AREA PROPOSED
TO BE PREZONED "R-1-6" LOW-DENSITY RESIDENTIAL CRES INTO 125 SINGLE-
FAMILY, LOW-DENSITY RESIDENTIAL LOTS IN AN AREA PROPOSED TO BE PREZONED
"R-1-6" LOW-DENSITY RESIDENTIAL.**

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 28, 2017 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on March 28, 2017, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2016-02, a request to divide a 47.51-acre property into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. the project is located at APN 009-030-041; and

WHEREAS, Tentative Parcel Map No. 2016-02 has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the configuration of the proposed parcels are shown on attached **Exhibit A**; and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding:

ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum parcel

size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

2. Design Finding:

ANALYSIS: That the proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Both lots have a buildable lot configuration. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. Parcels will be within the city limits as part of the annexation and city water and services can be extended to the site. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. Staff evaluated Tentative Tract 918 and determined the project to be in conformance with the requirements of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the parcels are of adequate size to support the guidelines of the General Plan and Zoning Ordinance. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. A density finding was able to be supported for Tentative Tract 918, because the project has a gross density of 2.736 dwelling units per acre, which is within the allowable range of the "R-1-6" Low-Density Residential Zone District, between two and nine units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford

Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along public streets, Centennial Drive and Devon Street. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 and 919 will be quit claimed to APN 009-030-002.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2016-02 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorney: (559) 584-6656

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

Defense and Indemnification Provisions:

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

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

PLANNING DEPARTMENT

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

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.

4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2016-02 will begin to run on the date of the approval of this application by the Planning Commission.
6. 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.
7. That all conditions cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, shall also become conditions of approval of this Tentative Parcel Map.
8. That Parcel A reflects Phase I of Tentative Tract 918. Development of Phase I includes development of the two-acre park and 5.02-acre storm drainage basin for Tract 918. Development of Phase I must proceed first.
9. That this Tentative Parcel Map shall expire with the expiration of Tract 918.

BUILDING DIVISION

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

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

1. New lot line shall not create any violations to current building codes.
2. Any future development will be required to meet the building codes at the time of construction.

FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

3. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:

- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
4. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.
 5. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
 6. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

 - a. Inside Turn: 20 ft., 1 in.
 - b. Curb to Curb: 36-ft, 3 in.
 - c. Wall to Wall: 44 ft., 6 in.
 7. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
 8. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.
 9. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

10. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

11. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.
12. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
13. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS DEPARTMENT

Contact Samantha Long, Assistant Engineer at (559) 585-2556
concerning questions that you may have on the conditions listed below:

General Requirements:

1. That Applicant comply with the City of Hanford Public Works construction standards and specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction.
3. That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Water System:

1. That each parcel shall be provided with separate water service assemblies in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B and shall be noted on the final parcel map.

Sewer Improvements:

1. That each parcel shall be provided with separate sanitary sewer laterals in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B shall be noted on the final parcel map.

Street Improvements:

1. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Centennial Drive south of the development frontage,

from Grangeville Ave to Devon Street, concurrent with the submittal of development improvement plans. Construction of Centennial Drive, along the entire development frontage, will be required to conform to City Standards and Specifications.

- iii. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.
2. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 - i. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That installation of property frontage improvements is not required prior to recordation of the Parcel Map, however the subdivider shall enter into a deferral agreement for future construction of curb, gutter, sidewalk, and street pavement improvements to be installed at such time as the City Engineer shall determine that construction of said improvements is in the public interest. The agreement shall be recorded to run with the land, and shall remain in effect until street improvements have been completed in accordance with City Standards. This requirement shall be noted on the final Parcel Map.
4. A deferred improvement agreement shall be executed prior to recording of the final map for the improvements required along Centennial Drive and Devon Street by this project.

Dedications:

1. A 19 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Devon Street.
2. A 42 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Centennial Drive.
3. A 10 foot wide landscape easement shall be dedicated on the final parcel map along the right-of-way of Centennial Drive and Devon Street.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

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

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

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 **28th** day of **March**, **2017**.

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

Exhibit A:
Tentative Parcel Map No. 2016-02

CIVIL ENGINEER
ZUMWAL
HANSEN
LAND SURVEYOR
 609 N. Irving St.
 Hanford, CA 93230
 Office: (559) 582-1010
 Fax: (559) 584-4141

**VESTING TENTATIVE
PARCEL MAP**

if a portion of the Northwest Quarter of Section 22, T. 18 S., R. 21 E., M.D.B. & M., and the Southeast Quarter of the Northwest Quarter of Section 22, T. 18 S., R. 21 E. M.D.B. & M., County of Kings, State of California

OWNER

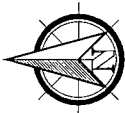
MIYA FAMILY
C/O MICHAEL K. MIYA
7597 13TH AVE.,
HANFORD, CA 93230

APPLICANT

SAN JOAQUIN VALLEY HOMES
2222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

GENERAL INFORMATION

Existing Zone	AL-10
Proposed Zone	R-1-6
Existing Use	WALNUT ORCHARD
Proposed Use	SINGLE FAMILY RESIDENTIAL
Sewer	CITY OF HANFORD (FUTURE)
Water	CITY OF HANFORD (FUTURE)
A.P.N.	009-030-048



VICINITY MAP

Map of the intersection of Fargo Ave and 13th Ave. The map shows the layout of the roads and the location of the proposed development, which is shaded in gray. The roads are labeled: Fargo Ave, 13th Ave, Grandville Blvd, Lacey Blvd, and Hamersley Avon Rd. A north arrow is also present.

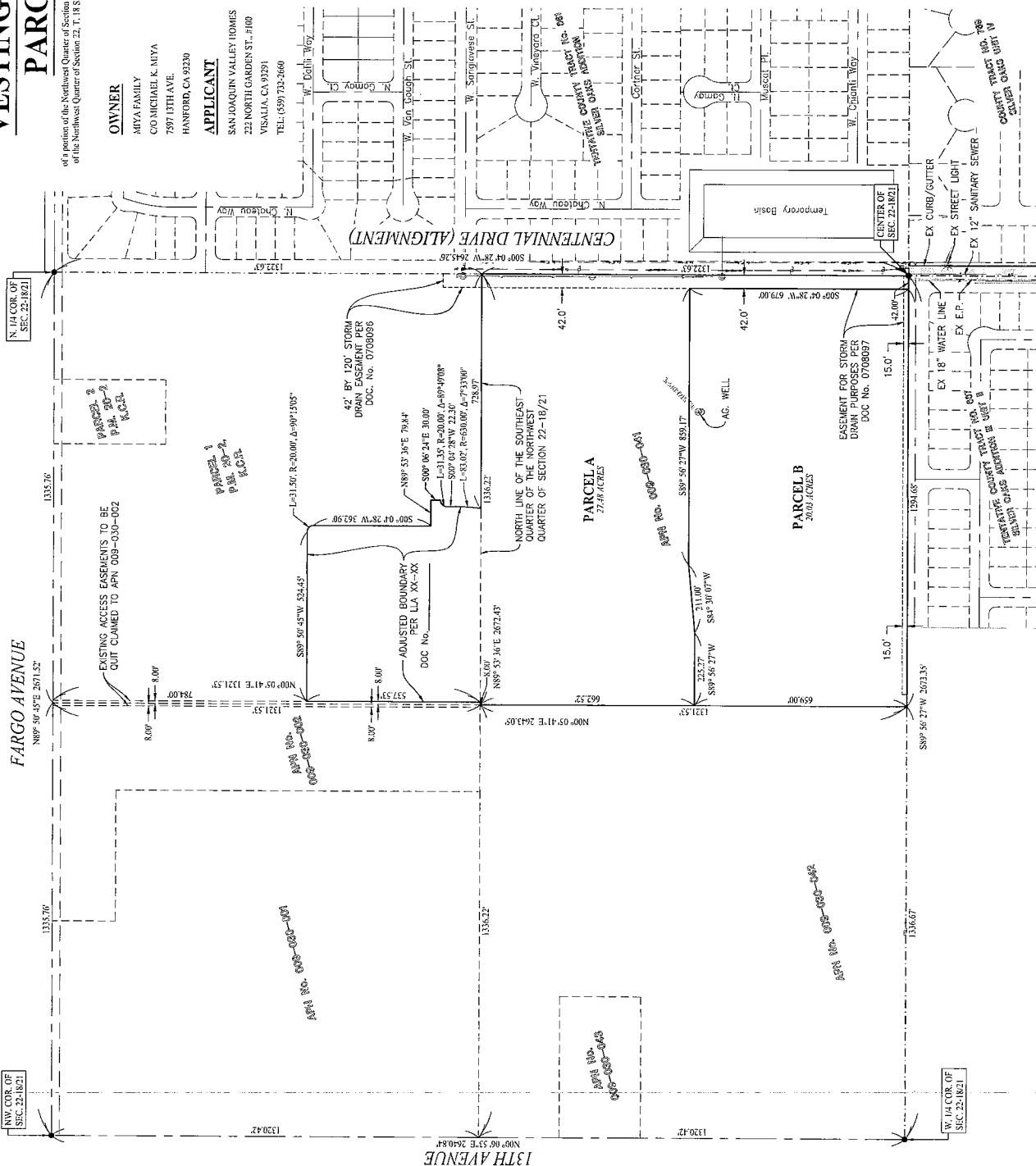


Exhibit B:
Mitigation Monitoring and Reporting Program

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

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

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

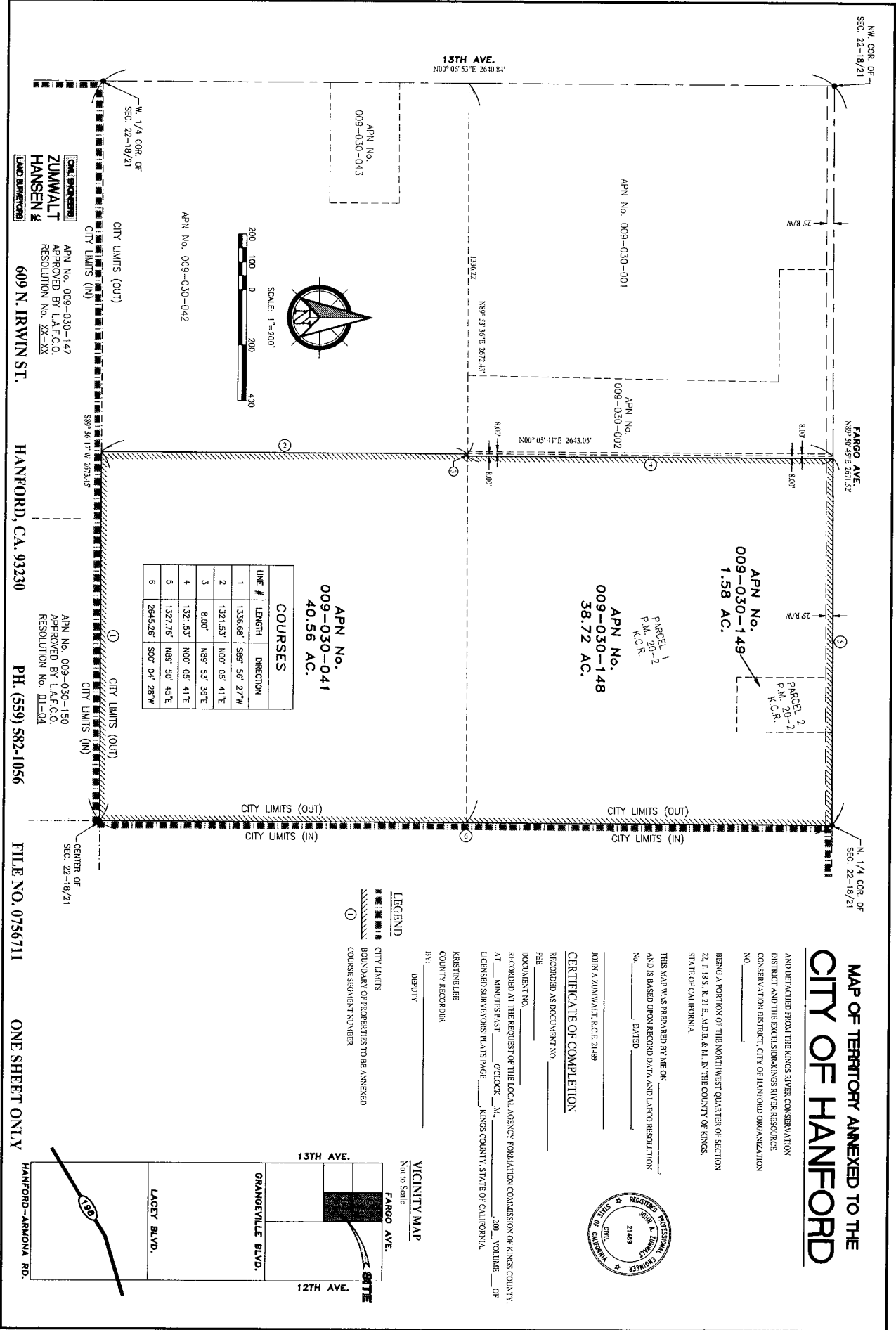
Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor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

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

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

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

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



VESTING TENTATIVE SUBDIVISION MAP COUNTY TRACT NO. 918

CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

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

LOT INFORMATION

PHASE 1: 59 LOTS
PHASE 2: 68 LOTS
TOTAL: 127 LOTS
LOTS PER ACRE: 3.131

MINIMUM LOT SIZE: 8,399 S.F. (LOT 77)
MAXIMUM LOT SIZE: 22,450 S.F. (LOT 22)
AVERAGE LOT SIZE: 10,989 S.F.

AREA

PHASE 1 AREA:
20.26 AC. GR.
PHASE 2 AREA:
20.30 AC. GR.

TOTAL AREA: 40.56 AC. GR.

STREET DEDICATION
CENT.DR./DEVON ST.: 1.94 AC.STREET DEDICATION
INTERIOR STREETS: 8.52 AC.**APPLICANT**

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

OWNER

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

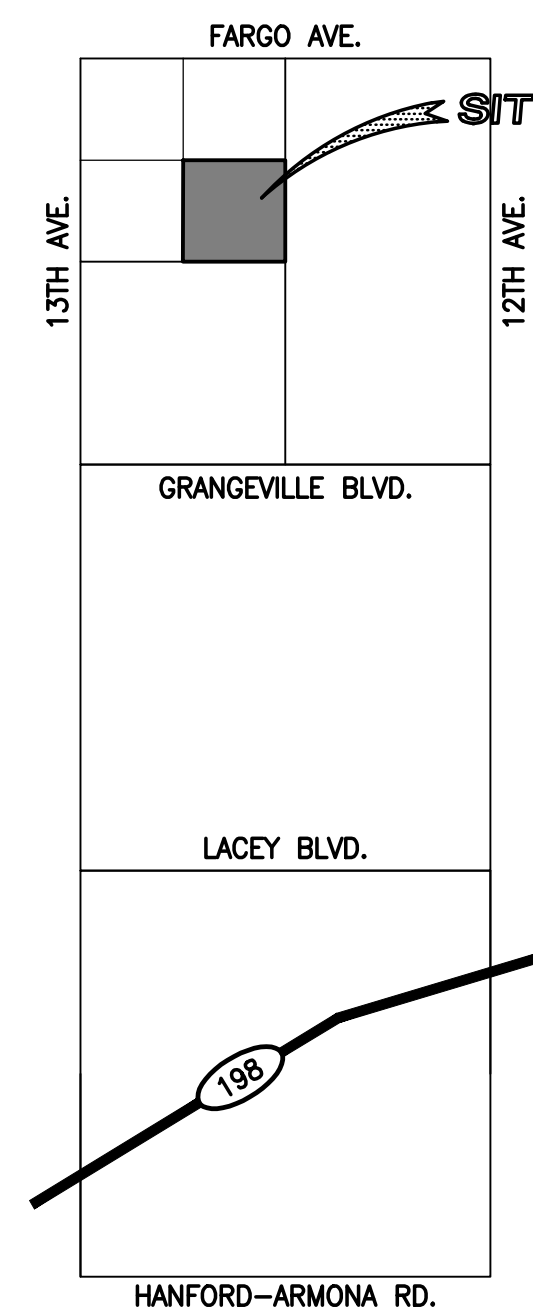
C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

GENERAL INFORMATION

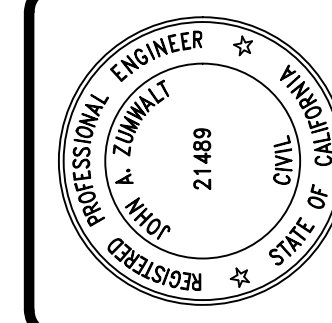
EXISTING ZONE AL-10 (KINGS COUNTY)
PROPOSED ZONE R-1-6
EXISTING USE WALNUT GROVE
PROPOSED USE SINGLE FAMILY RESIDENTIAL
SEWER CITY OF HANFORD
WATER CITY OF HANFORD
STORM DRAIN FUTURE OFF-SITE DRAINAGE BASIN
A.P.N. 009-030-041
ELECTRIC SCE
GAS GAS COMPANY
TELEPHONE SBC

NOTES

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

VICINITY MAP
Not to Scale

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



VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918

CIVIL ENGINEERS

**ZUMWALT
HANSEN**

LAND SURVEYORS

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

DRAWN BY: JRJ

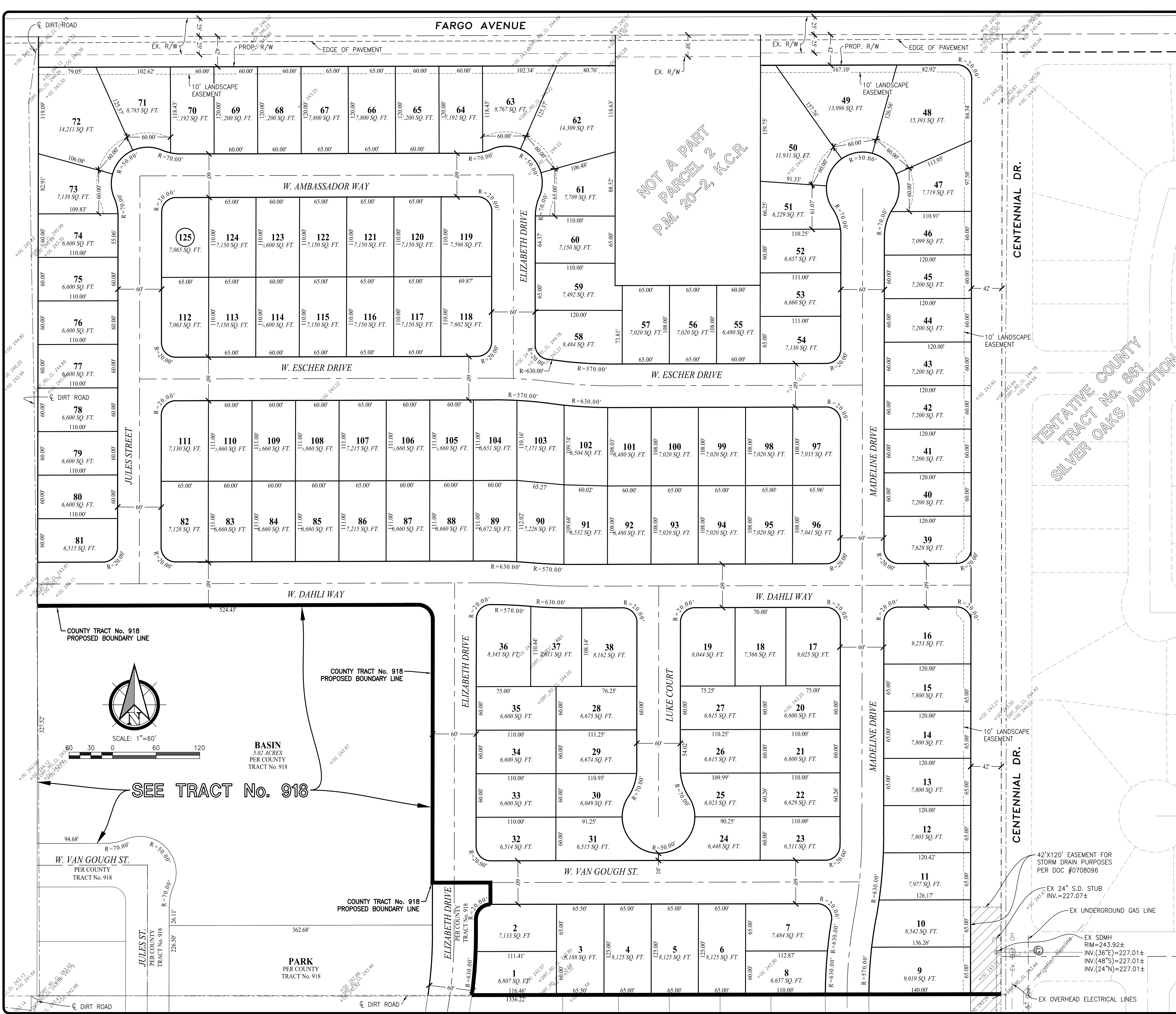
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DATE: SEE BELOW

JOB NO.: 0756711

SHEET: 1 OF 1



TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 919
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION
PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 20 AT PAGE 2 OF PARCEL MAPS, KINGS COUNTY RECORDS, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION
TOTAL LOTS: 125 LOTS
LOTS PER ACRE: 3.93
MINIMUM LOT SIZE: 6,023 S.F. (LOT 25)
MAXIMUM LOT SIZE: 15,393 S.F. (LOT 48)
AVERAGE LOT SIZE: 7,322± S.F.

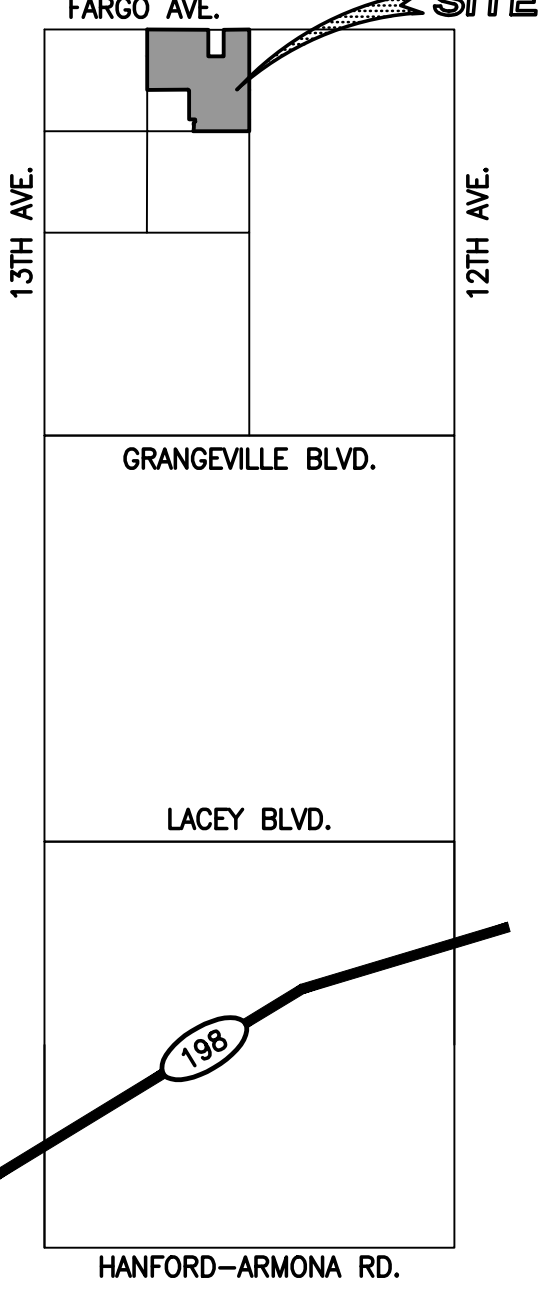
AREA
TOTAL AREA: 31.77 AC. GR.
STREET DEDICATION
CENT.DR./FARGO AVE.: 2.32 AC.
STREET DEDICATION
INTERIOR STREETS: 8.44 AC.

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

OWNER
MADRUGA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED INFORMATION)
C/O JANICE L. MADRUGA
12581 FARGO AVENUE
HANFORD, CA 93230

GENERAL INFORMATION
EXISTING ZONE AL-10 (KINGS COUNTY)
PROPOSED ZONE R-1-6
EXISTING USE AGRICULTURE
PROPOSED USE SINGLE FAMILY RESIDENTIAL
SEWER CITY OF HANFORD, @NORTH END OF CENTENNIAL DRIVE
WATER CITY OF HANFORD
ON-SITE DRAINAGE BASIN ON-SITE DRAINAGE BASIN
A.P.N. 009-030-148
ELECTRIC SCE
GAS GAS COMPANY
TELEPHONE SBC

VICINITY MAP
Not to Scale



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



TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 919

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

DRAWN BY: JRJ
CHECKED BY: Z
INDEXED BY:
DATE: SEE BELOW
JOB NO.: 0762111
SHEET: 1 OF 1

VESTING TENTATIVE PARCEL MAP

of a portion of the Northwest Quarter of Section 22, T. 18 S., R. 21 E., M.D.B.& M., and the Southeast Quarter of the Northwest Quarter of Section 22, T. 18 S., R. 21 E., M.D.B.& M., County of Kings, State of California

OWNER

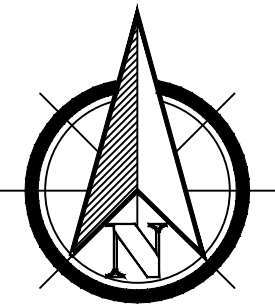
MIYA FAMILY
C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

APPLICANT

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

GENERAL INFORMATION

Existing Zone	AL-10
Proposed Zone	R-1-6
Existing Use	WALNUT ORCHARD
Proposed Use	SINGLE FAMILY RESIDENTIAL
Sewer	CITY OF HANFORD (FUTURE)
Water	CITY OF HANFORD (FUTURE)
A.P.N.	009-030-148

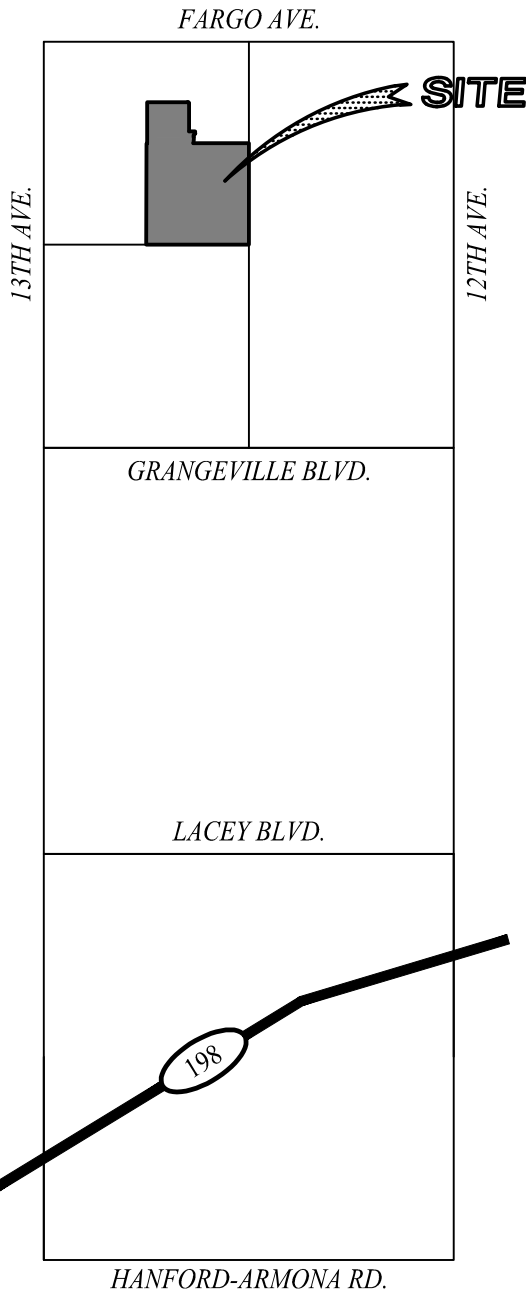


SCALE: 1"=200'



VICINITY MAP

Not to Scale



TENTATIVE PARCEL MAP FOR SAN JOAQUIN VALLEY 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

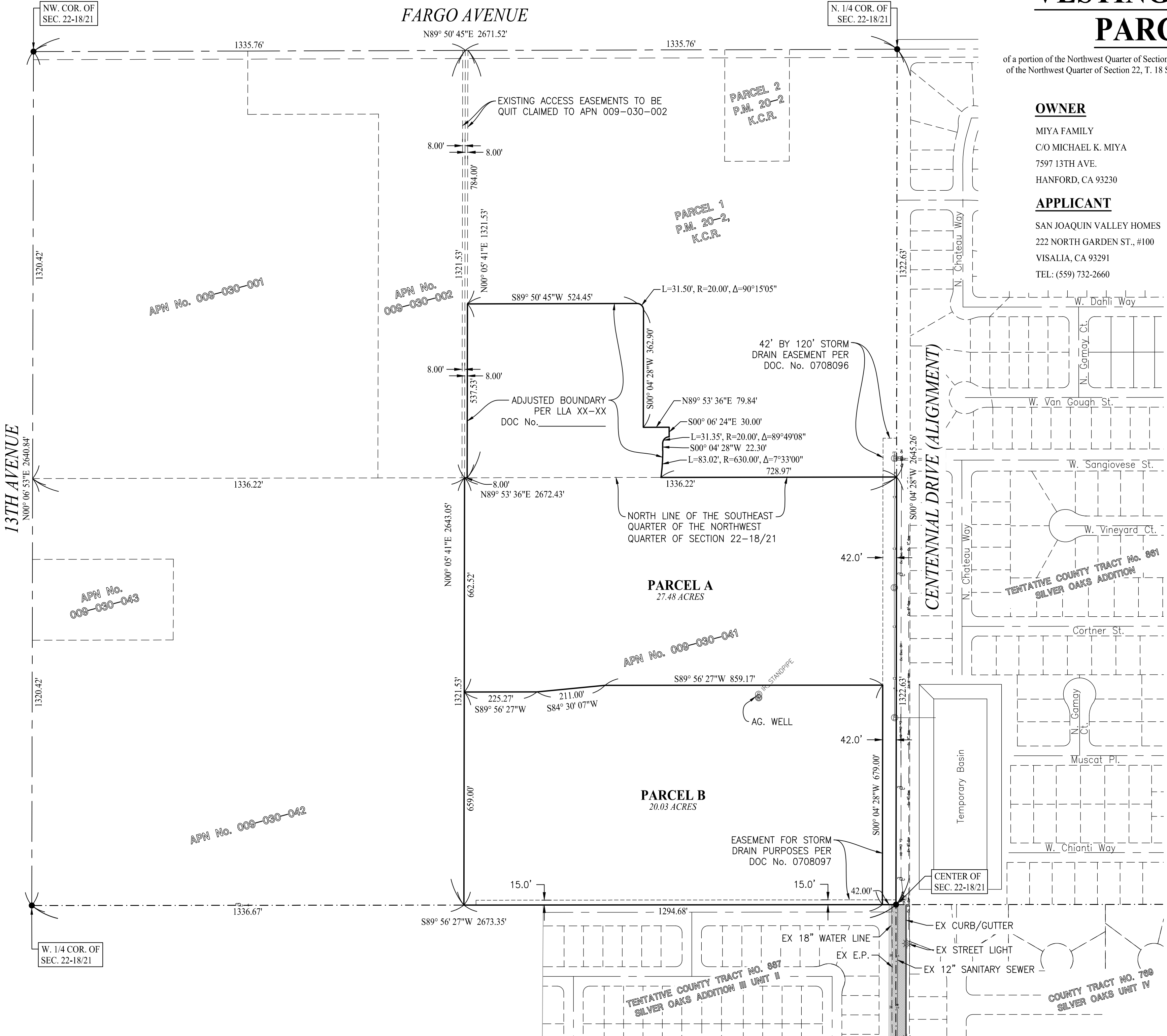
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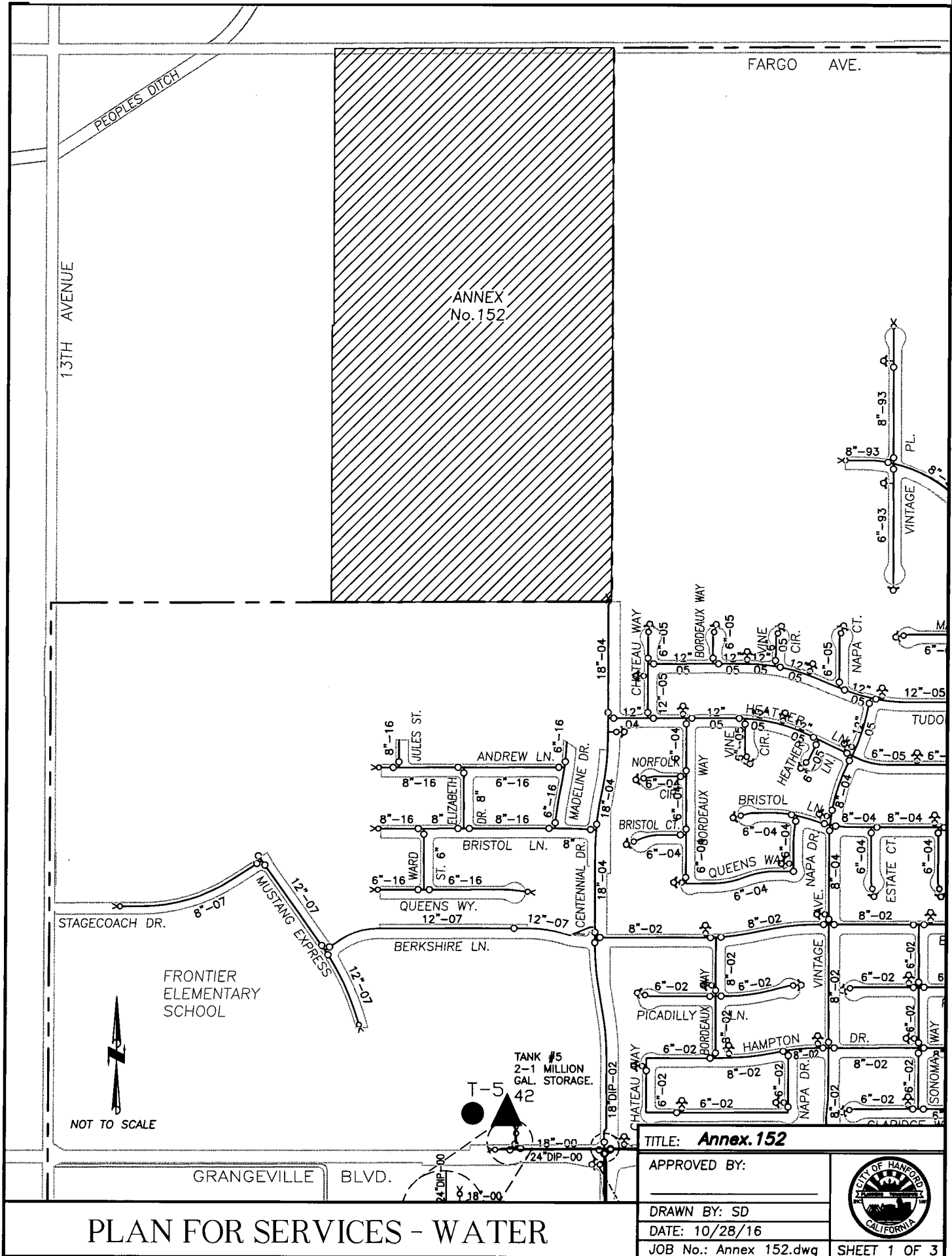
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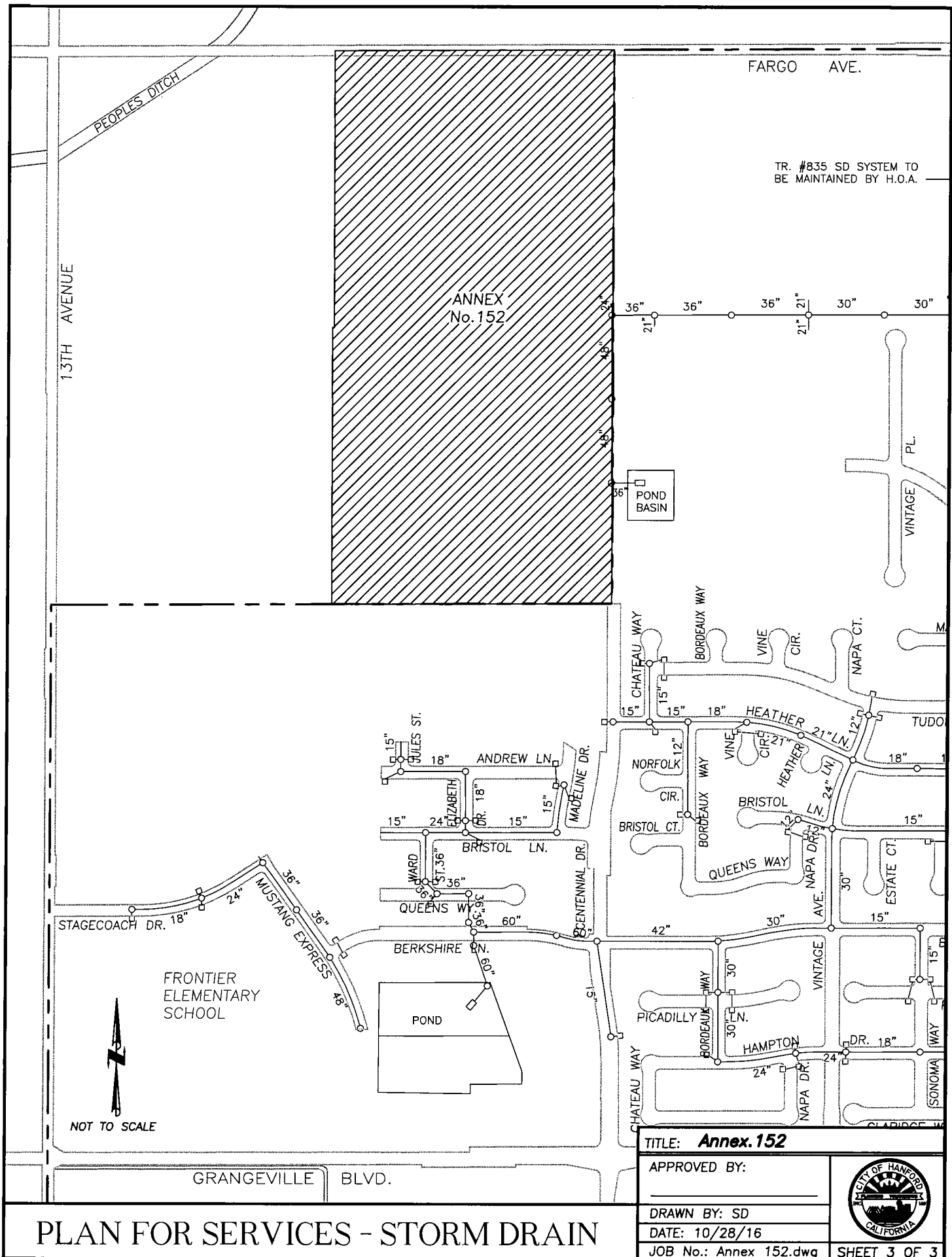
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JOB NO.: 0756711

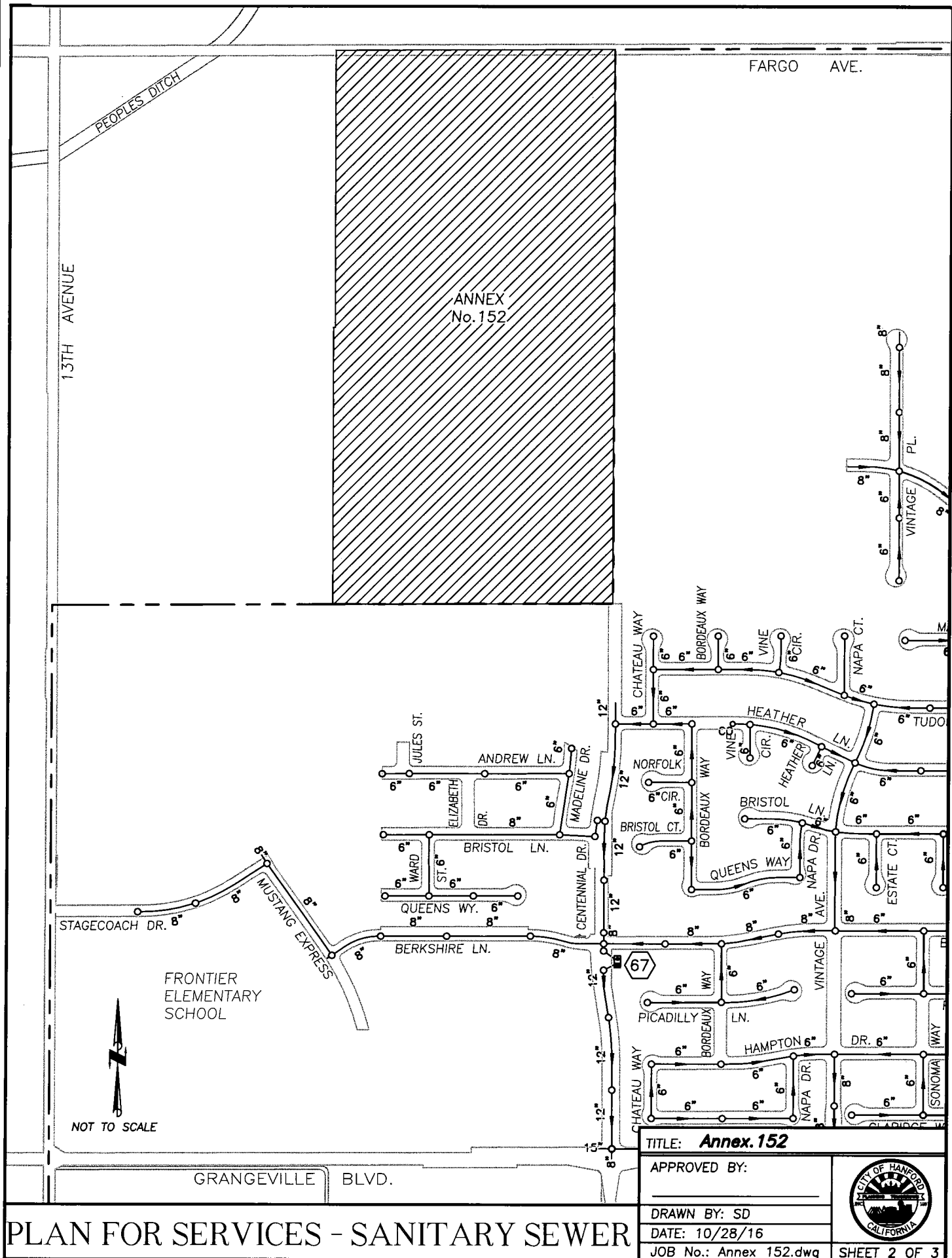
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PLAN FOR SERVICES - STORM DRAIN



PLAN FOR SERVICES - SANITARY SEWER

TITLE: **Annex. 152**

APPROVED BY:

DRAWN BY: SD

DATE: 10/28/16

JOB No.: Annex 152.dwg



SHEET 2 OF 3

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

NOTICE IS HEREBY GIVEN that on Tuesday, March 28, 2017 at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots.

TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential.

PROJECT LOCATION: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

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

COMMENT PERIOD: March 1, 2017 – March 21, 2017 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by March 21, 2017 and/or to appear at the hearing described above to present testimony in regard to the above listed request. All comments should be submitted to the City of Hanford, Attention: Darlene R. Mata, at the above listed address. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the above address.

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

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

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Publish: **Wednesday, March 1, 2017**

Project Title: Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919

File Number: ANX 152 (301.0221), PRZ 2016-01 (510.0229), TPM 2016-02 (506.0408), TT 918 (504.0524), and TT 919 (504.0525)

State Clearinghouse Number: n/a

Lead Agency: City of Hanford

Responsible Agency: Local Agency Formation Commission (LAFCO) of Kings County

Applicant: John Zumwalt
609 N. Irwin Street
Hanford, CA 93230

Property Owner(s): Miya Family (c/o Michael K. Miya)
7597 13th Avenue
Hanford, CA 93230

San Joaquin Valley Homes
222 N. Garden St. #100
Visalia, CA 93291

Janice Madruga Survivors Trust
12581 Fargo Avenue
Hanford, CA 93230

Project Description: Annexation/Reorganization 152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be zoned as "R-1-6" Low-Density Residential.

Location: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Attachments:

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

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

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

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

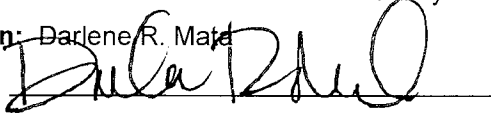
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

Contact Person: Darlene R. Mata

Phone: (559) 585-2590

Signature:



Date: March 1, 2017

Review Period: 20 days [March 1, 2017 – March 21, 2017]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2016-06

Prepared For

John Zumwalt and San Joaquin Valley Homes

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative
Tract No. 918, and Tentative Tract No. 919

Prepared By

The City of Hanford

March 1, 2017

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

PROJECT DESCRIPTION:

The project has four components. Annexation/Reorganization¹⁵² and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 918 proposes an overall density of 2.7 units per acre, which is within the allowable range prescribed by the General Plan for the Low-Density Residential District, between two and nine units per acre. Tentative Tract No. 919: A request to subdivide a 31.77 acre parcel into 125 single-family, low-density residential lots. Tentative Tract 919 proposes an overall density of 3.93 units per acres which is within the allowable range prescribed by the General plan for the Low-Density Residential District, between two and nine units per acre. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project meets all General Plan policies and development standards of the City of Hanford and provides much needed housing, as stated in the City of Hanford Housing Element.

ENVIRONMENTAL IMPACTS

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

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

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties. The proposed development is consistent with the Low-Density Residential land use designation and the proposed project is consistent with the standards for development in the "R-1-6" Low-Density Residential Zone District, the proposed rezoning for the property.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919, in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2002 General Plan Update Environmental Impact Report (EIR) (SCH No. 2002021036), certified by the City Council June 18, 2002 for which a Statement of Overriding Considerations was adopted for Agriculture and Air Quality. The proposed project is being developed consistent with the land use that was designated at the time of the preparation of the General Plan Update and associated EIR.

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

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

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

CONSULTATION

Pre-consultation was sent to the interested agencies on November 3, 2016.

Responses were received from the following:

1. David Kemp – Sempra Energy
2. Mike Hawkins- Kings County Public Works Department
3. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
4. Troy Hommerding – Division of Environmental Health Services
5. Renee Creech – Hanford Joint Union High School District
6. Chuck Kinney – Local Agency Formation Commission

A notice of intent to adopt a mitigated negative declaration was sent to the interested agencies on November 17, 2016.

Response(s) were received from the following:

1. Lalo Franco – Santa Rosa Rancheria Tachi-Yokut Tribe

A second pre-consultation notice was sent prior to the re-circulation of the Mitigated Negative Declaration on January 31, 2017. No responses were received.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2016-06

1. Project Title: Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: Local Agency Formation Commission (LAFCO) of Kings County
1400 W. Lacey Blvd
Hanford, CA 93230
4. Contact Person/Phone Number: Darlene R. Mata
Community Development Department
(559) 585-2583; (559) 585-2578
5. Project Location: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).
6. Project Sponsor's Name/Address: John Zumwalt
609 N. Irwin Street
Hanford, CA 93230

San Joaquin Valley Homes
222 N. Garden St. #100
Visalia, CA 93291
7. General Plan Designation: Low-Density Residential
8. Zoning: Proposed Prezone: "R-1-6" Low-Density Residential (currently County "AL-10" Limited Agriculture).
9. Description of the Project: **Annexation/Reorganization 152 and Prezone No. 2016-01:**
A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. **Tentative Tract No. 918:** A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. **Tentative Tract No. 919:** A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. **Tentative Parcel Map No. 2016-02:** A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned as "R-1-6" Low-Density Residential.

10. Surrounding land uses and setting.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

FOR: CITY OF HANFORD


 Darlene R. Mata
 Community Development Director
 City of Hanford

3/1/17
 DATE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

ENVIRONMENTAL SETTING:

The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land.

Implementation of the General Plan would result in an intensification of urban scale development in the Planning Area. Urban scale development will reduce the amount of rural character land within the Planning Area. It is the policy of the General Plan to not allow "leap frog" development into the planning area and reduce infrastructure sizing as it approaches the planning area boundary. There is reduced density of residential uses near the boundary of the planning area. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of General Plan policies, impacts to visual character are considered to be less than significant.

Open space and farmland is characterized as having a superior visual quality compared to an urban setting. The planning area lies adjacent to several acres of agricultural land. The urban area represents a break in the pastoral setting and diversity in the character of the Central Valley. To the extent that the values of the urban setting are uncluttered and visually interesting, the scenic value of the urban area may be complementary to the pastoral setting and not at all degrading.

As urban uses expand from the existing margins of the City new sources of light and glare will be introduced into the rural area; this represents an encroachment into an area that has not been subjected to urban level intensity. The General Plan contains policies that reduce the density and intensity of urban scale development at the boundary of the planning area. Very low density residential uses are planned at the boundary of the planning area. The low density use will produce less light and glare and provide a transition between more intense urban uses and the rural area outside of the planning area. The impact of new sources of light and glare are considered potentially significant, however, all light sources will be required to be hooded and directed onsite to mitigate the potential impact to a less than significant level.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Significance Criteria The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) Less than Significant Impact – The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. The proposed project would not have a substantial adverse effect, as there is not a scenic vista present. b) No Impact – the project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. No historic buildings are onsite. The project site is 2.2 miles north of the nearest highway, 198. Trees, outcroppings or state-scenic highways are not located on the site or within the immediate vicinity, therefore no impact. c) Less than Significant Impact – The project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. The project would not degrade the existing visual character or quality of the site and its surroundings with the implementation of the General Plan's policies such as: not allowing "leap frog" development into the planning area and reducing infrastructure sizing as it approaches the planning area boundary. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of these General Plan policies, impacts to visual character are considered to be less than significant. d) Less than Significant Impact with Mitigation Incorporation– The project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be requirements of development for the project. Mitigation Measures: Mitigation Measure Aesthetics 1: That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties. Conclusion: Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light source. Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☒	☐	☐

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

The proposed project is located within the primary sphere of influence for the City of Hanford. The land is classified as Prime Farmland and Farmland of Statewide Importance according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014). "Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Farmland of statewide Importance is similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date." (Department of Conservation, 2012).

A Notice of Partial Non-Renewal of Land Conservation Contract No. 0192 was recorded for the subject property on December 31, 2003.

Significance Criteria

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

Additionally, in a consultation letter received from the Local Agency Formation Commission of Kings County, Chuck Kinney requested that the environmental document prepared address the impacts and any necessary mitigation, including but not limited to the annexation process. In particular, the environmental document should address the factors as identified in Government Code Section 56668. One item in particular to note is that the analysis of impacts to agricultural lands for the environmental document being prepared for Annexation 152 should describe not only those lands categorized on the Department of Conservation's Important Farmland Map, but also those lands that fall within the LAFCO definition of prime agricultural land (Government Code Section 56064).

The Government Code Section 56064 describes prime agricultural land "Prime agricultural land" to mean an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

- Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible
- Land that qualifies for rating 80 through 100 Storie Index Rating
- Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003
- Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

The project site currently includes the use of agriculture for the production of walnuts. Therefore, the land meets the definition of prime agricultural land. However, the annexation territory is planned for Low-Density Residential uses under the City's General Plan. The City of Hanford is primarily surrounded by prime agricultural land and farming is currently practiced along most of the City's existing edges. These properties, however, are within the planned growth pattern of the City and are within the adopted 2008 Primary Sphere of Influence for the City. All of this territory is planned for residential uses in the City's 2002 General Plan. None of the three parcels are under a Williamson Act Contract and the subject land is bordered by the City on the south and east sides.

The

Checklist Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The City has planned for future growth to occur as outlined the 2002 General Plan. As the City expands,, impacts to prime agricultural land are considered unavoidable, and the 2002 General Plan EIR addresses this issue along with an adopted statement of overriding consideration. The General Plan recognizes the importance of prime agricultural land and the growth impacts to this valuable local and regional resource. To reduce land use impacts along the City's planned urban fringes, the General Plan incorporates transitioning buffers of less intensive urban uses along the planned agriculture/urban interface. Mitigation Measures: Mitigation Measure Agriculture 1: That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate. Conclusion: Less than Significant with Mitigation Incorporation- The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be that a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate. Source(s): Department of Conservation Farmland Mapping and Monitoring Program map – Kings County (2012), Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
ENVIRONMENTAL SETTING				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 than significant level.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Attainment Status The air quality management plans prepared by the San Joaquin Valley Air Pollution Control District (SJVAPCD) provide the framework for SJVAB to achieve attainment of the state and federal Ambient Air Quality Standards (AAQS) through the State Implementation Plan (SIP). Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet air quality standards. Classifications of severity range from marginal, moderate, serious to severe and extreme. At the federal level, the SJVAPCD is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM 10 and CO, and nonattainment for PM2.5. At the state level, the SJVAB is designated nonattainment for 8-hour ozone, PM10, and PM2.5 standards. The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for PM-2.5 and extreme non-attainment for ozone. Over the long-term, emissions from planned growth have the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. The project will not conflict with the existing air quality plan. Significance Criteria The SJVAPCD has established the following standards of significance, a project is considered to have a significant impact on air quality if: 1. A project results in new direct or indirect emissions of ozone precursors (ROG and NOx) in excess of 10 tons per year. 2. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact. 3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant 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 PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVAPCD Rules and Regulations, which will be included in project approval. A pre-consultation response was received from the San Joaquin Valley Air Pollution Control District. The letter is attached to this initial study. The San Joaquin Valley Air Pollution Control District has determined the following: 1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significant thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality. 2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore the District concludes that the proposed project would be subject to District Rule 9510 (indirect source review).				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm. 3. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 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 renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. 4. The District recommends that a copy of the District's comments be provided to the project proponent. Additional pre-consultation was received from the Division of Environmental Health Services. The response is attached to this initial study. Kings County Department of Public Health has determined the following: 1. Valley Fever: <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. Checklist Discussion a) Less than Significant with Mitigation Incorporation- The project is located within the San Joaquin Valley Air Basin, which is in non-attainment for the federal and state ambient air quality standards for zone and PM10. The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. With these mitigation measures, the project will have a less than significant impact. b) Less than Significant with Mitigation Incorporation - The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Development of the site will be subject				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.				
c) Less than Significant Impact with Mitigation Incorporation- A CalEEMod analysis completed for the project established that the thresholds set forth by the San Joaquin Valley Air Pollution Control District (SJVAPCD) would not be exceeded for emissions of ozone precursors (ROG and NOx) or of PM10. The SJVAPCD establishes that a project is considered to have a significant impact on air quality if ozone precursors (ROG and NOx) exceed 10 tons per year. According to the CalEEMod analysis, Overall Construction emissions (over 2018-2025 period) yields approximately 0.9434 tons/year of ROG, 0.5985 tons/year of NOx. Operational totals calculated by CalEEMod calculate 2.6830 tons per year of ROG, and .0221 tons of NOx per year. The SJVAPCD establishes a significance threshold for PM10 as being 15 tons per year. According to the CalEEMod analysis, Overall Construction emissions (2018-2025) yields 0.5675 tons per year of PM10. CalEEMod analysis shows overall operation emissions for PM10 to be 0.0104 tons per year. The significance criteria established by the District is not exceeded, therefore, the project will have a less than significant impact. This project site was evaluated in the EIR for the Hanford General Plan Land Use Element Update for conversion to urban development. The City adopted a Statement of Overriding Considerations for Air Quality with the certification of the EIR. The applicant will be required to obtain permits from the SJVAPCD demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.				
d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the future residential project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are to the east and south, where residential development is located, however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant.				
e) Less than Significant Impact - When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project.				
Mitigation Measures:				
Mitigation Measure Air Quality 1: Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.				
Mitigation Measure Air Quality 2: The applicant must implement the District's mandatory dust control measures. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. In order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

Mitigation Measure Air Quality 3: That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR, of which the project is consistent.

Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), San Joaquin Valley Air Pollution Control District, CalEEmod analysis (attached), California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) <http://www.arb.ca.gov>; Consultation received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016). Consultation received from the Kings County Department of Public Health (Dated November 16, 2016).

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Environmental Setting

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

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

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

No undisturbed, natural habitat remains within the Planning Area.

Standards of Significance

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

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

Checklist Discussion

- a) Less than significant impact - The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat
- b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.
- c) No Impact – the site is not identified as a federally protected wetland.
- d) Less than significant impact - The project would not interfere with the movement of any native resident

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

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Environmental Setting

The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is within one mile of the proposed project. Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
- **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
- **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

- a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- b) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature.
- d) **Less than Significant with Mitigation Incorporation** – The City of Hanford received a consultation letter from the Santa Rosa Rancheria Tachi Yokut Tribe station, “after a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe.” For that reason, a meeting was initiated with the Tribe and mitigation measures were requested to mitigate the impact of development. The mitigation measures are as follows:
 - That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
 - **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
 - **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

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

Mitigation Measures:

Mitigation Measure Cultural Resources 1: the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Mitigation Measure Cultural Resources 3: (Project-Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

Mitigation Measure Cultural Resources 4: (Project-Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Conclusion:

The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Source(s): Hanford General Plan, California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b).

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic

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

- 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.
- Less than Significant Impact with Mitigation Measures** – Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff in the annexed area. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.
- 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.
- 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.
- Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Mitigation Measures:

Mitigation Measure Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development.

Conclusion

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

Source(s): General Plan and General Plan EIR (2002); Plan for Services – Public Works, 2016

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs), because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operations.

In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020.

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

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

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

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

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
buildings meet the standards in the building-permit process.				
Significance Criteria The project related effects of GHG emissions are cumulative; therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts: Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then, Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)? Project that meet one of these guidelines would have less than significant impact. Checklist Discussion a. Less than Significant Impact - The project complies with the adopted Climate Action Plan and will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions. b. Less than Significant with Mitigation Incorporation - Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant. Mitigation Measures: Mitigation Measure Greenhouse Gases 1: Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. Conclusion With mitigation measures, the project will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change. Source(s): 2002 General Plan Update, 2002 General Plan Update EIR, San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan)				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
Environmental Setting The General Plan contains a Hazards Management Element which was adopted to reduce potential safety issues associated with urban development. The project site is not listed as part of the State of California Hazardous Waste and Substances List. Field review by City staff did not reveal any potential for hazards or obvious signs of contamination on the site. Refer to previous sections for discussion of geologic and seismic hazards, water, water quality and flooding and air quality. Significance Criteria The project may result in significant hazards if it does any one of the following: 1. Create a public health hazard 2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
interferes with an emergency response plan				
3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards.				
Checklist Discussion				
a) Less than Significant Impact – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of residential land use is not associated with substantial transportation, use, or disposal of hazardous materials. b) Less than Significant Impact - Construction activities that could involve the release of hazardous materials include maintenance of on-site construction equipment, which could result in minor fuel or oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant. c) Less than Significant Impact – there are no known hazardous materials that would be generated by the proposed future development of the residential site that would expose schools to substantial risk. The nearest existing school is Frontier Elementary School, located 0.80 miles southwest of the project site. The proposed residential land use is not associated with the emission or handling of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations. d) No Impact - The project site is not listed as part of the State of California Hazardous Waste and Substances List (Cortese List) therefore, there is no impact. e) No Impact – The proposed project site is 3.3 miles from the Hanford Municipal Airport. The proposed site is outside the airport land use plan for the Hanford Municipal Airport. The Hanford Municipal Airport is approximately 3.3 miles to the southeast. f) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact. g) Less than Significant Impact – the proposed project is located 2.2 miles north of State Highway 198, 0.5 miles north of Grangeville Blvd, and 1.0 mile south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. h) Less than Significant Impact– the proposed project is located within an urbanized area of the City and the risk of wildfire is very low.				
Conclusion				
The impact from hazards and hazardous materials are expected to be less than significant.				
Source: 2002 General Plan, 2002 General Plan EIR, State of California Hazardous Waste and Substance List				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

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

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

Environmental Setting

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

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

Significance Criteria

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

Checklist Discussion

- a) **Less than Significant Impact with Mitigation Incorporation** - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- b) **Less than Significant Impact with Mitigation Incorporation** - The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.
- c) **Less than Significant Impact with Mitigation Incorporation** - The project proposes a 5.02-acre basin for storm drainage of the site. The proposed drainage basin would not result in substantial erosion or siltation on- or off-site. The developer shall be required to comply with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.
- d) **Less than Significant** – the proposed project is consistent with the Hanford General Plan and the General Plan EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Less than Significant– Public Works has worked with the applicant to ensure that runoff water and planned stormwater drainage systems will be able to accommodate the project's capacity. f) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact. h) See g above. i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact. j) No Impact. The project is not located near any ocean, coast, or seiche hazard area; therefore there is no impact. Mitigation Measures: Mitigation Measure Hydrology 1: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. Mitigation Measure Hydrology 2: The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping. Mitigation Measure Hydrology 3: Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process. Mitigation Measure Hydrology 4: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. Conclusion Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts. Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources				
X. LAND USE AND PLANNING - Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Setting

The proposed project is consistent with the General Plan, as the area is planned for future, Low-Density Residential Development. The proposed project is contiguous to the City on the east and south side and represents a logical extension of the City.

The City of Hanford has not established any habitat or farmland conservation plan.

Significance Criteria

The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion

- a) Less than significant impact –There are future residences planned directly east and south of the property. The proposed project is consistent with the General Plan designation for the property, Low-Density residential. There is not an established community that would be affected by the proposed project.
- b) No impact - The applicant is proposing to implement the Hanford General Plan at this location; the property will be rezoned in accordance with the General Plan land use designation Low-Density Residential.
- c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact.

Conclusion

The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning.

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Environmental Setting

There are no known mineral resources on the project site based on Hanford's 2002 General Plan EIR; therefore, no impacts are anticipated to occur.

Significance Criteria

The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.

Checklist Discussion

- a) No Impact – there are no known mineral resources in the City, therefore, the project could not result in the loss of availability of a known mineral resource.
- b) No Impact. There are no known locally-important mineral resource recovery sites within the City of Hanford; therefore, the project would create an impact.

Conclusion

There will be no impact to mineral resources.

XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting

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

Table HZ-3

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

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 dBA for single tree 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

- a) Less than Significant with mitigation incorporation– the project proposed and the future development of the property as a residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.

- b) Less than Significant. The project may result in a temporary increase in ground borne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant.
- c) Less than Significant. The project may result in an increase in permanent noise levels due to increased traffic, population, and activity. Noise was previously evaluated in the General Plan and the project is consistent with the planned land use in the General plan.
- d) Less than Significant. A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. Impacts are less than significant.
- e) No impact - The project is approximately 3.3 miles away from airport and is not located within an airport land use plan.
- f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Mitigation Measure:

Mitigation Measure: Noise 1: Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime

Conclusion

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

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

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
existing City. The City must expand existing boundaries within the General Plan Planning Area to accommodate this growth. The General Plan contains policies and programs that accommodate growth while reducing the impacts of growth on the environment. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning. The existing site contains vacant land which will be replaced with intensive urban scale residential development. Significance Criteria The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance. Checklist Discussion a) Less than significant impact – The project will induce population growth in the area, since the project includes a plan to subdivide two properties, totaling 79 acres into 255 single-family residences. Using the current household population of 3.11, 255 single-family residences have the potential to bring approximately 793 persons to the area. The General Plan designates the land for future, single-family residential development. The General Plan EIR evaluated the impact of population growth in the area and determined the effect to be unavoidable. A statement of overriding considerations was adopted for the Population and Housing in the 2002 General Plan EIR. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning. b) No Impact - The project will not result in displacement of housing, as there are not residential units within the project location. c) No Impact - The project will not result in displacement of people. Conclusion The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project will not result in a significant impact to population and housing.				
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools?	☐	☒	☐	☐
Parks?	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐

Environmental Setting

Emergency services protection (Fire and Police) in the proposed project area are provided by the City of Hanford. The City of Hanford is currently served by two fire stations. Station No. 1 is a 10,000 sq. ft. facility located at 340 W. Grangeville Blvd. Station 2 is a 4,500 sq. ft. facility located at 10553 Houston Avenue. Additional stations have been planned at the northwest corner of Berkshire and Centennial Drive and at the northwest intersection of Woodland and 12th Avenue. Station service areas are designed to allow for an approximate 5 minute response time, which is the acceptable standard for the City. The City has adopted Development Impact Fees for Fire Services.

The Hanford Police Department (HPD) currently operates out of a single station, located at 425 N Irwin Street. This facility, while adequate for current programs and community demands, offers little room for expansion to meet increasing needs of the police services. As growth continues in Hanford, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law-enforcement supplies, and office space.

The project site is within the Pioneer Union Elementary School District and the Hanford Joint High School District. The Districts have adopted Development Impact fees for school impacts caused from new development. New development generates additional students and needs for the school districts to accommodate those new students with facilities.

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

Significance Criteria

The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion

- a) **(FIRE) Less than Significant Impact with mitigation measures (payment of impact fees)** - the project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment. The project will be required to pay fire impact fees.
- b) **(POLICE) Less than Significant Impact with mitigation measures (payment of impact fees)** - The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated. The project will be required to pay police impact fees.
- c) **(SCHOOLS) Less than Significant Impact with mitigation measures.** The payment of school impact fees, as required by law, and the future designation of a school site under the City of Hanford General Plan Update would reduce the impact to less than significant.
- d) **(PARKS) Less than Significant Impact with mitigation measures (providing park space and/or payment of impact fees)** - applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate. e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies – in response to public facilities, a comment was received from David Kemp of Southern California Gas Company. Originally, So. Cal. Gas was requested a 10 ft wide public utility easement, however, after discussion with the Public Works Department agreed to the standard six-ft. public utility easement, and agreed the easement did not need to be 10 ft. wide. Mitigation Measures: Mitigation Measure Public Service 1: That the development is subject to Fire Impact Fees. Mitigation Measure Public Service 2: That the development is subject to Police Impact Fees. Mitigation Measure Public Service 3: That the development is subject to School Impact Fees. Mitigation Measure Public Service 4: That the development is subject to Park Impact Fees or the dedication of park space for public use. Conclusion The project can be served by existing public services. The project will be subject to impacts fees (Fire, Police, School and Park). The project will not result in significant impacts to public services with the payment of impact fees to mitigate the project's effect. Sources: Consultation letter received from David Kemp (Southern California Gas Company). 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution,				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Environmental Setting The City of Hanford has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acre per 1,000 population of neighborhood park and not less than 2 acres of community park per 1,000 population. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development. Significance Criteria The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities. Checklist Criteria a) Less than Significant Impact with Mitigation Incorporation – the applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, based on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate. b) See a. Mitigation Measures: Mitigation Measure Recreation 1: The applicant will be required to provide park space or pay impact fees for park space. Conclusion. With the integration of park space into the project, and payment of impact fees for any space not provided, the project has a less than significant impact on recreation. Source: 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐

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

Environmental Setting

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

The project will be served by Centennial Drive, a collector street. Centennial Drive will be extended to accommodate the planned residential development. The Circulation Element planned for the extension of Centennial Drive north of Grangeville at the time of development.

Kings County Public Works Department offered, at the time Centennial drive connects to Fargo Avenue, a left turn pocket be constructed for west bound Fargo Avenue traffic. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Hanford Joint Union High School District offered that their concern is traffic congestion in the area that already has impacted intersections and ask for the consideration of installation of traffic signals. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Together with the development of Tract 861, Centennial Drive will be developed as a major collector street in conformance with City Standard ST-23, "Major Collector Street."

Significance Criteria

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

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

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

- a) Less than Significant with payment of impact fees to mitigate effect –The project site will be subject to traffic impact fees and responsible for street improvements to Centennial Drive, Devon Street, and Fargo Avenue.
- b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable. Existing roads in Hanford have a LOS of C or greater, with the exception of portions of Fargo, Lacey and 10th Avenue.
- c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located 3.3 miles away from the nearest municipal airport.
- d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that increase hazards.
- e) Less than Significant – the proposed project is located 2.2 miles north of State Highway 198, 1.5 miles north of Grangeville Boulevard, and 1 mile south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. Emergency access by fire and police is sufficient, as proposed.
- f) Less than Significant with Mitigation Incorporation – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.”
- g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation.

Mitigation Measures

Mitigation Measure Transportation 1: That the development is subject to traffic impact fees and the developer will be responsible for traffic-related improvements.

Mitigation Measure Transportation 2: That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.”

Conclusion

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

Source: City of Hanford General Plan, Circulation Element, 2002, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution, Consultation letter received from Kings County Public Works Department, Consultation letter received from the Hanford Joint High School Union High School District.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

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

Environmental Setting

The City of Hanford is located in the southern portion of the San Joaquin Valley Groundwater basin, the San Joaquin Valley Ground-Water Basin is the largest ground-water basin in California. This basin covers approximately 13,500 square miles and has a storage capacity of 570 million acre-feet with a useable capacity of at least 80 million acre-feet. Groundwater in much of the southern portion of the San Joaquin Valley Ground-Water Basin occurs under unconfined, semi-confined or confined conditions. Confined conditions generally occur beneath a laterally extensive clay strata, known as the E-Clay (Corcoran Clay) which occurs at 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.

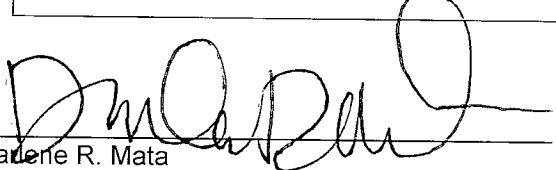
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The City withdraws groundwater for domestic service from below the E-clay layer. The City of Hanford is situated in the north central portion of the Tulare Lake Hydrologic Study Area (TLHSA), as defined by the California Department of Water Resources. The TLHSA encompasses approximately 524,800 acres in the southern portion of the San Joaquin Valley, south of the Kings River Watershed, and the adjacent mountain slopes, including the west slope of the Sierra Nevada. According to a report prepared by DWR, the TLHSA has a storage capacity of 1.5 million acre feet and a perennial yield of 443,000 acre feet. Total annual extraction is estimated at 672,000 acre. DWR estimates the annual overdraft is 229,000 acre feet. The City of Hanford receives its water supply from the underlying ground water aquifers. The City-wide average per capita water use in Hanford is 205 gallons per day. With a service population of approximately 55,000, the current City annual average day demand is approximately 11.28 million gallons per day. The City of Hanford has adopted a water conservation ordinance, which enforces limitations on domestic use of water. The City's wastewater treatment facility permitted and designed to treat 8 million gallons per day is currently processing approximately 5.5 million gallons per day in domestic and industrial wastewater. The City of Hanford uses a nominal rate of 100 gallons per day of waste water per capita. The City has initiated a program to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the Regional Water Quality Control Board for this purpose. The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan. The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities. Thresholds of Significance The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities. Checklist Discussion a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant. b) Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant. c) Less than Significant with Mitigation Measures: The project proposes a basin for storm drainage of the site. A requirement of development will be that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. d) Less than Significant with Mitigation Incorporation - The City of Hanford prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the drought, the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.				

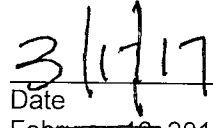
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) No Impact. The project will not require a determination by a wastewater agency. f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site. The City has achieved a 50% diversion rate from the landfill and has incorporated a greenwaste program and recycling at the Materials Recycling Facility. g) No Impact. The project will be required to comply with all federal, state and local statues regulating solid waste. Mitigation Measure: Mitigation Measure Utilities 1: that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. Mitigation Measure Utilities 2: Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping. Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. Source: 2002 General Plan, 2002 General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources. City staff				

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

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


 Darlene R. Mata
 Community Development Director


 Date
~~February 16, 2017~~
 3/1/2017

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

Cumulative Setting

The cumulative setting for the proposed project is the full build out of the annexed area as Low-Density Residential and the entitled project approved for the area, including, Annexation 151, Tentative Tract 917, 887, and 861.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, Tentative Tract 918 and 919, and future projects, Tentative Tract 917, 887, and 861, and Annexation 151.

Agriculture and Forest Resources

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

Air Quality

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

Biological Resources

Less than Significant – impacts to biological resources from this project, and future planned projects, Tract 917, 887, 861 and Annexation 151, are anticipated to be less than significant. This site and surrounding properties are proximal to urban development and land used for agricultural purposes, which therefore do not contain any natural, undisturbed areas that may be considered habitat; therefore, the project would have a less than significant cumulative impact for biological resources.

Cultural Resources

Less than Significant with Mitigation Incorporation –This project and future planned projects, Tract 917, 887, 861 and Annexation 151 would not create any significant impact to cultural resources; a mitigation measure is included for this project and others planned in the same area, that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.

Geology and Soils

Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in significant impacts to geophysical conditions, therefore, the impact is considered less than significant, cumulatively.

Greenhouse Gas Emissions

Less than Significant with Mitigation Incorporation - With mitigation measures, this project, and future planned projects, Tract 917, 887, 861 and Annexation 151 will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Hazards and Hazardous Materials

Less than Significant - The impact from hazards and hazardous materials from this project and future planned projects, Tract 917, 887, 861 and Annexation 151 are expected to be less than significant.

Hydrology/Water Quality

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

Land Use Planning and Population

Less than Significant -The projects are being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population.

Mineral Resources

Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 are not anticipated to have any impacts to mineral resources as there are no known mineral resources in the City; therefore cumulative impacts are anticipated to be less than significant.

Noise

Less than Significant with Mitigation Incorporation- this project and future planned projects, Tract 917, 887, 861 and Annexation 151 would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. Normal use of residential does not constitute excessive noise.

Population and Housing

Less than Significant - The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan and the Housing Element. The project will not result in a significant impact to population and housing. This project and future planned projects, Tract 917, 887, 861 and Annexation 151 provide housing for the City's growing population.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect -The project and future planned projects, Tract 917, 887, 861 and Annexation 151 can be served by existing public services and planned future public facility projects, such as a planned third and fourth fire station. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will be subject to impacts fees to be used for expansion and addition of public services and personnel. The project will not result in significant impacts to public services. A future school location is anticipated under the new General Plan, which serve the area overall

Recreation

Less than Significant with Payment of Impact Fees to Mitigate Effect -The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in impacts to recreation with mitigation measures in place; therefore cumulative impacts are less than significant.

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect - The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project and planned projects in the area, Tract 917, 887, 861 and Annexation 151, would have a less than significant impact on Traffic and Transportation with mitigation measures implemented. Street and traffic improvements have been conditions of approval for the projects within the vicinity. Construction of improvements include the development and expansion of Fargo Avenue and Centennial Drive, which will alleviate traffic-related issues from development.

Utilities and Service Systems

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

Sources:

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

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

CalEEMod Version 2013.2.2 Report prepared by the City of Hanford

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

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

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

City of Hanford Engineering Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

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

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

Pre-consultation Letter Received from David Kemp, Sempra Energy, (Dated November 3, 2016)

Pre-consultation letter received from Mike Hawkins from the Kings County Public Works Department (Dated November 11, 2016).

Pre-consultation Letter received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016).

Pre-consultation letter received from Troy Hommerding, Division of Environmental Health Services (Dated November 16, 2016)

Pre-consultation letter received from Renee Creech, Hanford Joint Union High School District (Dated November 16, 2016).

Pre-consultation letter received from Chuck Kinney of Local Agency Formation Commission, Kings County (Dated November 17, 2016).

Consultation received from Lalo Franco, Cultural Department: Santa Rosa Rancheria Tachi Tribe (Dated December 6, 2016).

Consultation meeting with Santa Rosa Rancheria Tachi Yokut Tribe Cultural Department Conducted January 10, 2017.

Pre-consultation letters received:

1. David Kemp – Sempra Energy
2. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
3. Troy Hommerding – Division of Environmental Health Services
4. Renee Creech – Hanford Joint Union High School District
5. Lalo Franco - Cultural Department: Santa Rosa Rancheria Tachi Tribe

Gabrielle deSilva

From: Samantha Long
Sent: Thursday, November 03, 2016 2:17 PM
To: Gabrielle deSilva
Cc: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Gabby,

I spoke with David about the Public Utility Easement, and he is fine with our standard 6 foot wide easement. It doesn't need to be 10ft wide.

Samantha Long, EIT

Assistant Engineer
 City of Hanford Public Works
 900 S. 10th Avenue
 Hanford, CA 93230
 (559) 585-2556 fax (559) 583-1529
slong@cityofhanfordca.com

From: Diana Black
Sent: Thursday, November 03, 2016 11:27 AM
To: Gabrielle deSilva; Samantha Long
Subject: FW: Consultation Notice / Tentative Tract Map No. 918

See phone number below.

Diana Black

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

From: Kemp, David L [<mailto:DKemp@semprautilities.com>]
Sent: Thursday, November 03, 2016 11:26 AM
To: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

(559) 739-2224

David Kemp
 Pipeline Planning Asst.
 Southern California Gas Co.
 404 N. Tipton St. Visalia, CA 93292
 (559) 739-2224
DKemp@semprautilities.com

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

Sent: Thursday, November 03, 2016 11:19 AM

To: Kemp, David L

Cc: Gabrielle deSilva; Samantha Long

Subject: [EXTERNAL] RE: Consultation Notice / Tentative Tract Map No. 918

Dave,

Could we have your contact phone number, please? Our city engineer would like to speak with you regarding your request.

Diana Black

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

From: Kemp, David L [mailto:DKemp@semprautilities.com]

Sent: Thursday, November 03, 2016 10:16 AM

To: Diana Black

Cc: Larco, Johnathan A

Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Good morning Diana, So. Cal. Gas Co. would like to request that a 10 foot in width Public Utility Easement be added to both sides of all new streets of Tentative Tract Map No. 918. Please feel free to contact me if you have any questions. Thanks, Dave.

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

Sent: Thursday, November 03, 2016 9:42 AM

To: 9-1-1 Dispatch; AMERICAN AMBULANCE; AT&T; AT&T - Frank Robles; CALTRANS; CHAMBER OF COMMERCE; Susan Martinez; Chris Ekk; Comcast; DRAINAGE DISTRICT; HANFORD ELEMENTARY SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; John Doyel; KINGS CO BOARD OF REALTORS; KINGS CO HEALTH; KINGS CO HEALTH ; KINGS CO PLANNING - CHUCK KINNEY; KINGS CO PW - HAWKINS, MIKE; Kings Co Tax Assessor; MAIN STREET HANFORD; Mike Cosenza; PEOPLE'S DITCH; PG&E; SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT; SCE; SCE; SCE-Regional Manager; SoCal Gas Co; Kemp, David L; TACHI TRIBE-Shana Powers; TACHI YOKUT TRIBE CULTURAL DEPT-Hector Franco; Tom Webb; Water Quality Control Board; Will Smith

Subject: [EXTERNAL] Consultation Notice

Please review the attached information, and reply as requested.

Diana Black

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

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



November 16, 2016

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

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

District CEQA Reference No: 20160755

Dear Ms. Haigh:

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

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

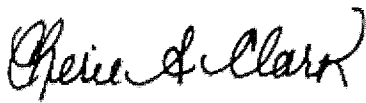
Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 4. The District recommends that a copy of the District's comments be provided to the project proponent.

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

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Brian Clements
Program Manager

AM: cc

Gabrielle deSilva

From: Hommerding, Troy [Troy.Hommerding@co.kings.ca.us]
Sent: Wednesday, November 16, 2016 3:31 PM
To: Gabrielle deSilva
Subject: Consultation Notice Annexation 152, Prezone 2016-01, Tentative Parcel Map No. 2016-02, and Temative Track Map 918
Attachments: 201611161457.pdf

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

1. Valley Fever: *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 Department of Public Health
Division of Environmental Health Services
330 Campus Dr.
Hanford CA 93230

Gabrielle deSilva

From: Creech, Renee [rcreech@hjuhsd.k12.ca.us]
Sent: Wednesday, November 16, 2016 2:49 PM
To: Gabrielle deSilva
Cc: Cheryl Silva
Subject: Project Review comments

Hi Gabrielle,

I would like to provide some feedback for Hanford Joint Union High School District as it pertains to the project - Annexation 152, Prezone No 2016-01, Tentative Parcel Map No. 2016-02 and Tentative Tract Map 918.

Our concern is the traffic congestion in this area that already has impacted intersections. We feel that traffic signals should be considered, planned for and in place prior to this project beginning.

Thanks, Renee

--

Renee Creech
Director of Business
Hanford Joint Union High School District
823 W. Lacey Blvd.
Hanford, CA 93230
559-583-5901 ext. 3112
559-583-5931 fax
rcreech@hjuhsd.k12.ca.us

SANTA ROSA RANCHERIA TACHI TRIBE

A FEDERALLY RECOGNIZED TRIBE

Cultural and Historic Preservation Department

December 6, 2016

Re: Annexation 152 Prezone # 2016-1, Tentative Parcel Map # 2016-2 and Tract Map 918

Dear Ms. Melody Haigh,

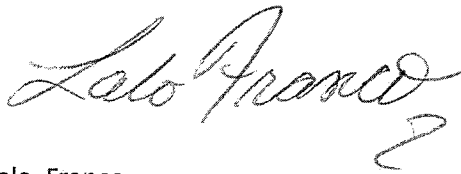
The Santa Rosa Rancheria Tachi Tribe would like to thank you for the opportunity to comment on the proposed Annexation and Development of parcels for the San Joaquin Valley Homes project in Hanford, California.

After a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe. As stated in your 11/17/2016 notification, a Mitigated Negative Declaration has already been created without AB 52, or SB 18 Consultation, but the Tribe has not been privy to this report, nor has there been a discussion about culturally appropriate mitigation measures for such a sensitive area.

The Tachi Yokut Tribe wishes to begin a meaningful consultation on this proposed Annexation as is outlined in SB 18, as well as to consult on the proposed project.

Thank you very much for your time. Please contact the Santa Rosa Rancheria's Cultural Department at your earliest convenience in order to begin formal consultation.

Sincerely,



Lalo Franco

Cultural Department Director

HFranco@tachi-yokut-nsn.gov

559-924-1278 Ext: 4011

Annex 152 (918 and 919)
San Joaquin Valley Air Basin, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
	2.00		2.00	87,120.00	0
	255.00		82.79	459,000.00	729

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - no demo req.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonResidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintNonResidentialInteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	150	0
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	PhaseEndDate	3/26/2018	8/10/2018
tblConstructionPhase	PhaseStartDate	1/2/2018	5/19/2018
tblProjectCharacteristics	OperationalYear	2014	2018

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
2018	0.4022	4.3990	3.2968	4.4600e-003	1.2266	0.2128	1.4394	0.5800	0.1957	0.7757	0.0000	403.9853	403.9853	0.1230	0.0000	406.5682
2019	0.4773	4.0254	4.1781	7.7200e-003	0.8868	0.2074	1.0942	0.3364	0.1935	0.5298	0.0000	629.9671	629.9671	0.1141	0.0000	632.3621
2020	0.3911	2.9240	3.7176	7.5900e-003	0.2662	0.1534	0.4196	0.0715	0.1441	0.2156	0.0000	589.0322	589.0322	0.0826	0.0000	590.7673
2021	0.3545	2.6162	3.5892	7.5600e-003	0.2652	0.1315	0.3967	0.0712	0.1235	0.1947	0.0000	583.6248	583.6248	0.0811	0.0000	585.3277
2022	0.3227	2.3349	3.4764	7.5300e-003	0.2642	0.1115	0.3757	0.0710	0.1048	0.1757	0.0000	578.7857	578.7857	0.0800	0.0000	580.4652
2023	0.2989	2.1386	3.3869	7.5300e-003	0.2642	0.0970	0.3611	0.0710	0.0911	0.1621	0.0000	576.3558	576.3558	0.0791	0.0000	578.0177
2024	0.2833	2.0274	3.3429	7.5900e-003	0.2662	0.0864	0.3527	0.0715	0.0812	0.1527	0.0000	578.9083	578.9083	0.0791	0.0000	580.5694
2025	5.0171	0.8087	1.4335	2.8000e-003	0.0646	0.0365	0.1011	0.0173	0.0341	0.0513	0.0000	224.1256	224.1256	0.0478	0.0000	225.1284
Total	7.5472	21.2741	26.4215	0.0528	3.5040	1.0364	4.5403	1.2897	0.9679	2.2576	0.0000	4,164.7848	4,164.7848	0.6867	0.0000	4,175.2060

2.1 Overall Construction

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
2018	0.4022	4.3990	3.2968	4.4600e-003	1.2266	0.2128	1.4394	0.5800	0.1957	0.7757	0.0000	403.9848	403.9848	0.1230	0.0000	406.5677
2019	0.4773	4.0254	4.1781	7.7200e-003	0.8868	0.2074	1.0942	0.3364	0.1935	0.5298	0.0000	629.9667	629.9667	0.1140	0.0000	632.3616
2020	0.3911	2.9240	3.7176	7.5900e-003	0.2662	0.1534	0.4196	0.0715	0.1441	0.2156	0.0000	589.0318	589.0318	0.0826	0.0000	590.7670
2021	0.3545	2.6162	3.5892	7.5600e-003	0.2652	0.1315	0.3967	0.0712	0.1235	0.1947	0.0000	583.6244	583.6244	0.0811	0.0000	585.3274
2022	0.3227	2.3349	3.4764	7.5300e-003	0.2642	0.1115	0.3757	0.0710	0.1048	0.1757	0.0000	578.7853	578.7853	0.0800	0.0000	580.4649
2023	0.2989	2.1386	3.3869	7.5300e-003	0.2642	0.0970	0.3611	0.0710	0.0911	0.1621	0.0000	576.3555	576.3555	0.0791	0.0000	578.0174
2024	0.2833	2.0274	3.3429	7.5900e-003	0.2662	0.0864	0.3527	0.0715	0.0812	0.1527	0.0000	578.9080	578.9080	0.0791	0.0000	580.5690
2025	5.0171	0.8087	1.4335	2.8000e-003	0.0646	0.0365	0.1011	0.0173	0.0341	0.0513	0.0000	224.1254	224.1254	0.0478	0.0000	225.1282
Total	7.5472	21.2741	26.4215	0.0528	3.5040	1.0364	4.5403	1.2897	0.9679	2.2576	0.0000	4,164.7819	4,164.7819	0.6867	0.0000	4,179.2030

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

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
MT/yr																

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
MT/yr																

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

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2018	1/1/2018	5	1	
2	Site Preparation	Site Preparation	5/19/2018	8/10/2018	5	60	
3	Grading	Grading	8/11/2018	3/15/2019	5	155	
4	Building Construction	Building Construction	3/16/2019	2/21/2025	5	1550	
5	Paving	Paving	2/22/2025	7/25/2025	5	110	
6	Architectural Coating	Architectural Coating	7/26/2025	12/26/2025	5	110	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 387.5****Acres of Paving: 0****Residential Indoor: 929,475; Residential Outdoor: 309,825; Non-Residential Indoor: 130,680; Non-Residential Outdoor: 43,560 (Architectural Coating – sqft)****OffRoad Equipment**

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	220.00	42.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	44.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173

3.2 Demolition - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Off-Road	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173

3.2 Demolition - 2018**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498

3.3 Site Preparation - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003		0.0710	0.0710		0.0653	0.0653	0.0000	107.2231	107.2231	0.0334	0.0000	107.9240
Total	0.1288	1.3683	1.0870	1.1700e-003	0.5420	0.0710	0.6130	0.2979	0.0653	0.3632	0.0000	107.2231	107.2231	0.0334	0.0000	107.9240

3.3 Site Preparation - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003		0.0710	0.0710		0.0653	0.0653	0.0000	107.2229	107.2229	0.0334	0.0000	107.9239
Total	0.1288	1.3683	1.0870	1.1700e-003	0.5420	0.0710	0.6130	0.2979	0.0653	0.3632	0.0000	107.2229	107.2229	0.0334	0.0000	107.9239

3.3 Site Preparation - 2018**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850

3.4 Grading - 2018**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408		0.1295	0.1295	0.0000	284.6261	284.6261	0.0886	0.0000	286.4869
Total	0.2671	3.0065	2.1365	3.1200e-003	0.6722	0.1408	0.8130	0.2787	0.1295	0.4083	0.0000	284.6261	284.6261	0.0886	0.0000	286.4869

3.4 Grading - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408		0.1295	0.1295	0.0000	284.6258	284.6258	0.0886	0.0000	286.4866
Total	0.2671	3.0065	2.1365	3.1200e-003	0.6722	0.1408	0.8130	0.2787	0.1295	0.4083	0.0000	284.6258	284.6258	0.0886	0.0000	286.4866

3.4 Grading - 2018**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9500e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	2.9500e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052

3.4 Grading - 2019**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1321	1.4633	1.0878	1.6700e-003		0.0676	0.0676		0.0622	0.0622	0.0000	149.6904	149.6904	0.0474	0.0000	150.6850
Total	0.1321	1.4633	1.0878	1.6700e-003	0.6722	0.0676	0.7398	0.2787	0.0622	0.3410	0.0000	149.6904	149.6904	0.0474	0.0000	150.6850

3.4 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1321	1.4633	1.0878	1.6700e-003		0.0676	0.0676		0.0622	0.0622	0.0000	149.6902	149.6902	0.0474	0.0000	150.6848
Total	0.1321	1.4633	1.0878	1.6700e-003	0.6722	0.0676	0.7398	0.2787	0.0622	0.3410	0.0000	149.6902	149.6902	0.0474	0.0000	150.6848

3.4 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555

3.5 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3171	242.3171	0.0590	0.0000	243.5552
Total	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3171	242.3171	0.0590	0.0000	243.5552

3.5 Building Construction - 2019**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5436	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7568	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	0.1005	0.3903	1.3004	3.2300e-003	0.2103	6.6800e-003	0.2170	0.0565	6.1500e-003	0.0626	0.0000	234.5076	234.5076	7.5700e-003	0.0000	234.6664

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3168	242.3168	0.0590	0.0000	243.5549
Total	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3168	242.3168	0.0590	0.0000	243.5549

3.5 Building Construction - 2019**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5436	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7568	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	0.1005	0.3903	1.3004	3.2300e-003	0.2103	6.6800e-003	0.2170	0.0565	6.1500e-003	0.0626	0.0000	234.5076	234.5076	7.5700e-003	0.0000	234.5664

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973
Total	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973

3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.6370	1.3000e-003	0.0358	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	0.1145	0.4240	1.5157	4.0800e-003	0.2662	7.6100e-003	0.2738	0.0715	7.0100e-003	0.0785	0.0000	286.8808	286.8808	9.0100e-003	0.0000	287.0701

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969
Total	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969

3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.6370	1.3000e-003	0.0358	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	0.1145	0.4240	1.5157	4.0800e-003	0.2662	7.6100e-003	0.2738	0.0715	7.0100e-003	0.0785	0.0000	286.8808	286.8808	9.0100e-003	0.0000	287.0701

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0339	301.0339	0.0725	0.0000	302.5568
Total	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0339	301.0339	0.0725	0.0000	302.5568

3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3786
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	0.1074	0.3533	1.4311	4.0600e-003	0.2652	6.8700e-003	0.2721	0.0712	6.3300e-003	0.0776	0.0000	282.5909	282.5909	8.5700e-003	0.0000	282.7709

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0335	301.0335	0.0725	0.0000	302.5565
Total	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0335	301.0335	0.0725	0.0000	302.5565

3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3786
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	0.1074	0.3533	1.4311	4.0600e-003	0.2652	6.8700e-003	0.2721	0.0712	6.3300e-003	0.0776	0.0000	282.5909	282.5909	8.5700e-003	0.0000	282.7709

3.5 Building Construction - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9946	299.9946	0.0718	0.0000	301.5017
Total	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9946	299.9946	0.0718	0.0000	301.5017

3.5 Building Construction - 2022**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.6900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.0615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	0.1018	0.3152	1.3538	4.0400e-003	0.2642	6.7400e-003	0.2709	0.0710	6.2100e-003	0.0772	0.0000	278.7911	278.7911	8.2200e-003	0.0000	278.9635

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9943	299.9943	0.0718	0.0000	301.5013
Total	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9943	299.9943	0.0718	0.0000	301.5013

3.5 Building Construction - 2022**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.6900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.0615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	0.1018	0.3152	1.3538	4.0400e-003	0.2642	6.7400e-003	0.2709	0.0710	6.2100e-003	0.0772	0.0000	278.7911	278.7911	8.2200e-003	0.0000	278.9635

3.5 Building Construction - 2023**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0980	300.0980	0.0713	0.0000	301.5949
Total	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0980	300.0980	0.0713	0.0000	301.5949

3.5 Building Construction - 2023**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5650	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.0580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7953
Total	0.0954	0.2779	1.2797	4.0400e-003	0.2642	6.3800e-003	0.2706	0.0710	5.8800e-003	0.0768	0.0000	276.2579	276.2579	7.8500e-003	0.0000	276.4228

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0976	300.0976	0.0713	0.0000	301.5946
Total	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0976	300.0976	0.0713	0.0000	301.5946

3.5 Building Construction - 2023**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5650	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.0580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7953
Total	0.0954	0.2779	1.2797	4.0400e-003	0.2642	6.3800e-003	0.2706	0.0710	5.8800e-003	0.0768	0.0000	276.2579	276.2579	7.8500e-003	0.0000	276.4228

3.5 Building Construction - 2024**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4646	302.4646	0.0714	0.0000	303.9643
Total	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4646	302.4646	0.0714	0.0000	303.9643

3.5 Building Construction - 2024**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr					MT/yr										
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0361	0.2054	0.5471	1.2900e-003	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	0.0000	109.4433	109.4433	7.9000e-004	0.0000	109.4599
Worker	0.0553	0.0695	0.6824	2.7800e-003	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	0.0913	0.2749	1.2294	4.0700e-003	0.2662	6.4600e-003	0.2727	0.0715	5.9600e-003	0.0775	0.0000	276.4438	276.4438	7.6800e-003	0.0000	276.6051

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr					MT/yr										
Off-Road	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4642	302.4642	0.0714	0.0000	303.9639
Total	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4642	302.4642	0.0714	0.0000	303.9639

3.5 Building Construction - 2024**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0361	0.2054	0.5471	1.2900e-003	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	0.0000	109.4433	109.4433	7.9000e-004	0.0000	109.4599
Worker	0.0553	0.0695	0.6824	2.7800e-003	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	0.0913	0.2749	1.2294	4.0700e-003	0.2662	6.4600e-003	0.2727	0.0715	5.9600e-003	0.0775	0.0000	276.4438	276.4438	7.6800e-003	0.0000	276.6051

3.5 Building Construction - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8823	43.8823	0.0103	0.0000	44.0986
Total	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8823	43.8823	0.0103	0.0000	44.0986

3.5 Building Construction - 2025**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0287	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.6400e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	8.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9616	23.9616	9.7000e-004	0.0000	23.9819
Total	0.0127	0.0393	0.1705	5.9000e-004	0.0386	9.4000e-004	0.0396	0.0104	8.6000e-004	0.0112	0.0000	39.8352	39.8352	1.0900e-003	0.0000	39.8580

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8822	43.8822	0.0103	0.0000	44.0985
Total	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8822	43.8822	0.0103	0.0000	44.0985

3.5 Building Construction - 2025**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0297	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.6400e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	8.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9616	23.9616	9.7000e-004	0.0000	23.9819
Total	0.0127	0.0393	0.1705	5.9000e-004	0.0386	9.4000e-004	0.0396	0.0104	8.6000e-004	0.0112	0.0000	39.8352	39.8352	1.0900e-003	0.0000	39.8580

3.6 Paving - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7634	107.7634	0.0349	0.0000	108.4953
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7634	107.7634	0.0349	0.0000	108.4953

3.6 Paving - 2025**Unmitigated Construction Off-Site**

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333

Mitigated Construction On-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7633	107.7633	0.0349	0.0000	108.4952
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7633	107.7633	0.0349	0.0000	108.4952

3.6 Paving - 2025**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333

3.7 Architectural Coating - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	4.9232	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590

3.7 Architectural Coating - 2025**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843
Total	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	4.9232	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590

3.7 Architectural Coating - 2025**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843
Total	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile****4.2 Trip Summary Information**

	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Land Use					
Total					

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %	
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted
Land Use								
							Pass-by	

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MIH
0.411222	0.062718	0.156221	0.175699	0.050886	0.007831	0.019556	0.102845	0.001787	0.001576	0.006435	0.000923	0.002302

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Mitigated	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104	0.0104	0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Unmitigated	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104	0.0104	0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

6.2 Area by SubCategory**Unmitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Consumer Products	2.1329					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0588	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Architectural Coating	0.4914					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0588	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Architectural Coating	0.4914					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.1329					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

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

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

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

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

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

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

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

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

Gabrielle deSilva

From: Creech, Renee [rcreech@hjuhsd.k12.ca.us]
Sent: Tuesday, March 07, 2017 8:12 AM
To: Gabrielle deSilva
Subject: Re: Consultation Notice: Annex 152; Prezone 2016-01; TPM 2016-02; TT 918; TT 919

Thank you for getting back to me.

Have a nice day!

On Tue, Mar 7, 2017 at 8:08 AM, Gabrielle deSilva <GdeSilva@cityofhanfordca.com> wrote:

I confirmed with Public Works, the potential for a traffic signal would be addressed when development reaches the boundary of 13th and Fargo.

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

From: Creech, Renee [mailto:rcreech@hjuhsd.k12.ca.us]
Sent: Monday, March 06, 2017 3:18 PM
To: Gabrielle deSilva
Subject: Re: Consultation Notice: Annex 152; Prezone 2016-01; TPM 2016-02; TT 918; TT 919

Thanks again.

On Mon, Mar 6, 2017 at 3:13 PM, Gabrielle deSilva <GdeSilva@cityofhanfordca.com> wrote:

Not that I am aware of. That will have to be confirmed with Public Work, however, the City limits do not reach Fargo and 13th yet, nor will they with this project.

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

From: Creech, Renee [mailto:rcreech@hjuhsd.k12.ca.us]
Sent: Monday, March 06, 2017 2:33 PM

To: Gabrielle deSilva

Subject: Re: Consultation Notice: Annex 152; Prezone 2016-01; TPM 2016-02; TT 918; TT 919

Is there a plan for 13th and Fargo?

On Mon, Mar 6, 2017 at 2:11 PM, Gabrielle deSilva <GdeSilva@cityofhanfordca.com> wrote:

Renee,

The Public Works department has planned for the installation of a traffic signal at the intersection of 13th and Grangeville Boulevard for Fiscal Year 2018, which begins July 1.

I will pass on your comments to our engineering division, as well. Thank you for your comments.

Gabrielle de Silva

Associate Planner

City of Hanford

317 N. Douty Street

Hanford, CA 93230

Direct: (559)585-2578

E-mail: gdesilva@cityofhanfordca.com

TDD/TYY, Dial 711

From: Darlene Mata

Sent: Monday, March 06, 2017 12:20 PM

To: Gabrielle deSilva

Subject: FW: Consultation Notice: Annex 152; Prezone 2016-01; TPM 2016-02; TT 918; TT 919

Darlene R. Mata

Community Development Director

From: Creech, Renee [<mailto:rcreech@hjuhsd.k12.ca.us>]

Sent: Monday, March 6, 2017 12:16 PM

To: Darlene Mata <DMata@cityofhanfordca.com>

Subject: Fwd: Consultation Notice: Annex 152; Prezone 2016-01; TPM 2016-02; TT 918; TT 919

Hi Darlene,

In reference to this project the concerns of the Hanford Joint Union High School District pertain to the the traffic flowing out of the subdivision creating issues at 13th and Fargo and 13th and Grangeville Blvd.

Thank you,
Renee Creech

----- Forwarded message -----

From: Silva, Cheryl <chsilva@hjuhsd.k12.ca.us>

Date: Fri, Mar 3, 2017 at 9:42 AM

Subject: Fwd: Consultation Notice: Annex 152; Prezone 2016-01; TPM 2016-02; TT 918; TT 919

To: Renee Creech <rcreech@hjuhsd.k12.ca.us>

----- Forwarded message -----

From: **Diana Black** <DBlack@cityofhanfordca.com>

Date: Fri, Mar 3, 2017 at 9:34 AM

Subject: Consultation Notice: Annex 152; Prezone 2016-01; TPM 2016-02; TT 918; TT 919

Please see the attached notice and comment, as requested.

Thank you,

Diana Black
Development Services Technician
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

Gabrielle deSilva

From: Pedreiro, Mark [Mark.Pedreiro@co.kings.ca.us]
Sent: Wednesday, March 22, 2017 3:52 PM
To: Darlene Mata
Cc: Gabrielle deSilva
Subject: Project Review Annexation 152
Attachments: 20170322123133584.pdf

Darlene,

KART would like a 10' x 12' concrete pad for a proposed bus stop and shelter. Pad would fit on the 10' landscape easement. Location would be on Centennial Dr. north of W. Dahli Way behind Lot 40. I attached tentative subdivision map with my handwritten notes. Thank you.

Mark Pedreiro

Facilities and Fleet Specialist
Kings County Area Public Transit Agency
610 W. 7th St.
Hanford, CA 93230
(559) 852-2624 direct line
(559) 633-0280 cell
(559) 582-5003 fax
mark.pedreiro@co.kings.ca.us

KART[Like us on Facebook!](#)

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City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
DAVID G. AYERS
VICEMAYOR
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COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

March 3, 2017

PROJECT REVIEW - CONSULTATION NOTICE

For: Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02,
Tentative Tract Map 918, and Tentative Tract Map 919

The Community Development Department of the City of Hanford is requesting your comments regarding Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract Map 918, and Tentative Tract 919, filed by John Zumwalt and San Joaquin Valley Homes. Annexation/Reorganization 152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned as "R-1-6" Low-Density Residential. The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. A public hearing pertaining to the project will be held by the City of Hanford Planning Commission on March 28, 2017 at 7:00 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street. You may review the Mitigated Negative Declaration, Initial Study, mitigation measures, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230. (Comment period March 3 – March 24, 2017).

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6. It is requested that your comments, if any, be transmitted to this office by March 24, 2017 via mail to the address above or emailed to dmata@cityofhanfordca.com. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project please call me at (559) 585-2580.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

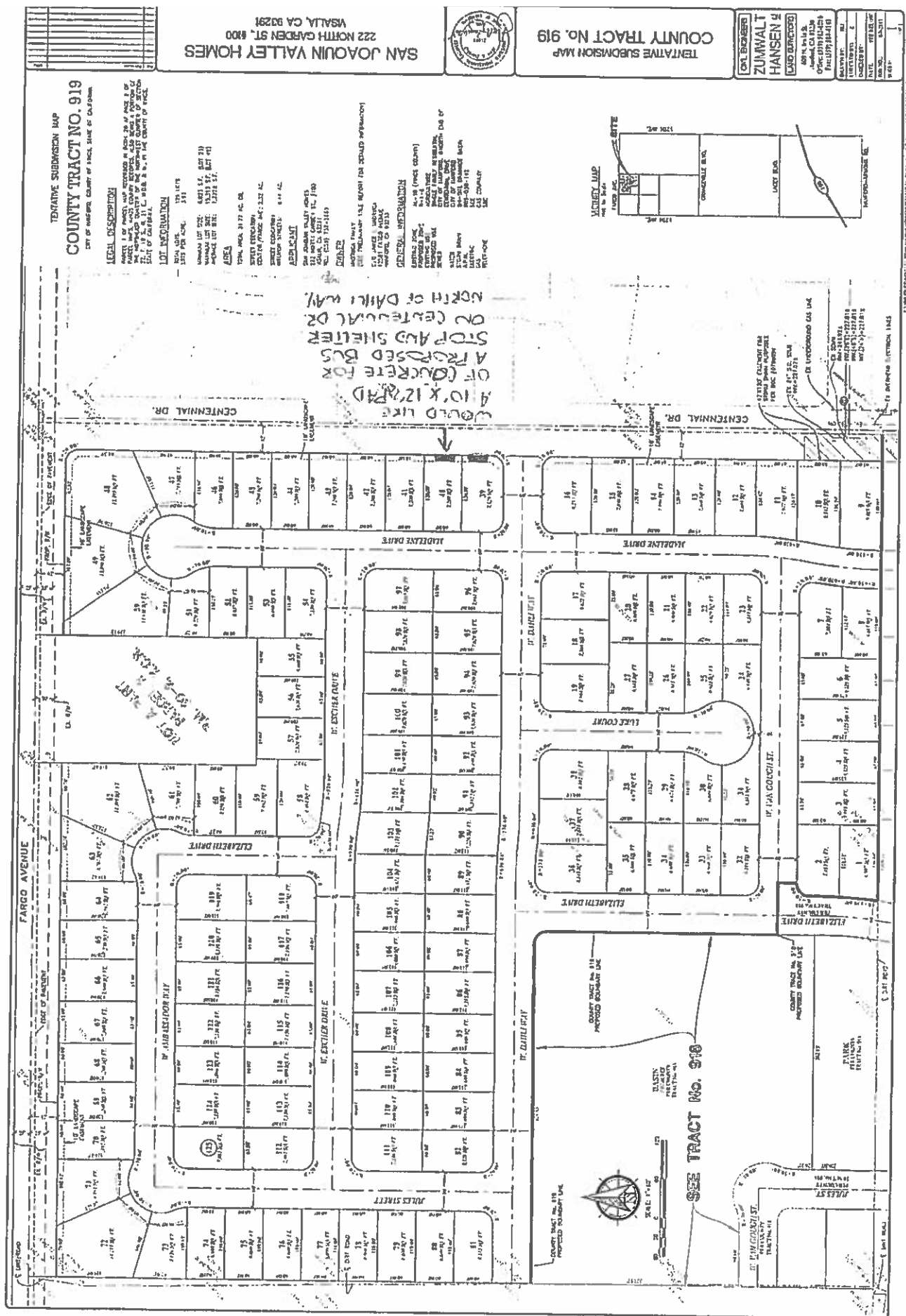
Gabrielle de Silva, Associate Planner

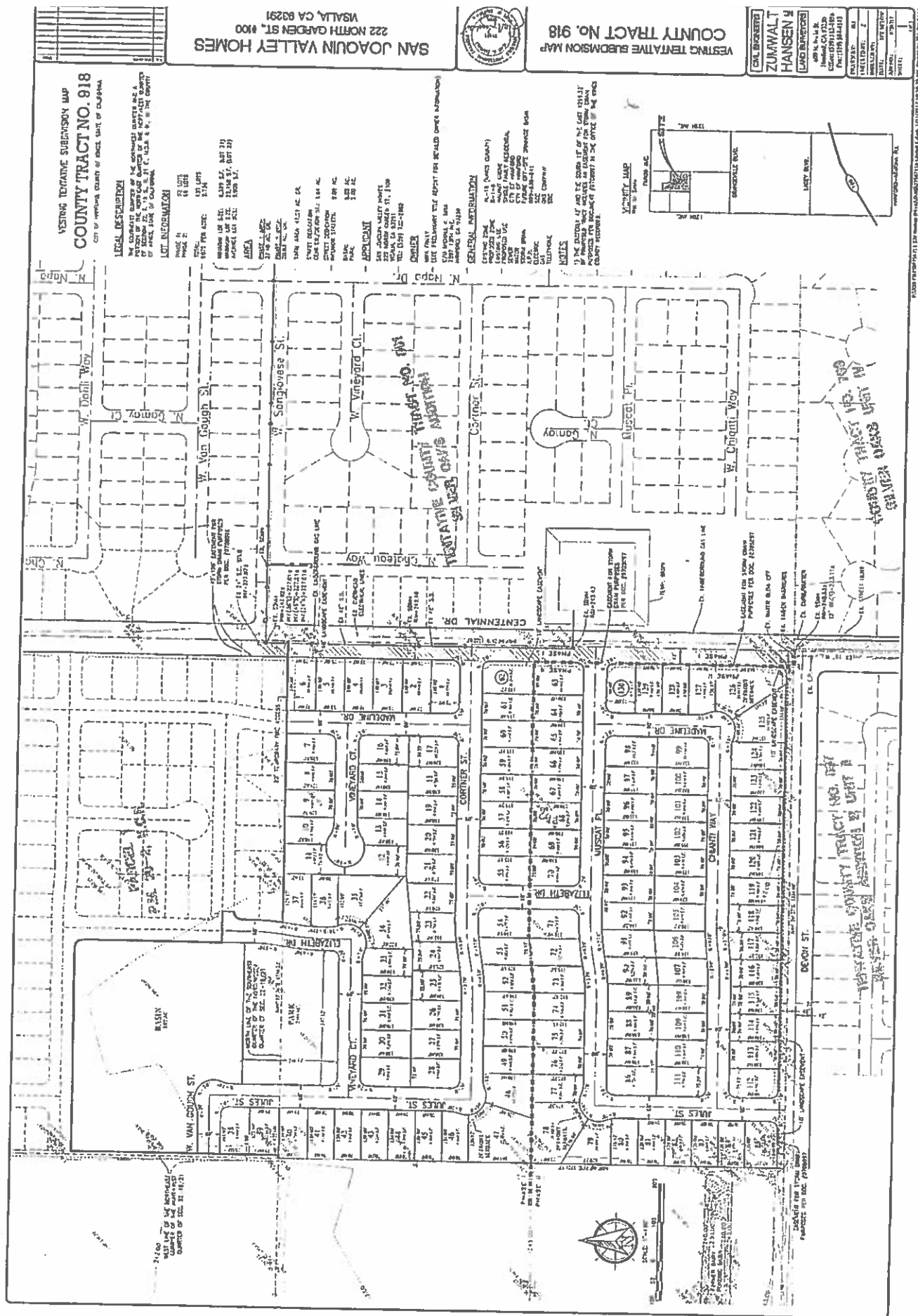
I ☒ do ☐ do not have comments regarding this Project

Mark Bedeino
Signature

KART
Agency

3/22/17
Date





ANNEXATION PROCESS

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

PLANNING COMMISSION

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

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

CITY COUNCIL

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

LOCAL AGENCY FORMATION COMMISSION

LAFCOs were created in 1963 by the Knox–Nesbit Act and amended by the [Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000](#). LAFCOs are responsible for coordinating logical and timely changes in local governmental boundaries, such as annexations to cities.

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

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

- a. Proposal would eliminate or reduce in size, islands, near islands or other gross distortions of existing City and district boundaries.
- b. The proposed area is urban in character and should be provided with municipal or urban-type services.
- c. The proposed area is close to urban development and municipal-type services and would enhance its potential of full development.
- d. The proposed annexation conforms to the adopted General Plan.
- e. The proposed area is consistent with the sphere of influence.