The City of Hanford
CALIFORNIA

AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 25, 2017

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approve the Minutes of the March 28, 2017 Meeting

PUBLIC HEARING

1. **RECONSIDERATION OF 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 has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918. 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).**
2. **Conditional Use Permit No. 2016-05: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square-foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks. The project requires adoption of Mitigated Negative Declaration No. 2017-03 for the project. The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040) within the Kings Industrial Park.**

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

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

AGENDA
STAFF REPORT

MEETING DATE: 4/25/2017	**AGENDA SECTION:**

SUBJECT:
Approve the Minutes of the March 28, 2017 Meeting

RECOMMENDATION:
Approve the Minutes of the March 28, 2017 Meeting.

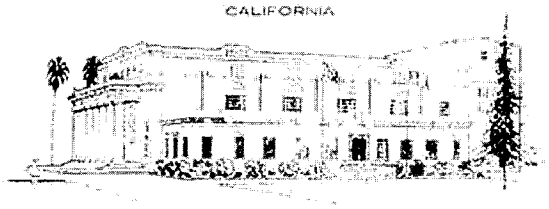
BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

Attachment: PC Min - 3-28-17 (1944 : PC Minuts - 3-28-17)

The City of Hanford
CALIFORNIA



MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 28, 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	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

Chairperson JOHNSTON provided the invocation.

FLAG SALUTE

Commissioner HAM led the flag salute.

INTRODUCTION OF NEW COMMISSIONERS

Chairperson JOHNSTON introduced and welcomed new Commissioners, Savino Perico and Angel Galvan. They each expressed their commitment to do their best for the community.

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

Attachment: PC Min - 3-28-17 (1944 : PC Minuts - 3-28-17)

*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.*

1. Mayor David Ayers thanked the current Commissioners for their work and welcomed the new Commissioners. He expressed his confidence in them to do a good job.

2. Bob Ramos is glad that there are seven Commissioners again, instead of five. He encouraged the new Commissioners to do their best. He felt that the appointment process was flawed, however, stating that the mayor should have brought two names to the City Council, instead of four.

City Attorney Mizote responded, stating that that would be a discussion beyond the scope of the Planning Commission, who do not appoint their own members. He added that the Municipal Code states only that the commissioners are appointed by the mayor, with approval of the majority of the Council members.

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

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, JOHNSTON
NOES: Commissioners NONE
ABSTAIN: Commissioners PERICO, GALVAN
ABSENT: Commissioners NAHAL

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).**

Chairperson JOHNSTON opened the Public Hearing at 7:13 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended denial, and invited questions of staff.

Chairperson JOHNSTON stated that he had driven to the project site, and that the signage was quite visible.

Chairperson JOHNSTON opened Public Comment.

FAVOR

1. Mitch Chemers, representing the applicant, stated that the proposed additional signage is not really a sign and not a mural, but something in between and is needed to provide brand identification.

2. Pete Orlando, Retail California representative, asked for support of the Variance.

Attachment: PC Min - 3-28-17 (1944 : PC Minuts - 3-28-17)

OPPOSED
None

Chairperson JOHNSTON invited comments from staff. Director Mata reiterated that staff could not make the findings to recommend approval of the variance. She noted that an option would be for them to decrease some of their existing signage, to allow for what is proposed.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion:

Following Commission Discussion, Chairperson JOHNSTON closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to deny Variance 2017-01, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

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

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 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).**

Chairperson JOHNSTON opened the Public Hearing at 7:34 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report and recommended approval. She and Deputy Public Works Director Doyel answered questions of staff.

Following questions of staff, Chairperson JOHNSTON opened Public Comment.

FAVOR
John Zumwalt, of Zumwalt-Hansen, thanked staff for their hours of work on this project, and encouraged the Commissioners to support staff's recommendation.

Applicant Jim Robinson noted that property owners Miya and Madruga were present. He then answered questions from the Commissioners.

OPPOSED
Bob Ramos is not opposed to the project, but he asked if the proposed park and water basin are together or two separate pieces of land. He also asked if the park will be just open space or if it will also have facilities, such as restrooms. He is opposed to new building, in general, due to water use.

Attachment: PC Min - 3-28-17 (1944 : PC Minuts - 3-28-17)

Deputy Public Works Director Doyel answered that it will be a neighborhood park, so there would not be restrooms.

REBUTTAL
Mr. Zumwalt stated that urban uses use less water than agricultural uses.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing at 7:52 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-05, recommending approval of Prezone No. 2016-01 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner PADEN, to find Annexation No. 152 consistent with the General Plan Policies LU-24.1 and LU 25.2. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-06, as amended, recommending approval of Tentative Tract 918 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to adopt Resolution 2017-07, as amended, recommending approval of Tentative Tract 919 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-08, recommending approval of Tentative Parcel Map 2016-02, to City Council. Motion carried by the following roll call vote:

Attachment: PC Min - 3-28-17 (1944 : PC Minuts - 3-28-17)

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

DIRECTOR'S COMMENTS

Director Mata informed the Commissioners that the General Plan and Zoning Ordinance Updates will go to the City Council on April 4.

There is nothing scheduled for an April 11 Planning Commission meeting; however, that could change. Staff will notify the Commissioners in advance.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM asked if there is a park going in near Frontier School. Deputy Public Works Director Doyel replied that it is a park and is part of Tentative Tract 887.

Commissioner PADEN asked about new construction at the Costco development. Deputy Public Works Director Doyel answered that it is the new Panda Express.

Commissioner DOUGLAS and Chairperson JOHNSTON welcomed Commissioners Galvan and Perico.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:03 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

AGENDA
STAFF REPORT

MEETING DATE: 4/25/2017	**AGENDA SECTION:**

SUBJECT:
RECONSIDERATION OF 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 has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918. 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).

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 Amended 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 Amended Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

PROJECT DESCRIPTION

RECONSIDERATION OF 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. The project has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918.

No changes have been made to the environmental document, for which the Planning Commission recommended certification of Mitigated Negative Declaration No. 2016-06 to the City Council, at the March 28, 2017 meeting.

BACKGROUND

The project, including associated projects Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918 and Tentative Tract 919, came before the Planning Commission as a public hearing item on March 28, 2017. All projects were recommended to the City Council for approval by a 6-0 vote (Nahal absent).
A copy of the previous Planning Commission Staff Report is attached as **Exhibit A** for the Commission's review.
In a letter received from the applicant on April 5, 2017, the applicant cited "Delays from many sources now require the developer to close escrow before the Final Map, and related agreements, can be approved and recorded. That means the Tentative Parcel Map needs to be reconditioned so that it can record independently."
See the applicant's full letter, attached as **Exhibit B.**
Resolution No. 2016-08 needs to be amended, removing the stipulation that Unit I of Tract 918 record prior to Tentative Parcel Map (TPM) No. 2016-02. By removing the condition cited, the applicant can record the TPM independently.
The signed Resolution No. 2017-08 is attached as **Exhibit C,** for the Commission's review.
A mark-up of the previous resolution, incorporating the amendments requested, is attached as **Exhibit D.**
No additional action needs to be taken on the related projects, Reorganization/Annexation No. 152, Prezone No. 2016-01, Tentative Tract 918, and Tentative Tract 919.

PUBLIC COMMENTS

The reconsideration of the Tentative Parcel Map No. 2016-02 was published in the newspaper on April 14, 2017 and mailed to property owners within 500 ft. of the project site on April 13, 2017.
No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL

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 within **Exhibit E.** 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.

FISCAL IMPACT:

ATTACHMENTS:

AMENDED 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

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 25, 2017 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, on April 25, 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.

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 a public street, Centennial Drive. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, as part of the development of Tract 918, 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. That in accordance with California Government Code Section 66020, the applicant is hereby

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:

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:

2. 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.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. 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 with the expiration of the Tentative Map for Tract 918, or 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

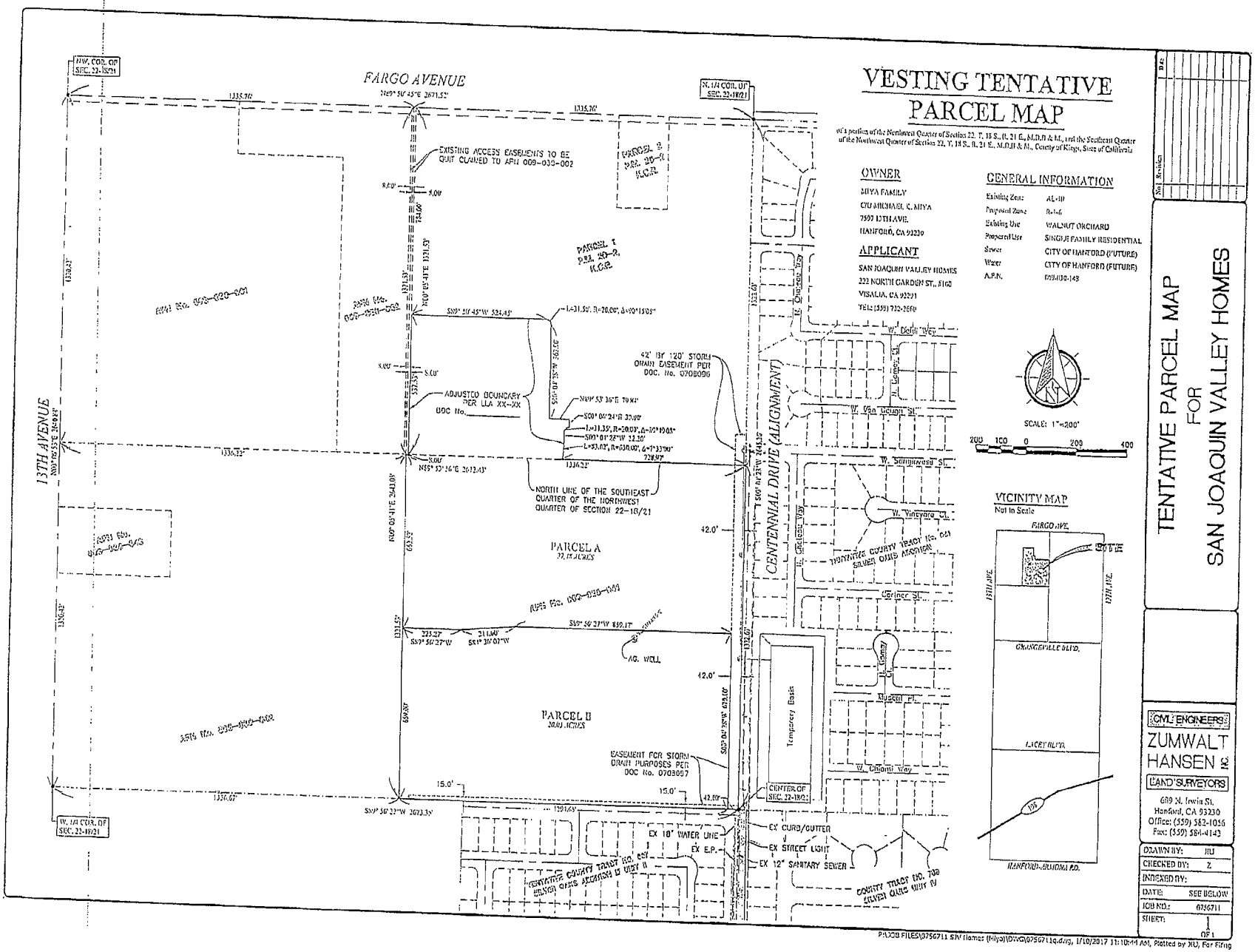
STATE OF CALIFORNIA)
COUNTY OF KINGS)*ss*
CITY OF HANFORD)

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 **25th** day of **April, 2017**.

_____

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

Exhibit A:
Tentative Parcel Map No. 2016-02



Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

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

Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

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

Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

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

Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

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

Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

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

Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

	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 to 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

Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

		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

Attachment: Amended Resolution No. 2017-08 (TPM 2016-02) (1951 : Tentative Parcel Map No. 2016-02

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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 prezoning 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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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

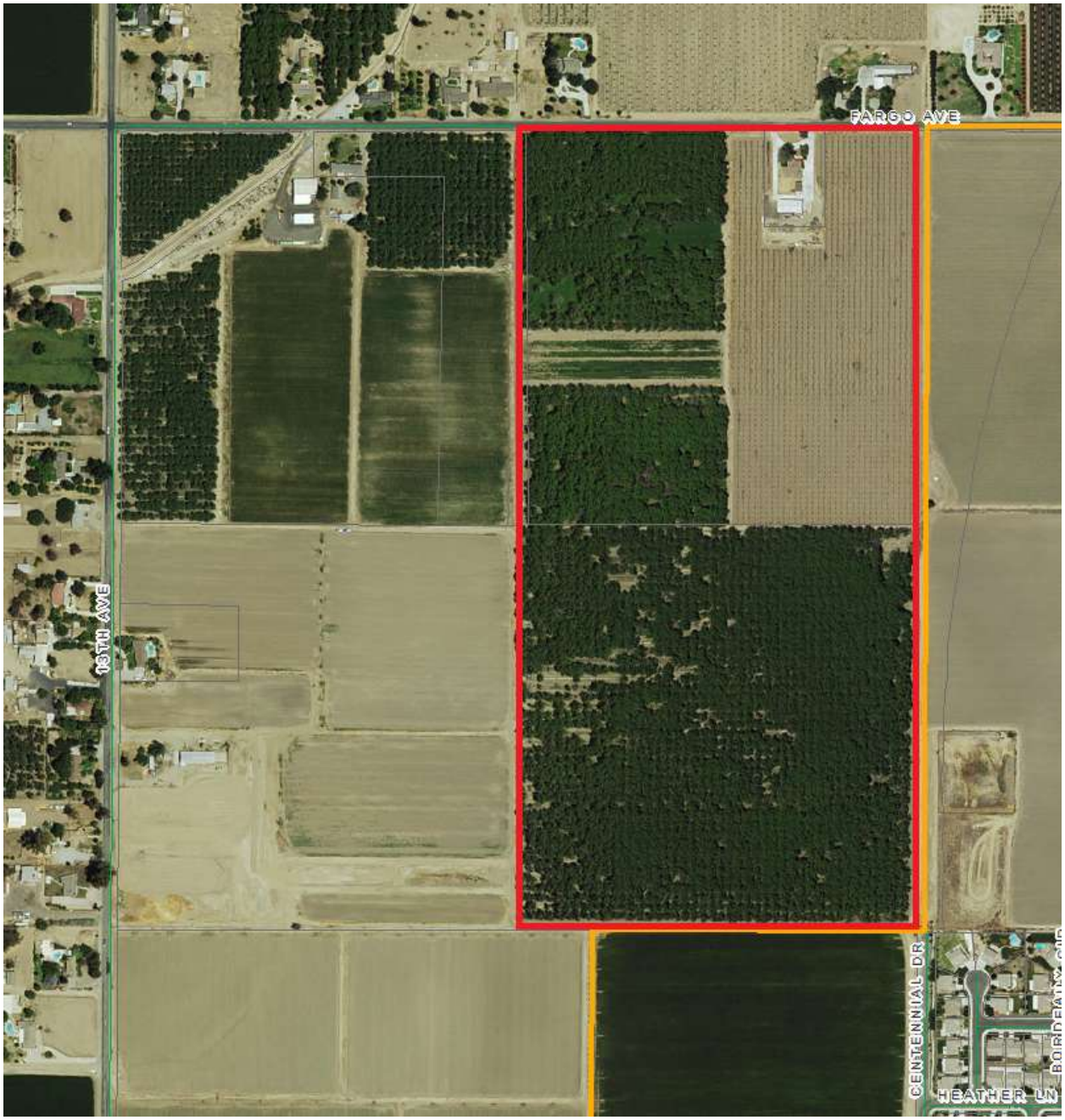
The projects are applicable to the property located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

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.

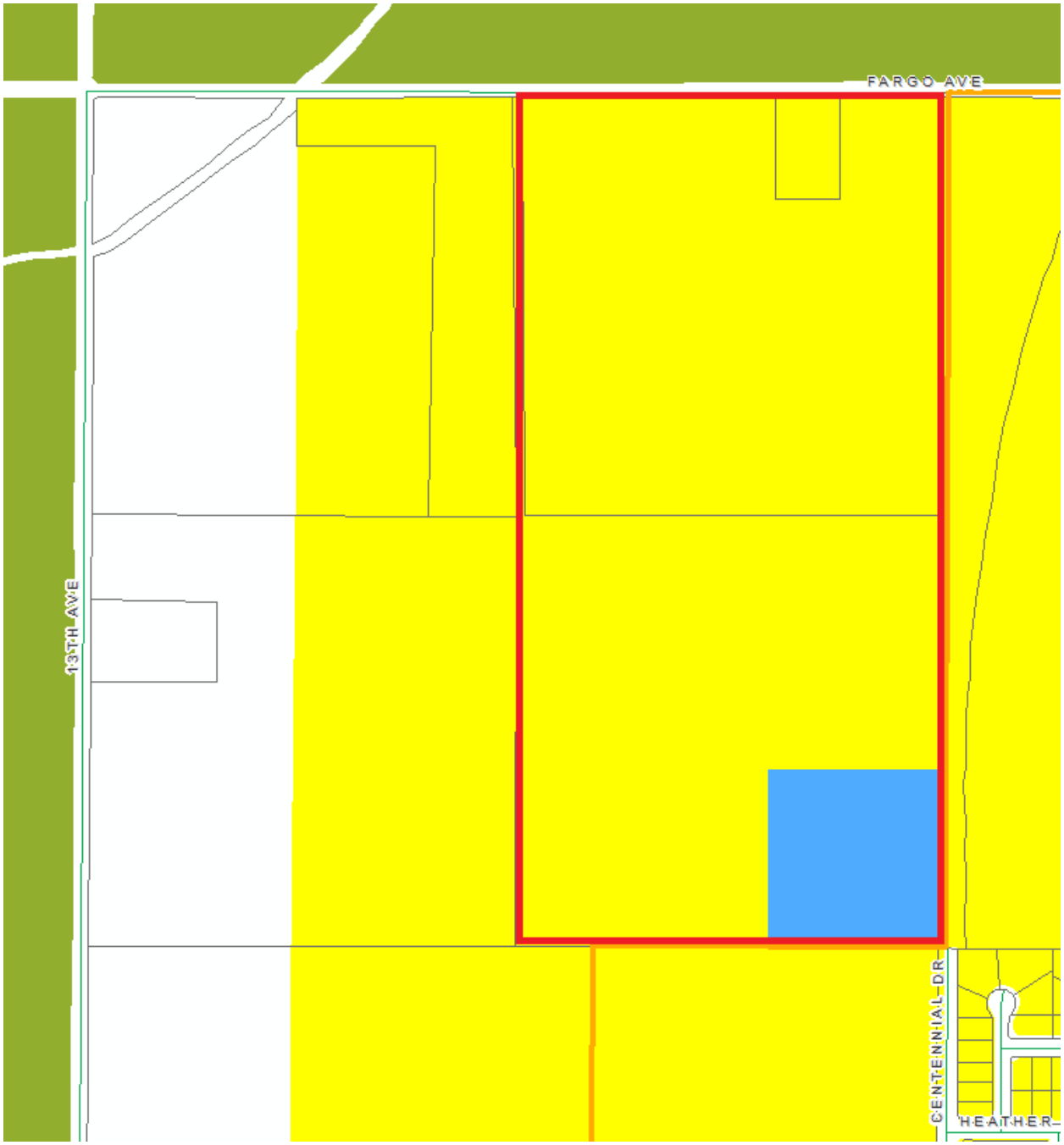
Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

Figure 1: Land Use
(Property outlined in red)



Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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



Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

BACKGROUND INFORMATION

General Plan Designation and County Zoning:

The General Plan designates the property as Low-Density, with six acres of Public Facility. The prezoning 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 Plan Designation
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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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.

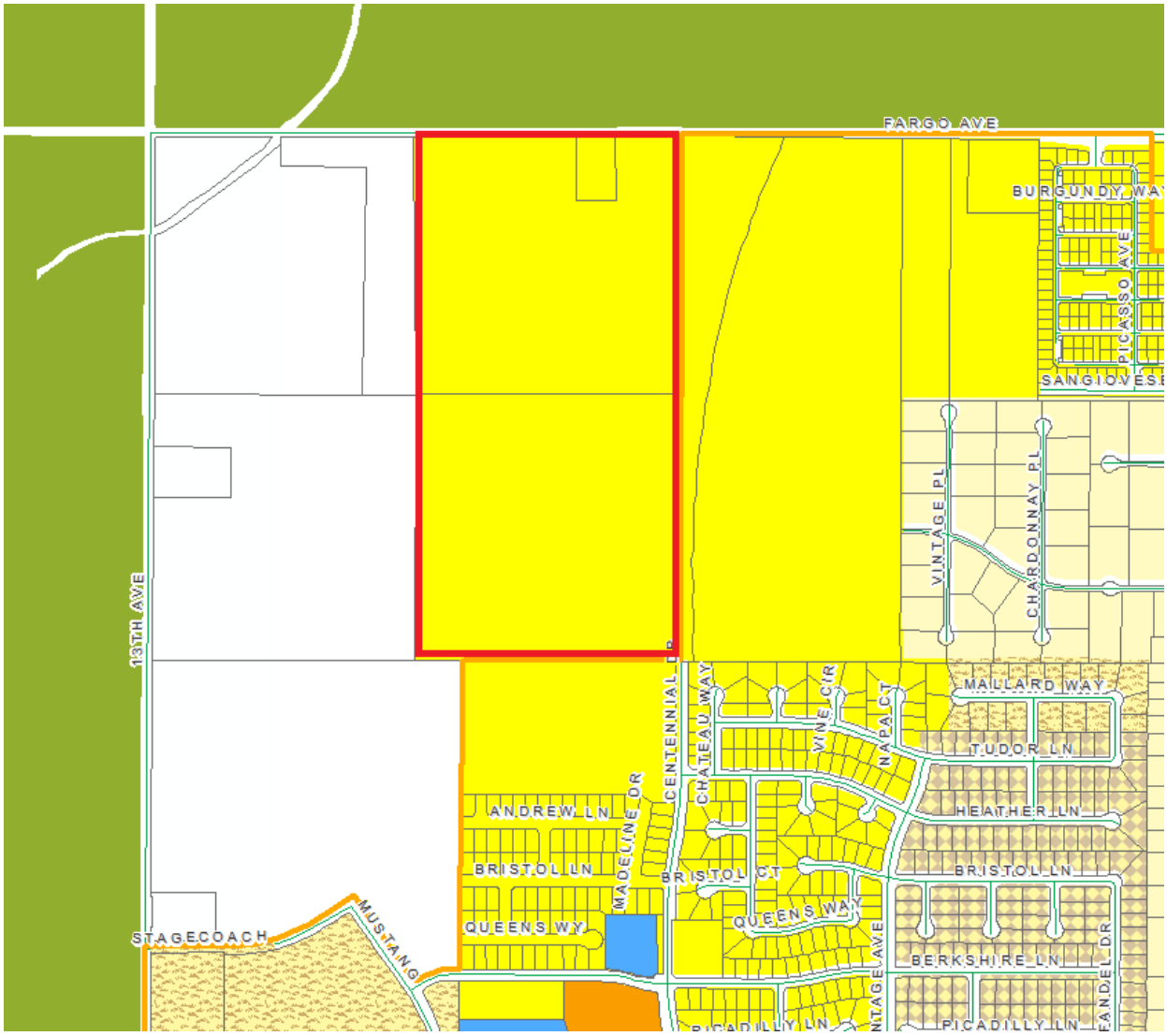
Prezone No. 2016-01

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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)

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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 prezoned "R-1-6" Low-Density Residential.

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

Project Design:

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

	Entire Site	Parcel A	Parcel B
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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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:

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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:

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

"Valley Fever: As per the Kings County Public Health Officer, Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times, in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work-related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques."

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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 (HJUHSD) – attached as **Exhibit G**

During consultation, Renee Creech, of the HJUHSD, 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

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

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.

Attachment: Exhibit A - Previous PC Staff Report (March 28, 2017) (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

CIVIL ENGINEERS
ZUMWALT HANSEN INC.
LAND SURVEYORS
www.zumwalt-hansen.com

John A. Zumwalt, P.E.
James F. Hansen, P.L.S.
Alex T. Dwiggins, P.E.
Ron G. Roselius, P.L.S.

April 5, 2017

Ms. Darlene Mata
Community Development Director
City of Hanford
Via: email

re: TPM 2016-02 (SJVH – Miya/Madruga)

Dear Darlene:

On March 28, 2017, the Planning Commission approved the above referenced Tentative Parcel Map in conjunction with Tracts 918 & 919. The conditions imposed included the requirement that the Parcel Map be recorded concurrently with Unit 1 of Tract 918. At the time, that requirement made sense, but now it will not work for us.

Delays from many sources now require the developer to close escrow before the Final Map, and related agreements, can be approved and recorded. That means the Tentative Parcel Map needs to be reconditioned so that it can record independently. Please go through whatever processes are required enable us to do so.

If it needs to go back to the Planning Commission, the April 25th meeting would be great. If there is anything you need or require to make this happen, please do not hesitate to ask. Thank you for your able assistance.

Very truly Yours,
Zumwalt-Hansen & Associates

John A. Zumwalt, PE

cc: Gabriele deSilva
John Doyel
Samantha Long
Jim Robinson

Attachment: Exhibit B - Applicant's Letter (1951 : Tentative Parcel Map No. 2016-02 (Comment Revisions))

AMENDED 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

At a regular meeting of the City of Hanford Planning Commission duly called and held on ~~March 28, 2017~~ April 25, 2017 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, on ~~March 28, 2017~~ April 25, 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.

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 a public street, Centennial Drive. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, as part of the development of Tract 918, 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. ~~The Parcel~~

~~Map is not a stand-alone document and therefore **shall not be recorded**, unless done so concurrently with the recording of the Final map for Phase I of Tract 918.~~

~~5.~~4. 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.~~5. 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.~~6. 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.~~7. 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.~~8. 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.

~~2.~~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:

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:

2. 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.

3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

~~1.~~4. 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.

~~3.~~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 with the expiration of the Tentative Map for Tract 918, or 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

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~~ 25th day of ~~March~~April, **2017**.

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

AGENDA
STAFF REPORT

MEETING DATE: 4/25/2017	**AGENDA SECTION:**

SUBJECT:
Conditional Use Permit No. 2016-05: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square-foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks. The project requires adoption of Mitigated Negative Declaration No. 2017-03 for the project. The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040) within the Kings Industrial Park.

Please view the attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, April 25, 2017

PROJECT: **Conditional Use Permit No. 2016-05**: a request to construct an ammonia-distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square-foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks.

LOCATION: The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040) within the Kings Industrial Park.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2017-03 for the project.

2. Adopt Resolution No. 2017-09, approving Conditional Use Permit No. 2016-05.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2017-03 for the project.

2. I move to adopt Resolution No. 2017-09, approving Conditional Use Permit No. 2016-05.

PROJECT DESCRIPTION

Conditional Use Permit No. 2016-05

The project is a request to construct an ammonia-distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square-foot building on site, anhydrous-ammonia tanks, and aqua-ammonia tanks. The capacity of Tank AA-1 and AA-2 is 45,800 gallons each. Tank AA-PRT has a capacity of 12,000 gallons.

See proposed site plan, attached as **Exhibit A.**

See operational statement, attached as **Exhibit B.**

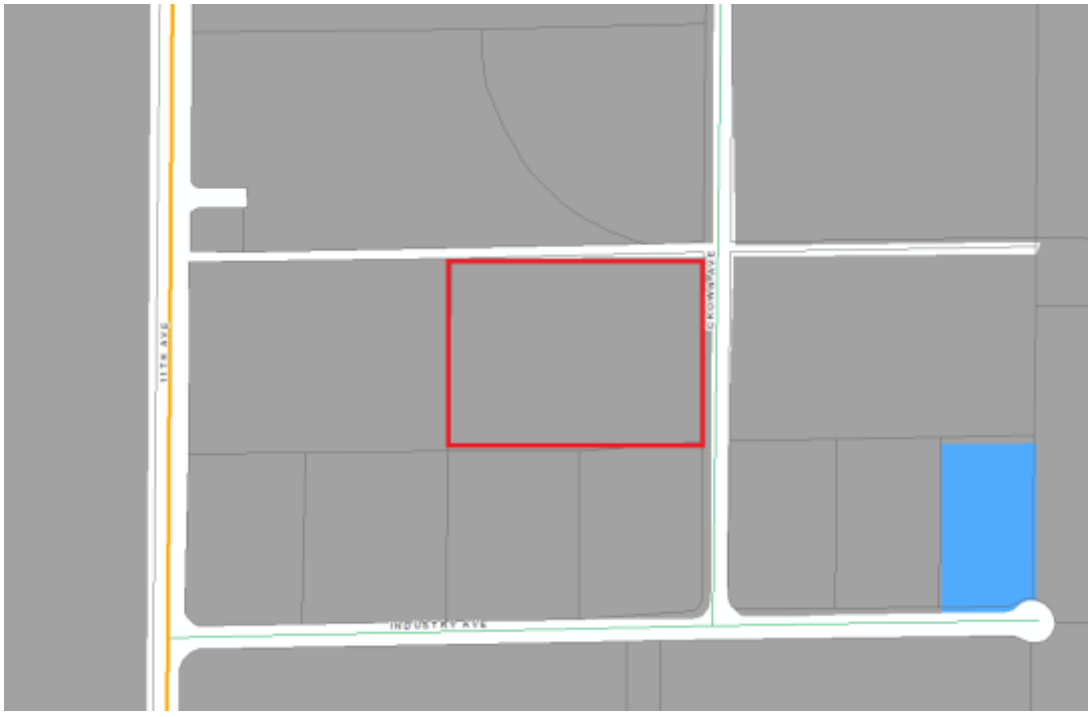
Project Location

The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040) within the Kings Industrial Park. The project area is a vacant parcel located in the Kings Industrial Park.

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

Figure 1: Land Use
(Property outlined in red)

Figure 2: General Plan Designation
Heavy Industrial
(Property outlined in red)



Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

BACKGROUND INFORMATION

General Plan Designation and County Zoning:

The General Plan designates the property as Heavy Industrial. The zoning on the property is "HI" Heavy Industrial, which corresponds with the General Plan designation. Additionally, the property falls within the Kings Industrial Park and is therefore subject to the regulations of the Kings Industrial Park Performance and Development Standards.

According to the standards of the Kings Industrial Park Development and Performance Standards, a conditional use permit is required for "any other NAICS manufacturing uses which are similar in nature to those uses listed above, which may be excessively obnoxious, offensive or hazardous by reason of odor, dust, gas, electrical disturbance, radiation, smoke, fumes, noise, vibration or other hazards to health and safety of persons and property, and which can meet these Performance Development Standards."

Airgas Specialty Products is classified as NAICS code 424690, Ammonia merchant wholesalers.

Adjacent Land Use and Zoning:

	Land Use	Zoning	General Plan Designation
North:	Walmart Distribution Center; California Bio-Productex	HI	Heavy Industrial
South:	California Organic Fertilizers	HI	Heavy Industrial
East:	Crop Production Services	HI	Heavy Industrial
West:	Norwesco	HI	Heavy Industrial

PROJECT EVALUATION

Conditional Use Permit No. 2016-05

The project is a request to construct an ammonia-distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square-foot building on site, anhydrous-ammonia tanks, and aqua-ammonia tanks. The capacity of Tank AA-1 and AA-2 is 45,800 gallons each. Tank AA-PRT has a capacity of 12,000 gallons

See proposed site plan, attached as **Exhibit A.**

See operational statement, attached as **Exhibit B.**

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

The use of an ammonia distribution facility requires a Conditional Use Permit in the “HI” Heavy Industrial Zone District.

Compliance with the Kings Industrial Park Development and Performance Standards is as follows:

Building Height

The Kings Industrial Park does not have structural height limitations. The height of each structure shall be determined by the size of the lot and the ability of the use to meet the 1:1 ratio limitation of distance from the front property line to structure height.

Analysis: The building on-site is 18 feet maximum in height and is setback 98 feet from the front property line, thus meeting and exceeding the 1:1 limitation of distance from the front property line to structure height.

Setbacks

Setbacks in the Kings Industrial Park are as follows:

1. Front

   On a public street that is entirely within the District or is a boundary between this District and any other nonresidential or nonagricultural district, this District shall have a 1:1 ratio limitation for distance from the front-property line to structural height. For each one foot in structural height, the structure shall be set back not less than one foot from the property line. However, there shall be a 20 foot minimum front-yard setback and no structure shall be built within the first 20 feet extending across the full width of the lot. The front-yard requirement shall extend across the full width of the lot, and shall be landscaped and continuously maintained.

2. Side

   On a public street, alley, or lot line that is entirely within this District or is a boundary between this District and any other non-residential or non-agricultural district, there shall be a side yard of not less than 20 feet extending along the full depth of the lot. The side yard may not be used for parking or storage except when alternative fire lane access approved by the fire department is provided, but such side yards may be used for loading.

3. Rear

   On all rear lot lines within this District there shall be a yard of not less than 20 feet extending across the full width of the lot. Said rear yard may not be used for parking

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

or storage except then alternative fire lane access approved by the Fire Chief is provided, but such rear yard may be used for loading.

Analysis: The applicant meets the required setbacks of the “HI” Heavy Industrial Zone District and the Kings Industrial Park.

Off-Street Parking and Loading

There shall not be less than one off-street parking space for each employee of the maximum working shift. Such space shall be located on the property served. In addition, there shall be at least one parking space for each truck operated by the use and one parking space for each sales person permanently employed.

Analysis: The applicant provides 16 parking stalls, one of which is ADA-accessible. The parking stalls provided by the applicant meets the standards of the Kings Industrial Park, based on the information provided in the operational statement, attached as **Exhibit B.** The operations include one plant manager, one plant operator, six to 10 truck drivers. Based on the information provided, a minimum of 12 parking stalls are required.

Signage

Per the Kings Industrial Park Development and Performance Standards,

1. Each industrial site is permitted one double faced monument-type sign identifying the business name or use conducted on the site not exceeding an area of 35 square feet per face, or a height of six feet from the side.

2. Monument signs shall be mounted on a base attached to the ground and shall not be elevated by poles or posts.

3. Monument signs may be located within the required setback areas without the required variance procedure as long as all parts of the freestanding sign are located more than five feet from the front property line and public or private right-of-ways.

4. A monument sign shall be setback a minimum of 20 feet from any interior-side property line.

Analysis: The proposed sign location meets the standards of the Kings Industrial Park. **A separate sign permit application and fee is required.**

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2016-05

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.58.060 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: That the site is physically suitable for the proposed use. The ammonia distribution facility will not impair the integrity and character of the zoning district, since it has been designated for industrial uses of the sorts and all surrounding uses include industrial-type operations. The proposal is consistent with the City of Hanford Municipal Code and the Kings Industrial. The area is not adjacent to any commercial or residential zones and therefore will not impact residents/patrons with noise nor nuisance.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

   ANALYSIS: That the use of an ammonia distribution facility is compatible with the existing land uses and the future permitted land uses within the “HI” Heavy Industrial Zone District. The proposed use will be proximal to various industrial uses and future permitted land uses within the “HI” Heavy Industrial Zone District and Kings Industrial Park. The ammonia distribution facilities’ operations will not inhibit future industrial uses from being located in proximity to the location.

3. The proposed use is consistent with the General Plan;

   ANALYSIS: That the General Plan designated the property as “HI” Heavy Industrial, additionally, the plan falls within the Kings Industrial Park. According to the General Plan Land Use Element, “this designation provides for industrial parks, manufacturing, truck terminals, public or quasi-public facilities and structures, including utility operations, fabrication, processing, assembling, warehousing, wholesale sales, research and development activities” Airgas Specialty Products, Inc.’s operations are compatible with the designation’s purpose.

4. There will not be significant effects upon the quality of the environment and natural resources;

   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.

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

2017-03 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 C.**

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

   ANALYSIS: That this application has been reviewed by the various City departments, as well as by the interested agencies. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2016-05 as conditions of approval, cited in Resolution No. 2017-09, and mitigation measures, cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C.**

CONSULTATION

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. San Joaquin Valley Air Pollution Control District
2. Hanford Elementary School District
3. Kings County Department of Public Health

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

San Joaquin Valley Air Pollution Control District – included as part of **Exhibit C.**

During pre-consultation, the San Joaquin Valley Air Pollution Control District (SJVAPCD) offered the following:

“The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of an ammonia distribution facility in the Kings Industrial Park that includes the development of a 4,000 square-foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks located west of Crown Avenue and north of Industry Avenue, 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 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on the information provided to the District, the proposed project is located in an existing industrial park. The existing industrial park surrounding the project has worksite receptors and residential receptors that should be evaluated. Therefore, the District recommends conducting a screening analysis that includes all sources of emissions to determine if it is necessary to conduct a health risk assessment (HRA).

   A screening analysis is used to identify projects that may have a significant health impact. A prioritization, using CAPCOA's updated methodology, is a recommended screening method. A prioritization score of 10 or more is considered to be potentially significant and an HRA should be performed. The prioritization calculator is available online at the following website: http://www.valleyair.org/busind/pto/emission_factors/emission_factors_ind.htm. the District can be contacted at (559)230-6000 for assistance with the prioritization calculator.

   If an HRA is to be performed, it is recommended that the project proponent contact the District to review the proposed modeling protocol. The project would be considered to have a significant health risk if the HRA demonstrates that project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for Acute and Chronic Hazard Indices.

   More information on prioritizations and HRAs can be obtained by:
   - E-mailing inquiries to: hramodeler@valleyair.org; or
   - Visiting the District's website at: http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMoonitoring.htm .

3. The proposed project will be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and will require District permits, Prior to construction, the project proponent should submit to the District an application for an Authority to Construct (ATC). For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559)230-5888.

4. As stated above, the project will be subject to District Rule 2010 and Rule 2201. Per Section 4.4.3 of the District Rule 9510 (indirect Source Review), any project whose primary functions are subject to District Rule 2010 and Rule 2201 is exempted from Rule 9510. Therefore, the District concludes that the proposed project is not subject to District Rule 9510.

5. The proposed project may be subject to the following District rules: 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,

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

6. The District recommends that a copy of the District's comments be provided to the project proponent.

Staff Response

In response to the comments received from the District, staff provided the project proponent with a copy of the comments. Due to the storage of ammonia on site, which is considered a toxic air contaminant, staff requested the applicant prepare a screening analysis to determine whether or not it was necessary to conduct a health risk assessment. The applicant submitted their prioritization calculation to staff, which verified their operations would not exceed a prioritization score of 10, and therefore, a Health Risk Assessment was not required. (See Prioritization Calculation attached to the initial study). Additionally, the applicant contacted the SJVAPCD to submit an authority to construct application, in accordance with Comment 3 of the pre-consultation letter dated February 7, 2017. The following comments were provided to the applicant from the SJVAPCD (letter attached to the initial study):

"The San Joaquin Valley Air Pollution Control District (District) has received your Authority to Construct (ATC) application for an anhydrous ammonia and ammonium hydroxide blending and storage operation at 13274 Crown Aven, Hanford. Based on our review of the information you provided, the proposed operation is exempt from District permit requirements. The Exemption determination is based on the following information and categories in District Rule 2020 – Exemptions.

Anhydrous Ammonia Storage and Truck Receiving and Load out

Pursuant to District Rule 2020, Section 6.6.9, no permit is required for the storage of liquefied gases in unvented (except for emergency pressure relief valves) pressure vessels. Since the entire system is pressurized and there are no vents, other than the emergency relief valves, the anhydrous ammonia storage tanks meet the criteria for this exemption and no permit is require for these tanks.

Further, per Section 6.12 of Rule 2020, no permit is required for fugitive emission sources such as valves and flanges associated with an emissions unit that is exempt from a written permit. Therefore, no permit is required for the fugitive emissions sources associated with the anhydrous ammonia storage tanks and anhydrous ammonia truck receiving and loadout.

Aqueous Ammonia Converter, Storage, and Truck Receiving and Loadout

Pursuant to District Rule 2020, Section 6.13, no permit is required for unvented (except for emergency pressure relief valves) pressure vessels associated with an emissions unit that is exempt from a written permit. These storage tanks are unvented pressure

vessels that are associated with the permit-exempt anhydrous ammonia storage tanks; therefore, no permit is required for the aqueous ammonia storage tanks. This determination is based on the following information:

- The concentration of aqueous ammonia (a.k.a. ammonium hydroxide or aqua ammonia) stored and transferred within the process will range from 19% to 29.4% by weight;
- The tanks are equipped with emergency pressure relief valves rated at 39.7 psia (calculated as 25 psi above atmospheric pressure);
- The total absolute pressure of the aqueous ammonia solution will remain below 39.7 psia at any operating temperature expected for this proposed operation pursuant to the chart provided by Airgas and Table 2-24, *Total Vapor Pressures of Aqueous Solutions of NH3,* from Pertty's Chemical Engineering Handbook;
- The entire process, including receiving, storage, blending, and loadout, is a closed process that operates under pressure and no vapors are vented to the atmosphere under normal operating conditions.
- The entire process, including receiving, storage, blending, and loadout, is a closed process that operates under pressure and no vapors are vented to the atmosphere under normal operating conditions.

The aqueous ammonia converter is a process where all vapors are liquid are transferred to the aqueous ammonia storage tanks, and there are no emissions points in this process separate from the storage tanks. Further, per Section 6.12 of Rule 2020, no permit is required for fugitive emissions sources such as valves and flanges associated with an emissions unit that is exempt from written permit. Therefore, no permit is required for the aqueous ammonia converter or the fugitive emissions sources associated with the aqueous ammonia storage tanks.

A District permit may be required if the ammonia storage and blending operation is designed or operated differently than proposed. Please notify the District of any changes associated with this operation. Please maintain a copy of this letter at the facility for future reference."

The applicable comments have been added to the project as mitigation measures, appearing in the mitigation monitoring and reporting program, attached as part of **Exhibit C.**

Hanford Elementary School District – included as part of **Exhibit C.**

During pre-consultation, the Hanford Elementary School District offered the following:

We received the request for comments regarding Conditional Use Permit No. 2016-05, filed by Airgas Specialty Products, Inc.'s request to construct an ammonia distribution facility in the Kings Industrial Park. The Hanford Elementary School District, with respect to the process, asks the City of Hanford to include in the initial study: safeguards that will be in place to address potential exposure, quantity and coverage circumference

potential, exposures to youth vs. adult communities, traffic patterns for trucks and trains in relation to schools and intersections with busses.

Staff Response

The District requested the initial study include safeguards that will be in place to address potential exposure and exposures to youth vs. adult communities. As cited in the response to SJVAPCD's comments, due to the storage of ammonia on site, which is considered a toxic air contaminant, staff requested the applicant prepare a screening analysis to determine whether or not it was necessary to conduct a health risk assessment. The applicant submitted their prioritization calculation to staff, which verified their operations would not exceed a prioritization score of 10, and therefore, a Health Risk Assessment was not required. (See Prioritization Calculation attached to initial study). The San Joaquin Valley Air Pollution Control District also verified, "The entire process, including receiving, storage, blending, and loadout, is a closed process that operates under pressure and no vapors are vented to the atmosphere under normal operating conditions."

Additionally, it was requested safeguards that will be in place to address potential exposure be addressed, as well as traffic patterns for trucks and trains in relation to schools and intersections with busses:

In a statement made from Airgas, the drivers will frequently be traveling to and from El Segundo, trips to Riverside, and potentially trips to Stockton. Other locations will depend on where the future customers are located and how frequently they need ammonia delivered. The majority of the routes will involve traveling north and south on State Route 99, State Route 198, State Route 43, as well as Interstate 5. The Kings County Health Department offered additional comments (below), which will address the District's concerns and mitigate hazard.

Kings County Health Department – included as part of Exhibit C.

During pre-consultation, the Kings County Health Department offered the following comments:

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

2. This facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

with our office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559) 584-1411.

3. If above ground tanks for fuel or petroleum products will be stored at this facility, the facility will be subject to the California Aboveground Petroleum Storage Act (APSA) California Health & Safety Code 25270-25270.13 and 40 CFR 112. The act requires the owner/operator to file a storage statement, pay a facility fee, and prepare & implement a federal Spill Prevention Control and Countermeasure (SPCC) plan. Effective January 1, 2008, our agency is the administering agency for the act. Please contact our office at (559) 584-1411 for additional information and assistance in complying with the act.

4. Any hazardous wastes, including used oil, used oil filters, and waste antifreeze generated during the operation of the business must be managed in accordance with Federal, State, and local laws and regulations, including registration with our office as a hazardous waste generator. It is the business owner/operator's responsibility to characterize the wastes to determine if they are hazardous. Please contact us at (559) 584-1411 for assistance.

5. Valley Fever: Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Staff Response

The comments have been shared with the project proponent and made conditions of approval of Conditional Use Permit No. 2016-05.

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. No comments were received.

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

PUBLIC COMMENTS

A Notice of Intent to Adopt a Mitigated Negative Declaration was noticed for a period of 20 days, beginning on March 31, 2017. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), the project was 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. 2017-03 has been prepared, attached as **Exhibit C.**

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2017-03 for the project.

2. Adopt Resolution No. 2017-09, approving Conditional Use Permit No. 2016-05.

Attachment: Staff Report - Condtional Use Permit No. 2016-05 (1946 : Airgas - Conditional Use Permit 2016-05)

RESOLUTION NO. 2017-09

A RESOLUTION OF THE CITY OF HANFORD PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2016-05, A REQUEST TO CONSTRUCT AN AMMONIA DISTRIBUTION FACILITY IN THE KINGS INDUSTRIAL PARK. THE REQUEST INCLUDES THE DEVELOPMENT OF A 4,000 SQUARE-FOOT BUILDING ON SITE, ANHYDROUS AMMONIA TANKS, AND AQUA AMMONIA TANKS. THE PROPERTY IS LOCATED WEST OF CROWN AVENUE AND NORTH OF INDUSTRY AVENUE (APN 018-242-040).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 25, 2017, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Commissioner _____, and seconded by Commissioner _____, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Airgas Specialty Products, Inc. for Conditional Use Permit No. 2016-05, was presented to the Planning Commission; and

WHEREAS, the proposed project is located in the Kings Industrial Park, west of Crown Avenue and north of Industry Avenue (APN 018-242-040); and

WHEREAS, the Planning Commission of the City of Hanford, at a regular meeting on April 25, 2017, held a public hearing and received testimony and evidence regarding proposed Conditional Use Permit No. 2016-05; 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 17.58.060(A) of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: That the site is physically suitable for the proposed use. The ammonia distribution facility will not impair the integrity and character of the zoning district, since it has been designated for industrial uses of the sorts and all surrounding uses include industrial-type operations. The proposal is consistent with the City of Hanford Municipal Code and the Kings Industrial. The area is not adjacent to any commercial or residential zones and therefore will not impact residents/patrons with noise nor nuisance.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: That the use of an ammonia distribution facility is compatible with the existing land uses and the future permitted land uses within the "HI" Heavy Industrial Zone District. The proposed use will be proximal to various industrial uses and future permitted land uses within the "HI" Heavy Industrial Zone District and Kings Industrial Park. The ammonia distribution facilities' operations will not inhibit future industrial uses from being located in proximity to the location.

3. The proposed use is consistent with the General Plan;

   ANALYSIS: That the General Plan designated the property as "HI" Heavy Industrial, additionally, the plan falls within the Kings Industrial Park. According to the General Plan Land Use Element, "this designation provides for industrial parks, manufacturing, truck terminals, public or quasi-public facilities and structures, including utility operations, fabrication, processing, assembling, warehousing, wholesale sales, research and development activities" Airgas Specialty Products, Inc.'s operations are compatible with the designation's purpose.

4. There will not be significant effects upon the quality of the environment and natural resources;

   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. 2017-03 has been prepared for the project.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

   ANALYSIS: That this application has been reviewed by the various City departments, as well as by the interested agencies. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2016-05 as conditions of approval, cited in Resolution No. 2017-09, and mitigation measures, cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C.**

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

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

WHEREAS, Mitigated Negative Declaration No. 2017-03, and all notices related thereto, were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the Planning Commission herby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures and certify that Mitigated Negative Declaration No. 2017-03 was prepared consistent with the California Environmental Quality Act (CEQA) and City of Hanford Environmental Guidelines; and

WHEREAS, a Mitigation Monitoring and Reporting Program was prepared (attached as **Exhibit C)** and is hereby incorporated as conditions of approval of the project; and

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby approves Conditional Use Permit No. 2016-05, subject to conditions below:

ADMINISTRATION DEPARTMENT
Contact City Attorney 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'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.

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

General Conditions:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.

3. That all development conform to the site plan titled Conditional Use Permit No. 2016-05, approved by the Community Development Department. See approved site plan, attached as **Exhibit A.**

4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

5. That all applicable conditions of the Kings Industrial Park Performance Standards shall also apply, in not mentioned herein.

6. That all mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP) for Mitigated Negative Declaration No. 2017-03, shall also be conditions of approval of this site plan review application. See MMRP, attached as **Exhibit B.**

Architectural Conditions:

1. That elevations, colors and materials must be approved through the Community Development Department.

2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.

3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.

4. That no surface shall be mirrored, so as to cause glare and annoyance to other adjacent properties.

5. That glossy metal surfaces are to be painted to prevent glare.

6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.

8. That all new and existing electrical boxes, control boxes, and other equipment boxes *(excluding traffic control)* along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer *(zinc chromate)* or equivalent.

9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Landscaping:

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

2. That the landscaping and irrigation system be installed according to the approved landscape plans before the final occupancy.

3. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.

4. That the irrigation system be maintained in an operational order, including replacement of missing or damaged sprinkler heads and timing equipment to be set in accordance with city watering policies.

5. That the parking area shall have one tree placed at every four (4) lineal parking spaces.

6. That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash, and debris.

7. That no solid fence or wall shall be constructed or obstruct landscaping maintained within the area of a corner lot on the street side of a diagonal line connecting point 30 feet along the property lines, as measured from the intersection of the property line at the street corner.

8. All landscaping areas shall be maintained, such maintenance shall include any necessary pruning, weeding, fertilizing, regular watering, mowing, trimming, edging and clearing away of plant debris. Dead and dying plants shall be replaced with other plans materials to insure compliance with landscaping requirements.

9. All open and non-landscaped portions of any lot shall be maintained in good condition, free from weeds, dust, trash and debris. All industries which use manufacturing processes that created dust shall provide watering or dust control measures.

Signage:

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

2. That no banners, streamers, or similar temporary signs shall be located at the site.

Lighting:

1. That all lighting be hooded and directed on site.

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

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.

Off Street Parking:

The applicant provides 16 parking stalls, one of which is ADA-accessible. The parking stalls provided by the applicant meets the standards of the Kings Industrial Park, based on the information provided in the operational statement, attached as **Exhibit B.** The operations include one plant manager, one plant operator, six to 10 truck drivers. Based on the information provided, a minimum of 12 parking stalls are required.

1. That the proposed parking of 16 spaces, one of which shall be ADA accessible, exceeds the parking requirement prescribed by the Kings Industrial Park, based on the information provided in the operational statement, attached as **Exhibit B.** The operations include one plant manager, one plant operator, and six to 10 truck

drivers. Based on the information provided, a minimum of 12 parking stalls are required.

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

3. That the parking spaces be striped.

4. That the parking lot be signed in accordance with City standards. Signing shall also include the following:

    - Marked ADA-accessible spaces.
    - Marked driveways.

5. That no repair work or servicing of vehicles be conducted in an off-street loading area or parking area.

6. Each parking space shall be not less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives, except that up to thirty percent (30%) of all spaces may be provided for compact cars, with spaces not less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars. Spaces for the handicapped shall meet state standards. (HMC 17.38.030.C)

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between dawn to dusk (7:00 a.m. to 10:00 p.m.).

2. That noise created during any time of the day or night by non-preempted sources associate with existing or proposed industrial uses shall not exceed a maximum level of 70 dBA, as measured at the property line of the industrial use producing the noise. As defined herein, the maximum noise level is the level which shall not be exceeded for more than one minute out of any one-hour time period.

Vibration:

1. That no vibration, other than from a vibration stationary use transportation facility or temporary construction work, shall be permitted which is discernible by the average person without instruments at the lot line of the use.

Odor:

1. That no emission shall be permitted of odorous gasses or other odorous matter in such quantities as to be readily discernible by the average person at the lot line of the use.

Property Maintenance

1. That no building or structure shall violate the City's Building Code by creating a fire hazard, danger to human life, or hazards to public health, safety, and general welfare, including dilapidation, broken windows, unsafe structural supports, boarded windows or doorways, dry rot, termites, and other structural defects which create hazardous conditions and invite trespassing and malicious mischief.

2. That storage of equipment, machinery, parts or vehicles which are broken, neglected, inoperable, or incapable of moving under their own power shall not be permitted unless properly screened.

3. That all buildings, towers, pipes, equipment, machinery and other structures shall be painted in non-garish color-coordinated colors as frequently as determined necessary.

Fences and Walls

1. All solid wood fences or walls and chain link fences shall be properly maintained, so not to constitute a hazard to the public or cause the depreciation of the value of the adjacent property.

2. That all raw materials that are stock piled on the property shall be enclosed by an appropriate fence, wall, or dense plant materials, so that it is hidden from view.

3. That open storage of metals shall be permitted only within an area surrounded and screened by a solid wall or fence, not less than six feet in height. A solid fence or wall shall mean any structural device forming a physical barrier, which is so constructed that more than fifty percent of the vertical surface is closed and does not permit the transmission of light, air, and vision through the surface.

Industrial Conditions:

1. That no use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

2. That no solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

3. That no use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This statement also applies in the Kings Industrial Park.

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:

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

    a. That on site vehicle speed should be limited to 15 mph.

    b. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

c. 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.

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

Ozone Precursors:

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

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

BUILDING DIVISION

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 6 complete sets of Drawings, unless noted, including:
   - 4.2.1 Grading Plan (Civil Drawings, for reference)
   - 4.2.2 Site Plan
   - 4.2.3 Architectural Drawings
   - 4.2.4 Structural Drawings
   - 4.2.5 Electrical Drawings

4.2.6 Mechanical Drawings
4.2.7 Plumbing Drawings
4.2.8 Landscape Plan (for reference)
4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping and all Fire permits are separate submittals as well and require separate applications and submittals as applicable.******

4.3 2 complete sets of documentation, unless noted, including:
4.3.1 Architectural Specifications
4.3.2 Structural Calculations
4.3.3 Electrical Calculations, if not included on the drawings
4.3.4 Mechanical Calculations, if not included on the drawings
4.3.5 Plumbing Calculations, if not included on the drawings
4.3.6 Energy Calculations, if not included on the drawings
4.3.7 CalGreen Compliance, if not included on plans
4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report must comply with the most current edition of the California Building Code.

7. That a final soils report, prepared by a qualified soils engineer. Be provided to the Engineering and Building Divisions before issuance of building permits.

8. That a separate gas and electric service be provided.

9. That a separate water and sewer service be provided.

10. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report must comply with the most current edition of the California Building Code.

11. That a final soils report, prepared by a qualified soils engineer. Be provided to the Engineering and Building Divisions before issuance of building permits.

12. That a school impact fee of $0.56 (or revision thereof) for each square foot of new building area be paid when building permits are issued.

13. That all special inspection reports be submitted to the Building Division prior to final inspection.

14. That all construction shall conform to the Most Current Edition of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

15. That Kings County Impact Fees shall apply at current rates.

16. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

17. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

18. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

19. That the address will be 13274 Crown Avenue.

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

1. All buildings in the Kings Industrial Park shall have fire sprinkler systems.

2. Provide and show fire service backflow preventer at all hot taps. WA-29

3. Provide and show FDC pipeline. Shall be within 5-feet of a hydrant and piping shall run independently from fire service main. WA-27, WA-28

4. Provide and show a PIV on the fire service main downstream from the backflow device. Shall be a minimum of 40-feet from buildings per NFPA 24

5. Locked gates shall be provided with Knox Company access locks/boxes or key switches to allow the fire department access into the facility and buildings.

6. Provide two 20-foot wide fire apparatus access driveways into the site and show on site plan.

7. Fire lanes shall be a minimum width of 20-feet and shall be approved by the Fire Department. Please show on plan.

8. Fire lanes shall be installed next to fire hydrants within the complex.

9. Permanent Fire Lane signage shall be installed per the currently adopted editions of the California Fire Code AND/OR the California Vehicle Code.

10. A new fire flow test shall be required to ensure there's a minimum flow of 3,000 gallons per minute of water for a 3 hour period, per City of Hanford Water Criteria.

11. All fire hydrants shall require vehicle protection posts, per City Standard WA-20.

12. Address numbers shall be installed onto the building facing the street. Minimum size of numbers shall be 12-inches tall and in contrasting color to the building background color.

13. Please list fire and life safety permits that are Deferred Submittals on the Title Sheet of your official Building Plan submittal, i.e. fire sprinkler system, fire sprinkler monitoring system, hazardous materials permit, etc.

ENGINEERING DIVISION

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

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard 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 work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$5,285.80** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) 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) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

5. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.

6. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvement by the City or issuance of building permits or whichever comes first.

7. That the proposed basin be sized to current City Standards. This basin will be a private basin not maintained by the City

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Crown Ave project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. New curbs and gutters shall be installed along the Crown Ave frontages in conformance with City Standard CO-11 and shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the drive approaches located along the Crown Ave project frontage shall be constructed in conformance with City Std. CO-41 (24 foot minimum) and shall be shown on the engineered site improvement plans.

Parking Lot Requirements:

1. That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.

2. That the driveway providing access to the trash enclosure be upgraded to comply with City Std. requirements for structural capacity to handle the trash trucks.

3. That the drive path most used by truck deliveries must conform to Industrial Standard (City Std. GE-32) and shall be shown on engineered site improvement plans.

Street Light Requirements:

1. That a 9500-L HPSV street light in conformance with City Std. GE-56 shall be installed behind the curb on Crown Ave at each drive approach along the project frontage and shall be shown on the engineered site improvement plans.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2017. All fees are payable prior to issuance of building permits. **(Building area: 2,000 sf – Commercial (Office) & Industrial – Site Area: 6.48 Acres)**

A. That the development is subject to a **$5,515.91 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof. (Based on 20% reduction for Central Parking and Improvement District in accordance with City Resolution 95-74-R.)

B. That the development is subject to a **$2,602.60 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$2,853.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a $1,256.20 Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$791.40 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$846.22 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

(Based on a 1 - 2 yard bins picked up 1x per week for Refuse, and 1 – 3 yard bin picked up 1x per week for Recycle.)

UTILTIES DIVISION

Contact Utilities Superintendent Mike Cosenza at (559)585-2564
Concerning questions that you may have on the conditions listed below:

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off Crown Ave.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

6. That all water service connections for fire protection are to come off of Crown Ave.

Sewer:

1. That the developer shall furnish and install a minimum six inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within Crown Ave project frontage.

2. That the developer shall furnish, install and maintain a grease/sand trap assembly on all sewer laterals receiving wash down water from shop area and/or manufacturing area floor drains, if applicable. Grease/sand trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation

3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. Floor drain shall be connected via sanitary sewer lateral to City's Sanitary Sewer System.

REFUSE DIVISION

Contact Refuse Superintendant Will Smith at (559)585-2569
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

EXPIRATION

That this Conditional Use Application Permit become null and void one (1) year after the effective date of approval, unless a building permit is issued and construction is

diligently pursued to completion. The Commission may grant a one-year time extension, if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

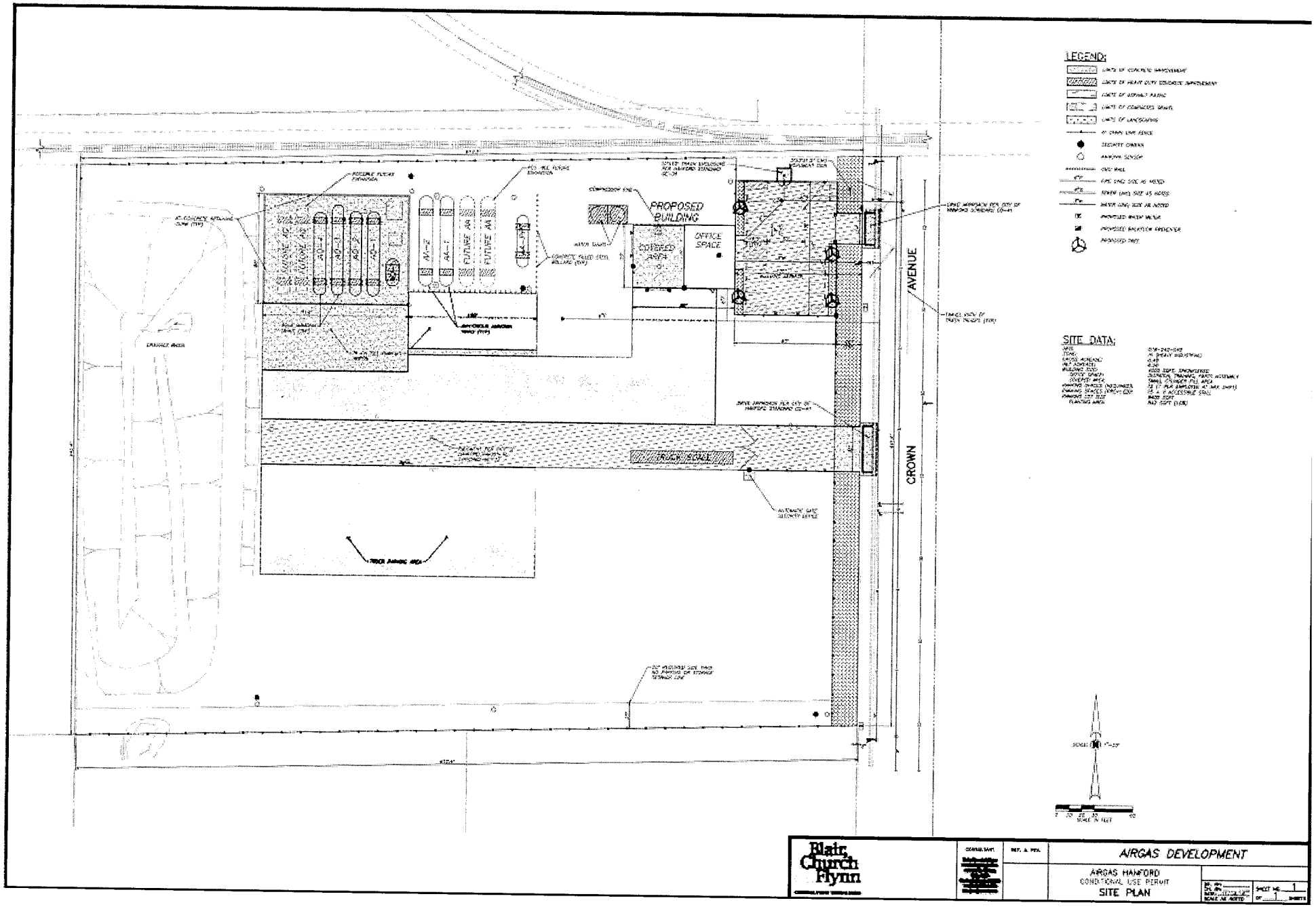
PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 25th day of April 2017.

Darlene R. Mata



Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

Exhibit B:
Operational Statement

JAN 17 2017

CITY OF HANFORD:
OPERATIONAL STATEMENT FORM

DATE SUBMITTED TO CITY PLANNING: 11/22/2016

BUILDING INFORMATION:

Address: West side of Crown Avenue, Approximately 650 ft North of Industrial Avenue.

Previous Building Use (*if known*): No Previous Building

Hours of Operation: 6am – 6pm

Days of Operation: Monday – Friday

Number of Employees of the Maximum Working Shift: From 8-12

Any Permit/License Required from Different Agency? No

Description of Proposed Use (*be as descriptive as possible; use additional paper if necessary*):
Ammonia Distribution Center, see attached statement for specific processes.

STAFF COMMENTS (*reserved for Office Use only):*

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

Airgas
an Air Liquide company

Tyler Miller
Project Engineer
Airgas Specialty Products
2530 Sever Rd, Suite 300
Lawrenceville, GA 30043
(678) 985-6451
http://www.airgasspecialtyproducts.com
Tyler.Miller@airgas.com

January 11, 2017

This Operational Statement has been prepared for the Airgas-Hanford Project for the City of Hanford Pre-Application Review.

1. **Hours of Operation**
   Our typical hours of plant operation will be 6AM – 6PM, Monday- Friday. However, there is the potential for our truck drivers to be coming and going in the early morning and late evening.

2. **Number of Employees**
   Our initial head count will be in the range of 8-12 employees consisting of (1) plant manager, (1) plant operator, and (6-10) truck drivers. There is the potential for the head count to increase beyond (12) employees as business grows.

3. **List of Chemicals Used**
   We will have both Anhydrous and Aqua Ammonia on site.

4. **List of Processes and Chemicals Produced**
   Truck Load and Unload Process:
   We will unload both Anhydrous and Aqua Ammonia tank trucks into our storage tanks and fill both Anhydrous and Aqua Ammonia tank trucks from our storage tanks.

   Cylinder Fill Process:
   We will transfer Anhydrous Ammonia from our storage tank to cylinders using our cylinder fill pump and compressor.

   Aqua Mixing Process:
   We will either blend a high concentration of Aqua Ammonia (~30%) down with water to lower concentrations, or we will mix Anhydrous Ammonia with water to different concentrations.

   Water Purification Process:
   City water will be fed into a membrane degassifier to remove the dissolved CO_2. The water will then be fed through mixed media De-Ionization beds to remove the dissolved solids. The purified water will go to storage tanks for use in our Aqua Ammonia Mixing

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

Process. The DI beds will be regenerated off-site. No waste water is produced during this process.

5. **Estimated Square Footage of Building**
We will have a 4,000 square foot building on site. 2,000 square feet will be completely enclosed and the remaining 2,000 square feet will be a covered workspace. Cylinder filling will take place in the open air space to provide adequate ventilation for the process. No ammonia will be stored in the enclosed section of the building.

TYLER M MILLER
Project Engineer
Airgas Specialty Products

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

Exhibit C:
Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program
Airgas Specialty Products, Inc, Conditional Use Permit No. 2016-05

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	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.	Applicant
AIR QUALITY			
Mitigation Measure: Air Quality 1 and 2	a) Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the applicant abides by the conditions of approval pertaining to emission reduction for construction activities, before and during construction, and relating to fugitive dust. 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 industrial businesses.	Applicant to file application with San Joaquin Valley Air Pollution Control District and to obtain permits from San Joaquin Valley Air Pollution Control District.
	b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	That the applicant abides by the conditions of approval pertaining to emission reduction for construction activities, before and during construction, and relating to fugitive dust. 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 industrial businesses.	Applicant to file application with San Joaquin Valley Air Pollution Control District and to obtain permits from San Joaquin Valley Air Pollution Control District.
CULTURAL RESOURCES			

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

Mitigation Measure: Cultural Resources 1 and 2.	Disturb any human remains, including those interred outside of formal cemeteries?	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. That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Applicant
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	Result in substantial soil erosion or the loss of topsoil?	Comply with the California Building Code.	Applicant
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gas Emissions 1.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	That the project comply with the adopted Climate Action Plan, which coincides with the State's goal to meet GHG-emission reduction targets identified under AB32.	Applicant
Mitigation Measure: Greenhouse Gas Emissions 1	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	That the project comply with the adopted Climate Action Plan, which coincides with the State's goal to meet GHG-emission reduction targets identified under AB32.	
HAZARDOUS AND HAZARDOUS MATERIALS			
Mitigation Measure: Hazardous And Hazardous Materials 1-3	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	That the applicant complies with all safety measures identified in their safety data sheets for anhydrous ammonia and aqua ammonia. Additionally, compliance with the Kings County Health Department's conditions will be required, specifically, that the facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan with [the Kings County Health Department] office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559)584-1411.	Applicant

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

HYDROLOGY AND WATER QUALITY			
Mitigation Measure: Hydrology and Water Quality 1.	Violate any water quality standards or waste discharge requirements?	That the project is required to comply with all City ordinance, standards, and policies. 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.	Applicant
Mitigation Measure: Hydrology and Water Quality 2.	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?	That the project complies with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Applicant
Mitigation Measure: Hydrology and Water Quality 3.	Otherwise substantially degrade water quality?	That the project is required to comply with all City ordinance, standards, and policies. 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.	Applicant
NOISE			
Mitigation Measure: Noise 1.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	That noise created during any time of the day or night by non-preempted sources associate with existing or proposed industrial uses shall not exceed a maximum level of 70 dBA, as measured at the property line of the industrial use producing the noise.	Applicant; Police to enforce
Mitigation Measure: Noise 2.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	That the project be required to comply with the noise limits established for industrial noise sources in the General Plan.	Applicant; Police to enforce

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

PUBLIC SERVICES			
Mitigation Measure: Public Services 1.	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	The project will be subject to fire impact fees.	Applicant to pay
Mitigation Measure: Public Services 2.	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	The project will be subject to police impact fees.	Applicant to pay

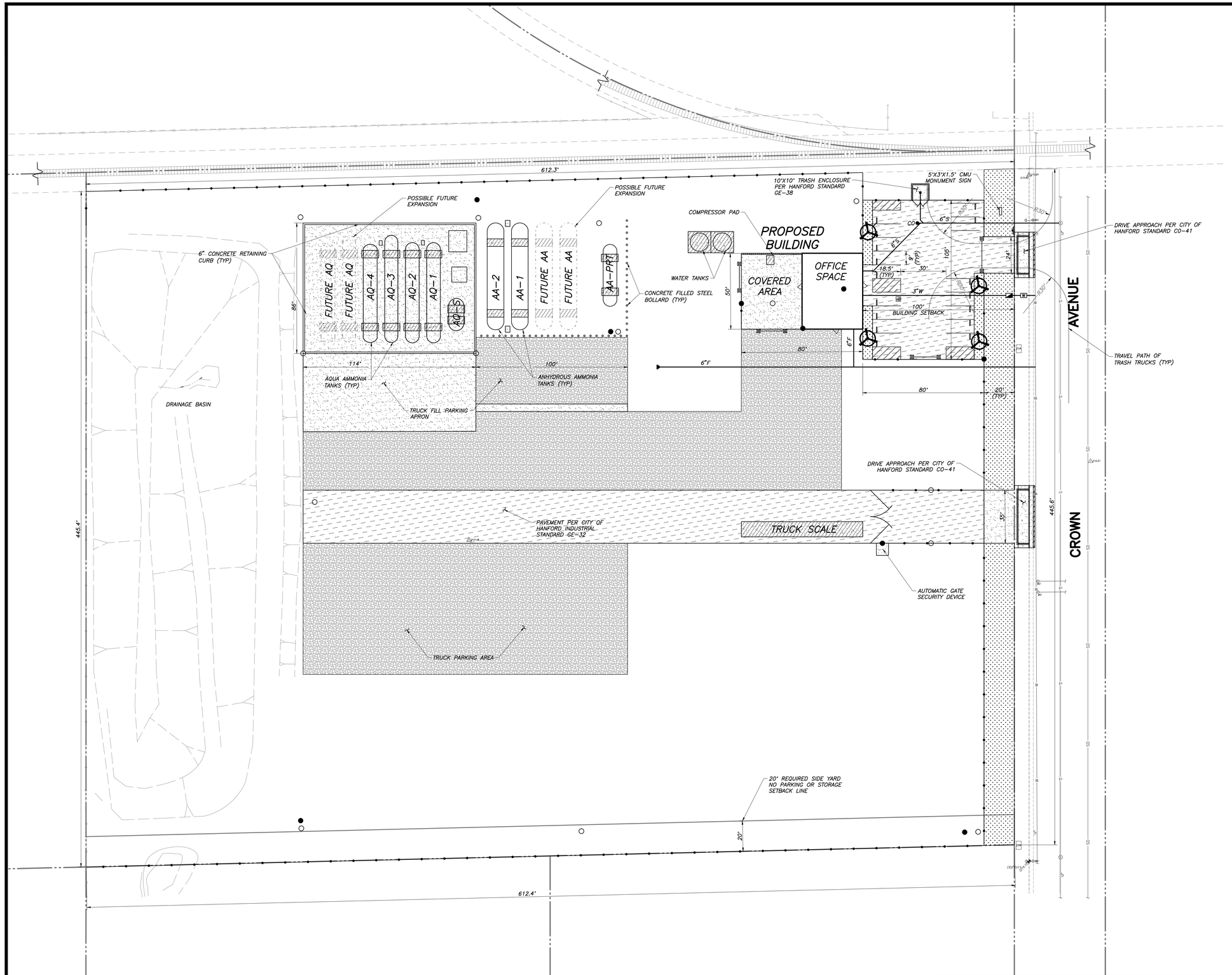
Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

	services: POLICE		
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation and Traffic 1.	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)?	That the development is subject to traffic impact fees and the developer will be responsible for traffic-related improvements.	Applicant to pay impact fees
Mitigation Measure: Transportation and Traffic 2.	Result in inadequate parking capacity?	That the applicant will be required to provide parking at the ratio prescribed by the Kings Industrial Park Development and Performance Standards.	City to require as condition of approval; Applicant to provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities and Service Systems 1.	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?	That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.	Applicant
Mitigation Measure: Utilities and Service Systems 2.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements	That the project comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)

	needed?		

Attachment: Resolution No. 2017-09 (1946 : Airgas - Conditional Use Permit 2016-05)



LEGEND:

- LIMITS OF CONCRETE IMPROVEMENT
- LIMITS OF HEAVY DUTY CONCRETE IMPROVEMENT
- LIMITS OF ASPHALT PAVING
- LIMITS OF COMPACTED GRAVEL
- LIMITS OF LANDSCAPING
- 6' CHAIN LINK FENCE
- SECURITY CAMERA
- AMMONIA SENSOR
- CMU WALL
- 6"F FIRE LINE; SIZE AS NOTED
- 6"S SEWER LINE; SIZE AS NOTED
- 3"W WATER LINE; SIZE AS NOTED
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED TREE

SITE DATA:

APN:	018-242-040
ZONE:	HI (HEAVY INDUSTRIAL)
GROSS ACREAGE:	6.48
NET ACREAGE:	6.26
BUILDING SIZE:	4000 SQFT, SPRINKLERED
OFFICE SPACE:	DISPATCH, TRAINING, PARTS ASSEMBLY
COVERED AREA:	SMALL CYLINDER FILL AREA
PARKING SPACES (REQUIRED):	12 (1 PER EMPLOYEE AT MAX SHIFT)
PARKING SPACES (PROVIDED):	15 + 1 ACCESSIBLE STALL
PARKING LOT SIZE	8400 SQFT
PLANTING AREA	842 SQFT (10%)

Blair, Church & Flynn
CONSULTING ENGINEERS

CONSULTANT
Blair, Church & Flynn
Consulting Engineers
451 Clovis Avenue,
Suite 200
Clovis, California 93612
Tel (559) 326-1400
Fax (559) 326-1500

REF. & REV.

AIRGAS DEVELOPMENT

AIRGAS HANFORD
CONDITIONAL USE PERMIT
SITE PLAN

DR. BY:
CH. BY:
DATE: 11/09/16
SCALE AS NOTED

SHEET NO. 1
OF 1 SHEETS

Attachment: Exhibit A - Airgas Site Plan (1946 : Airgas - Conditional Use Permit 2016-05)

Attachment: Exhibit B - Operational Statement (1946 : Airgas - Conditional Use Permit 2016-05)

JAN 17 2017

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TYLER M MILLER
Project Engineer
Airgas Specialty Products

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

AND

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, April 25, 2017, at 7:00 p.m., a public hearing will be conducted by the City of Hanford Planning Commission in the Council Chamber of the Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 2016-05: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks.

The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040). The property is designated as Heavy Industrial by the General Plan and is Zoned "HI" Heavy Industrial.

COMMENT PERIOD: March 31, 2017 – April 20, 2017 [20 day comment period]

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, mitigation measures, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by April 20, 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: Gabrielle de Silva, at the above listed address. If you challenge any action or decision regarding the project described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to, or at, the public hearing. For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Publish Date: Friday, March 31, 2017

ORIGINAL
FILED

MAR 30 2017

KRISTINE LEE
KINGS COUNTY CLERK

NEGATIVE DECLARATION No. 2017-03

Project Title: Conditional Use Permit No. 2016-05

File Number: 508.0187

State Clearinghouse Number:

Lead Agency: City of Hanford

Applicant: Airgas Specialty Products, Inc.
2530 Sever Road, Suite 300
Lawrenceville, GA 30043

Property Owner: Koster Family Revocable Trust
1629 Jacques Ct
Visalia, CA 93277

Project Description: Conditional Use Permit No. 2016-05: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks.

Location: The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040). The property is designated as Heavy Industrial by the General Plan and is Zoned "HI" Heavy Industrial.

Attachments:

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

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

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

(a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

(b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

(c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

(d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

Contact Person: Gabrielle de Silva, Associate Planner **Phone:** (559) 585-2578

Signature: Gabrielle de Silva **Date:** March 30, 2017

Review Period: March 31, 2017 – April 20, 2017 [20 days]

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

INITIAL STUDY AND NEGATIVE DECLARATION No. 2017-03

Prepared For

Airgas Specialty Products, Incorporated

Conditional Use Permit No. 2016-05

Prepared By

City of Hanford

DATE: March 30, 2017

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.

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 in instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

1) The initial study show there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or

2) The Initial Study identified potentially significant effects, but:

   a) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
   b) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

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

ENVIRONMENTAL MEASURES:
Environmental measures are methods, measures, standard regulations or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the project. Environmental measures are also commonly listed as conditions of approval. The City Municipal Code and other agencies currently contain measures that assist to mitigate environmental impacts.

PROJECT DESCRIPTION:

Conditional Use Permit No. 2016-05: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks.

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 Heavy Industrial land use designation and the proposed project is a permitted use with a conditional use permit and consistent with the standards for development in the "HI" Heavy Industrial Zone District.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS:
An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects 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: Agricultural Resources, Biological Resources, Land Use and Planning, Mineral Resources, Population and Housing, and Recreation.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures for Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazard and Hazardous Materials, Hydrology and Water, Noise, Public Services, Transportation, and Utilities and Services.

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 build out 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:
Consultation was sent to the Santa Rosa Rancheria Tachi Yokut Tribe on January 23, 2017.

Pre-consultation was sent to the interested agencies on January 26, 2017.

Responses were received from the following agencies:
- San Joaquin Valley Air Pollution Control District
- Hanford Elementary School District
- Kings County Department of Public Health

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

EXHIBIT C
APPENDIX G: Initial Study and Findings
ENVIRONMENTAL ASSESSMENT NO. 2017-03

1. Project Title: Conditional Use Permit No. 2016-05

2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230

3. Contact Person/Phone Number: Gabrielle de Silva
Associate Planner, (559) 585-2578

4. Project Location: The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040).

5 Project Sponsor's Name/Address: Airgas Specialty Products, Inc.
2530 Sever Rd, Suite 300
Lawrenceville, GA 30043

6. General Plan Designation: Heavy Industrial

7. Zoning: "HI" Heavy Industrial, within the Kings Industrial Park

8. Description of the Project: **Conditional Use Permit No. 2016-05**: a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks.

9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Industrial	"HI" Heavy Industrial	Industrial Business – Verdegaal Brothers
East	Industrial	"HI" Heavy Industrial	Industrial Business – Tessenderlo Kerley
South	Industrial	"HI" Heavy Industrial	Vacant land
West	County	County Zoning	11th Avenue/Agricultural

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

- San Joaquin Valley Air Pollution Control District
- Kings County Department of Public Health

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED**.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**

☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

Gabrielle de Silva

Gabrielle de Silva
Associate Planner
City of Hanford

March 30, 2017
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.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	✓	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	✓	☐

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

Environmental Setting: The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surroundings land.

Significance Criteria:
The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences.

Checklist Discussion:

a) No Impact – The 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 proposed project will not obstruct any federal, state or locally classified scenic areas, historic properties, community landmarks or classified scenic highway or state or national scenic area. The project is located and surrounded by existing industrial development.

c) Less than Significant Impact – The project is surrounded by existing industrial development and is required, through the Kings Industrial Park Performance and Development Standards process, to be developed consistent with the development standards within the Kings Industrial Park.

d) Less than Significant Impact with Mitigation Incorporation – The project will include onsite lighting that will produce new sources of light and glare. The City Municipal Code contains requirements for the shielding of all lighting downward to prevent direct view of light sources from street and/or other industrial properties.

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 the incorporation of mitigation measures.

Source(s): 2002 Hanford General Plan, 2002 Hanford General Plan EIR, 2002 Hanford Municipal Code, Kings Industrial Park Development and Performance Standards

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	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?	☐	☐	☐	✓

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

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

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

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

Checklist Discussion:

a) No Impact -- The proposed project is not located within an area listed as prime farmland, unique farmland, or farmland of statewide importance on the Department of Conservation website. Therefore, the project will not convert land listed as prime farmland, unique farmland, or farmland of statewide importance.

b) No Impact - The project does not conflict with any agricultural zoning or any Williamson Act contracts. The project site is not under contract.

c) No Impact - The project will not conflict with any forest or timberland zoning. The project does not contain and is not adjacent to any forest or timberland resources.

d) No Impact – The project will not result in the loss of forest land or conversion of forest land to non-forest use.

e) No Impact – The project will not result in changes to the existing environmental, which will result in conversion of farmland to a non-farmland use. The project is located in an area that is served by all planned city services and infrastructure, and is surrounded by industrial development. The project will not result in other surrounding properties converting from farmland or forest land.

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

Source(s): Department of Conservation Farmland Mapping and Monitoring Program map – Kings County (2012), 2002 Hanford General Plan, 2002 Hanford General Plan EIR, 2002 Hanford Municipal Code.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	✓	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	✓	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	✓	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✓	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	✓	☐

Environmental Setting:
The California Air Resource Board (ARB) has divided California into regional air basins according to topographic air drainage features. The City of Hanford is located in the San Joaquin Valley Air Basin (SJVAB), which is approximately 250 miles long and averages 35 miles wide, is the second largest air basin in the state. Air pollution is directly related to a region's topographic features. The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straights where the San Joaquin – Sacramento Delta empties into San Francisco Bay. The San Joaquin Valley (SJV), thus, could be considered a "bowl" open only to the north.

Local climatologically 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 that the National AAQS.

Both California and the federal government have established heath 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 (PM2.5) and lead (Pb).

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

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

Notes: ppm=parts per million; ug/m3=micrograms per cubic meter
Source: California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08)
http://www.arb.ca.aqs

Attainment Status

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

Pre-consultation was sent to the agencies on January 26, 2017. San Joaquin Valley Unified Air Pollution Control District responded and offered the following:

"The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a n ammonia distribution facility in the Kings Industrial Park that includes the development of a 4,000 square foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks located west of Crown Avenue and north of Industry Avenue, 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 ton/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.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

2.) Based on the information provided to the District, the proposed project is located in an existing industrial park. The existing industrial park surrounding the project has worksite receptors and residential receptors that should be evaluated. Therefore, the District recommends conducting a screening analysis that includes all sources of emissions to determine if it is necessary to conduct a health risk assessment (HRA).

A screening analysis is used to identify projects that may have a significant health impact. A prioritization, using CAPCOA's updated methodology, is a recommended screening method. A prioritization score of 10 or more is considered to be potentially significant and an HRA should be performed. The prioritization calculator is available online at the following website: http://www.valleyair.org/busind/pto/emission_factors/emission_factors_ind.htm. the District can be contacted at (559)230-6000 for assistance with the prioritization calculator.

If an HRA is to be performed, it is recommended thath the project proponent contact the District to review the proposed modeling protocol. The project would be considered to have a significant health risk if the HRA demonstrates that project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for Acute and Chronic Hazard Indices.

More information on prioritizations and HRAs can be obtained by:

- E-mailing inquiries to: hramodeler@valleyair.org; or
- Visiting the District's website at: http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMoonitoring.htm.

3.) The proposed project will be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and will require District permits, Prior to construction, the project proponent should submit to the District an application for an Authority to Construct (ATC). For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559)230-5888.

4.) As stated above, the project will be subject to District Rule 2010 and Rule 2201. Per Section 4.4.3 of the District Rule 9510 (indirect Source Review), any project whose primary functions are subject to District Rule 2010 and Rule 2201 is exempted from Rule 9510. Therefore, the District concludes that the proposed project is not subject to District Rule 9510.

5) The proposed project may be subject to the following District rules: 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).

6.) The District recommends that a copy of the District's comments be provided to the project proponent.

Staff Response:
In response to the comments received from the District, staff provided the project proponent with a copy of the comments. Due to the storage of ammonia on site, which is considered a toxic air contaminant, staff requested the applicant prepare a screening analysis to determine whether or not it was necessary to conduct a health risk assessment. The applicant submitted their prioritization calculation to staff, which verified their operations would not exceed a prioritization score of 10, and therefore, a Health Risk Assessment was not required. (See Prioritization Calculation attached). Additionally, the applicant contacted the SJVAPCD to submit an authority to construct application, in accordance with Comment 3 of the pre-consultation letter dated February 7, 2017. The following comments were provided to the applicant from the SJVAPCD (letter attached):

"The San Joaquin Valley Air Pollution Control District (District) has received your Authority to Construct (ATC) application for an anhydrous ammonia and ammonium hydroxide blending and storage operation at 13274

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

Crown Aven, Hanford. Based on our review of the information you provided, the proposed operation is exempt from District permit requirements. The Exemption determination is based on the following information and categories in District Rule 2020 – Exemptions.

Anhydrous Ammonia Storage and Truck Receiving and Load out

Pursuant to District Rule 2020, Section 6.6.9, no permit is required for the storage of liquefied gases in unvented (except for emergency pressure relief valves) pressure vessels. Since the entire system is pressurized and there are no vents, other than the emergency relief valves, the anhydrous ammonia storage tanks meet the criteria for this exemption and no permit is require for these tanks.

Further, per Section 6.12 of Rule 2020, no permit is required for fugitive emission sources such as valves and flanges associated with an emissions unit that is exempt from a written permit. Therefore, no permit is required for the fugitive emissions sources associated with the anhydrous ammonia storage tanks and anhydrous ammonia truck receiving and loadout.

Aqueous Ammonia Converter, Storage, and Truck Receiving and Loadout

Pursuant to District Rule 2020, Section 6.13, no permit is required for unvented (except for emergency pressure relief valves) pressure vessels associated with an emissions unit that is exempt from a written permit. These storage tanks are unvented pressure vessels that are associated with the permit-exempt anhydrous ammonia storage tanks; therefore, no permit is required for the aqueous ammonia storage tanks. This determination is based on the following information:

- The concentration of aqueous ammonia (a.k.a. ammonium hydroxide or aqua ammonia) stored and transferred within the process will range from 19% to 29.4% by weight;
- The tanks are equipped with emergency pressure relief valves rated at 39.7 psia (calculated as 25 psi above atmospheric pressure);
- The total absolute pressure of the aqueous ammonia solution will remain below 39.7 psia at any operating temperature expected for this proposed operation pursuant to the chart provided by Airgas and Table 2-24, *Total Vapor Pressures of Aqueous Solutions of NH3,* from Pertty's Chemical Engineering Handbook;
- The entire process, including receiving, storage, blending, and loadout, is a closed process that operates under pressure and no vapors are vented to the atmosphere under normal operating conditions.
- The entire process, including receiving, storage, blending, and loadout, is a closed process that operates under pressure and no vapors are vented to the atmosphere under normal operating conditions.

The aqueous ammonia converter is a process where all vapors are liquid are transferred to the aqueous ammonia storage tanks, and there are no emissions points in this process separate from the storage tanks. Further, per Section 6.12 of Rule 2020, no permit is required for fugitive emissions sources such as valves and flanges associated with an emissions unit that is exempt from written permit. Therefore, no permit is required for the aqueous ammonia converter or the fugitive emissions sources associated with the aqueous ammonia storage tanks.

A District permit may be required if the ammonia storage and blending operation is designed or operated differently than proposed. Please notify the District of any changes associated with this operation. Please maintain a copy of this letter at the facility for future reference."

- In a pre-consultation letter received from the Hanford Elementary School District, Dated February 1, 2017, the District requested the initial study include safeguards that will be in place to address potential exposure and exposures to youth vs. adult communities. As cited above, due to the storage of ammonia on site, which is considered a toxic air contaminant, staff requested the applicant prepare a

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

screening analysis to determine whether or not it was necessary to conduct a health risk assessment. The applicant submitted their prioritization calculation to staff, which verified their operations would not exceed a prioritization score of 10, and therefore, a Health Risk Assessment was not required. (See Prioritization Calculation attached). The San Joaquin Valley Air Pollution Control District also verified, "The entire process, including receiving, storage, blending, and loadout, is a closed process that operates under pressure and no vapors are vented to the atmosphere under normal operating conditions."

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 SJVUAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The guidelines provide feasible control measures for construction emission of PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVUAPCD Rules and Regulations, which will be included in project approval.

Checklist Discussion

a) **Less than Significant with Mitigation Incorporation** – the project is located within the San Joaquin Valley Air Basin, which is in non-attainment for the federal and state ambient air quality standards for ozone and PM-10. The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Mitigation measures for construction activities are required for pre-construction, during construction, and general fugitive dust. The project will not conflict with the attainment plans adopted by the SJVAPCD.

b) **Less than Significant with Mitigation Incorporation** - The proposed project will result in short term construction related emission. The SJVAB currently exceeds existing air quality standards for ozone and PM10. The project will be subject to the rules and regulations of the SJVUAPCD adopted to reduce emissions, therefore the project impacts will be less than significant.

c) Less than Significant– 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 (for year 2017-2018) yields 0.0879 tons/year of ROG, 0.5985 tons/year of NOx. Operational totals calculated by

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

CalEEMod calculate 0.0376 tons per year of ROG, and 0.0689 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 (for year 2017-2018) yields 0.0408 tons per year of PM10. CalEEMod analysis shows overall operation emissions for PM10 to be 0.0228 tons per year. The significance criteria established by the District is not exceeded, therefore, the project will have a less than significant impact.

d) Less than Significant Impact - the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis (attached).

e) Less than Significant Impact - The project will include uses in the Kings Industrial Park. No objections odors are anticipated to occur as part of the project. The project is not located near residential/sensitive receptors; therefore, a health risk assessment is not required to be performed.

Mitigation Measures:
Mitigation Measure Air Quality 1:
That the applicant abides by the conditions of approval pertaining to emission reduction for construction activities, before and during construction, and relating to fugitive dust.

Mitigation Measure Air Quality 2:
The applicant must implement the District's mandatory dust control measures.

Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the standard City conditions of approval for compliance with the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR, of which the project is consistent.

Source(s): Source(s): Site Visit, 2002 Hanford General Plan, 2002 Hanford General Plan EIR, San Joaquin Valley Air Pollution Control District Letters (Pre-consultation February 7, 2017; Notice of Permit Exemption for Closed Ammonia Blending Opeartion Project March 13, 2017) , CalEEmod analysis (attached), Screening Analysis prepared by the applicant using the Prioritization Calculator provided by the San Joaquin Valley Air Pollution Control District; California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) http://www.arb.ca.ags;

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?	☐	☐	☐	✓

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

Environmental Setting:

The project site is currently undeveloped and surrounded by existing industrial development within the Kings Industrial Park.

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,

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

threatened or endangered species.

Checklist Discussion:

a) No Impact - The site is surrounding by industrial development and does not contain any natural areas that may be considered habitat. The site and the surrounding areas are vacant disturbed lands, which bare no feasibility as natural habitat for any local species identified as a candidate, sensitive or special status.

b) No Impact - The site does not contain any riparian habitat or other sensitive natural community.

c) No Impact - The site is not identified as a federally protected wetland.

d) No Impact - the site has no value as a natural habitat for any native resident or migratory fish or wildlife species. Therefore, development of the site will have no impact on the any native resident/migratory fish or wildlife species.

e) No Impacts - there is not a local policy or ordinance in place protecting biological resources on this site.

f) No Impacts – The City has not adopted a Habitat Conservation Plan, Natural Community Conservation plan or any other habitat conservation plan. Therefore, development will not impact the provisions of any plan, as none are in place.

Mitigation Measures: None.

Conclusion:

The project site is surrounded by industrial development and does not contain any natural features; therefore, there is no impact to biological resources.

Source(s): Site Visit, 2002 Hanford General Plan, 2002 Hanford General Plan EIR, 2002 Hanford Municipal Code

V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐	✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	✓
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	✓	☐	☐

Environmental Setting:
The City of Hanford has completed a records search for cultural resources with the preparation of the 2002 General Plan EIR. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area. In accordance with Assembly Bill 52, staff sent the Santa Rosa Rancheria Tachi Yokut Tribe a formal notification of determination that a project application is complete and notification of consultation opportunity. No response has been received as of the date of preparation of this report. The project is not

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

anticipated to impact any cultural resource. However, as a standard condition of approval for all construction sites, the City requires that "should any disturbance of undiscovered archaeological or paleontological resources occur that construction activity cease immediately until a qualified archeologist be consulted and the finding properly investigated before construction may continue. Also, That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities."

Significance Criteria:
The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion:

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

b) No Impact - The project would not cause a substantial adverse change in the significance of an archaeological resource as defined in 15604.5 of the CEQA Guidelines, as the project does not relate to a site listed as having archaeological significance.

c) No Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resources, nor unique geological feature.

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

Mitigation Measures:

Mitigation Measure Cultural Resources 1: 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.

Conclusion: With the incorporation of MM1, impacts to cultural resources are anticipated to be less than significant.

Source(s): 2002 Hanford General Plan, 2002 Hanford General Plan EIR, Consultation send under AB 52 (January 23, 2017)

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:	☐	☐	✓	☐

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✓	☐
ii) Strong seismic ground shaking?	☐	☐	✓	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	✓	☐
iv) Landslides?	☐	☐	✓	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	✓	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✓	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	✓	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	✓	☐

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

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

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

Significance Criteria:

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

Checklist Discussion:

a) Less than Significant Impact - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the industrial development may require some earth movement resulting in disruption and compaction of soils. This is not significant, because the area is designated for urban uses.

b) **Less than Significant Impact with Mitigation Incorporation** – Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.

c) Less than Significant Impact - The proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions.

d) Less than Significant Impact – The project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division would not mitigate.

e) Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Mitigation Measures:

Mitigation Measure Geology 1: Comply with the California Building Code.

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.

Source(s): 2002 Hanford General Plan, 2002 Hanford General Plan EIR

VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	✓	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	✓	☐	☐

Environmental Setting:

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual project contribute to the cumulative effects of climate change by emitting CHG's during construction and operations.

In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 810% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020.

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

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

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

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

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

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

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

Significance Criteria:

The project related effects of GHG emissions are cumulative, therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

significant impact for climate change impacts:

a) Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then,

b) Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then

c) Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)?

d) Project that meet one of these guidelines would have less than significant impact.

Checklist Discussion:

a. **Less than Significant with Mitigation Incorporation** – an analysis of the project's greenhouse gas emissions has been calculated using CalEEMod (the emission totals are attached). Since the effect of GHG emissions are cumulative, a quantitative level of significance does not exist. In order to achieve a less than significant impact on greenhouse gases, the following mitigations will be required to be implemented:
   - That the project comply with the adopted Climate Action Plan, which coincides with the State's goal to meet GHG-emission reduction targets identified under AB32

a. **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:
That the project comply with the adopted Climate Action Plan, which coincides with the State's goal to meet GHG-emission reduction targets identified under AB32.

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): CalEEMod analysis (attached). 2002 Hanford General Plan, 2002 Hanford General Plan EIRFinal 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?	☐	✓	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	✓	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	✓
f) For a project within the vicinity of a private airstrip, would the project 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?	☐	☐	☐	✓

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

Airgas Specialty Products, Inc.'s operations include the routine transport and delivery of anhydrous ammonia and aqua ammonia. The safety data sheets for both chemicals are attached to this report. Both anhydrous ammonia and aqua ammonia are considered hazardous by the OSHA Hazard Communication Standard due to the following properties:

Anhydrous Ammonia

- Flammable gas
- Contains gas under pressure; may explode if heated
- May cause frostbite
- May form explosive mixtures in air
- Harmful if inhaled
- Causes severe skin burs and eye damage
- Very toxic to aquatic life

Aqua Ammonia

- May displace oxygen and cause rapid suffocation
- Causes severe skin burns and eye damage
- May cause respiratory irritation
- Very toxic to aquatic life

Airgas Specialty Products, Inc.'s operations include the following processes:

Truck Load and Unload Process:

Both anhydrous and aqua ammonia tank trucks will be unloaded into storage tanks. Tank trucks will be filled with anhydrous and aqua ammonia tank trunks from storage tanks.

Aqua Mixing Process:

Either a high concentration of aqua ammonia (~30%) will be blended with water to lower concentrations, or anhydrous ammonia will be mixed with water to different concentrations.

Water Purification Process:

City water will be fed into a membrane degasifier to remove the dissolved CO2. The water will then be fed through mixed media de-ionization beds to remove the dissolved solids. The purified water will go to storage tanks for use in aqua ammonia mixing. The de-ionization beds will be regenerated off-site. No waste water is produced during this process.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

In a pre-consultation letter received from the Hanford Elementary School District, it was requested safeguards that will be in place to address potential exposure be addressed, as well as traffic patterns for trucks and trains in relation to schools and intersections with busses:

In a statement made from Airgas, the drivers will frequently be traveling to and from El Segundo, trips to Riverside, and potentially trips to Stockton. Other locations will depend on where the future customers are located and how frequently they need ammonia delivered. The majority of the routes will involve traveling north and south on State Route 99, State Route 198, State Route 43, as well as Interstate 5.

In a pre-consultation response received from the Kings County Health Department, the following comments were made:

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

2. This facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan with our office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559) 584-1411.

3. If above ground tanks for fuel or petroleum products will be stored at this facility, the facility will be subject to the California Aboveground Petroleum Storage Act (APSA) California Health & Safety Code 25270-25270.13 and 40 CFR 112. The act requires the owner/operator to file a storage statement, pay a facility fee, and prepare & implement a federal Spill Prevention Control and Countermeasure (SPCC) plan. Effective January 1, 2008, our agency is the administering agency for the act. Please contact our office at (559) 584-1411 for additional information and assistance in complying with the act.

4. Any hazardous wastes, including used oil, used oil filters, and waste antifreeze generated during the operation of the business must be managed in accordance with Federal, State, and local laws and regulations, including registration with our office as a hazardous waste generator. It is the business owner/operator's responsibility to characterize the wastes to determine if they are hazardous. Please contact us at (559) 584-1411 for assistance.

5. Valley Fever: Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

The comments will be shared with the project proponent and made conditions of approval of Conditional Use Permit No. 2016-05.

Significance Criteria:

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

1. Create a public health hazard

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or interferes with an emergency response plan

3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards.

Checklist Discussion:

a) **Less than Significant Impact with Mitigation Measures** – Airgas' operations include the routine transport, storage, and mixing of hazardous materials, anhydrous ammonia and aqua ammonia. Safety data sheets detail the safety guidelines for appropriately handling, storing, disposing, and transporting the chemicals. See attached safety data sheets. Compliance with the safety data sheets will be a requirement of development. Additionally, compliance with the Kings County Health Department's conditions will be required, specifically, that the facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan with [the Kings County Health Department] office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559)584-1411.

b) **Less than Significant Impact with Mitigation Measures** – there is a possibility that Airgas' operations could create the potential for accident conditions, involving the release of hazardous materials into the environment. Airgas' safety data sheets detail precautionary measures to avoid the potential for accidents, as well as responses for accidental spillage, contact, fire, and accidental release. Compliance with the safety data sheets will be a requirement of development. Additionally, compliance with the Kings County Health Department's conditions will be required, specifically, that the facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan with [the Kings County Health Department] office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559)584-1411.

c) No Impact- the project is not located within a one-quarter mile radius of an existing or proposed school.

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 airport is approximately 2.5 miles away from the proposed project; therefore, no impact is anticipated to occur.

f) No Impact - The project site is not located within two miles of a private or public airport/airstrip; therefore no impact.

g) No Impact - The project will not interfere with any adopted emergency response or evacuation plan therefore, there is no impact.

h) No Impact - The project site is located in an area surrounded by urban uses and is not located adjacent to or in close proximity to wildland areas; therefore, there is no impact.

Mitigation Measures:

Mitigation Measure Hazards And Hazardous Materials 1 and 2: That the applicant complies with all safety measures identified in their safety data sheets for anhydrous ammonia and aqua ammonia. Additionally, compliance with the Kings County Health Department's conditions will be required, specifically, that the facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan with [the Kings County Health Department] office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559)584-1411.

Conclusion:

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

Source(s): 2002 Hanford General Plan/Hazards Management Element, 2002 Hanford General Plan EIR;

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	✓	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	✓	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	✓	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	✓	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	✓	☐
f) Otherwise substantially degrade water quality?	☐	✓	☐	☐

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

Environmental Setting:
Recharge of groundwater in the City occurs by 1. Direct infiltration of precipitation falling in the area; 2. Infiltration of surface water entering the area in natural or manmade drainage; 3. Infiltration of a portion of water spread for irrigation (either surface water from drainage or pumped ground water); 4. Underflow of ground water in the area from the north and east; and 5) artificial recharge of excess surface water by KCWD and treated wastewater by City of Hanford. The applicant will be required to complete a "FORM A" or "FAT, OILS, and GREASE (FOG)" application when it comes time to submit for a Zoning and Safety Certificate of Occupancy. The form assists the City in estimating the amount and type of sewage to be generated by various commercial businesses. The purpose of the form is to identify potential sewage discharge problems ahead of time and to resolve problems as necessary.

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

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

Checklist Discussion:

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- 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

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

the project. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford; therefore, impacts are determined to be less than significant.

c) **Less than Significant Impact with Mitigation Incorporation** - The project proposes a retention 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.

e) Less than Significant– Public Works has worked with the applicant to ensure that runoff water and planned storm water 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.

Mitigated Measures:

Mitigation Measure Hydrology 1: That the project is required to comply with all City ordinance, standards, and policies. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.

Mitigation Measure Hydrology 2: That the project complies with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.

Mitigation Measure Hydrology 3: That the project is required to comply with all City ordinance, standards, and policies. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.

Conclusion: the impact to Hydrology and Water Quality is determined to be less than significant with the incorporation of mitigation measures to reduce the project's effect.

Source: 2002 Hanford General Plan, 2002 Hanford General Plan EIR, Hanford Storm Water Master Plan, State of California Department of Water Resources

X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	✓

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	✓
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	✓

Environmental Setting:
The project is consistent with the land use policies of the City, including the General Plan and Zoning Ordinance; therefore there are no impacts in this area.

Significance Criteria:
The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion:

a) No Impact - The project will not physically divide an established community. The use of the project is industrial within the Kings Industrial Park.

b) No Impact - The project is consistent with all City plans, policies and regulations; therefore, there is no impact.

c) No Impact - There are not a habitat conservation plan or a natural community conservation plan in place.

Mitigated Measures: None.

Conclusion:
The project is being developed consistent with the General Plan, specifically the Land Use Element, and is not anticipated to have any land use impacts.

Source(s): 2002 Hanford General Plan, 2002 Hanford General Plan EIR, 2002 Hanford Municipal Code, Kings Industrial Park Development and Performance Standards

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?	☐	☐	☐	✓

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	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.

Mitigated Measures: None.

Conclusion:

The proposed project will not result in impacts to mineral resources.

Source(s): 2002 Hanford General Plan, 2002 Hanford General Plan EIR

XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	✓	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✓	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	✓	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	✓	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✓

Environmental Setting:

According to the Hanford General Plan some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Industrial facilities require very little speech communication; 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 below.

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 Measures** - That noise created during any time of the day or night by non-preempted sources associate with existing or proposed industrial uses shall not exceed a maximum level of 70 dBA, as measured at the property line of the industrial use producing the noise. As defined herein, the maximum noise level is the level which shall not be exceeded for more than one minute out of any one-hour time period.

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 with Mitigation Measures** - The project may result in an increase in permanent noise levels due to increased traffic, work population, and activity. As a mitigation measure, the project will be required to comply with the maximum prescribed decibel by the General Plan for industrial noise sources.

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 2.5 miles away from airport and is not located within an airport

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
land use plan. f) No Impact - The project is not located within the vicinity of a private airstrip; therefore, there is no impact. **Mitigated Measures:** **Mitigation Measure Noise 1:** That noise created during any time of the day or night by non-preempted sources associate with existing or proposed industrial uses shall not exceed a maximum level of 70 dBA, as measured at the property line of the industrial use producing the noise. **Mitigation Measure Noise 2:** that the project be required to comply with the noise limits established for industrial noise sources in the General Plan. **Conclusion:** The project would create an increase in the ambient noise and result temporary construction noise, however, the impact is considered less than significant with mitigation incorporation **Source(s):** 2002 Hanford General Plan, 2002 Hanford General Plan EIR; Kings Industrial Park Performance and Development Standards				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	✓	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✓
Environmental Setting: The industrial project will not create a substantial population growth. The Hanford General Plan designates the project areas for industrial 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 not induce substantial population growth due to an increase in jobs; the project applicant anticipates 8-12 employees, initially. This will consist of one plant manager, one plant operator, and six to 10 truck drivers. There is potential for the number of employees to increase beyond 12 employees as the business grows. The population increase as a result of the employee				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
projection is not considered substantial. b) No Impact. The project will not result in displacement of housing. c) No Impact. The project will not result in displacement of people. **Mitigated Measures:** None. **Conclusion:** The project will not result in major impacts to population and housing. Therefore, the impact is considered less than significant. **Source(s):** 2002 Hanford General Plan, 2002 Hanford General Plan EIR				
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	✓	☐	☐
Police protection?	☐	✓	☐	☐
Schools?	☐	☐	☐	✓
Parks?	☐	☐	☐	✓
Other public facilities?	☐	☐	✓	☐

Environmental Setting:

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.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

Significance Criteria:

The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion:

a) (FIRE) Less than Significant Impact with Mitigated Incorporation (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 Mitigated Incorporation (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. Less than significant impact is anticipated. The project will be required to pay police impact fees.

c) No Impact. The project is within the industrial park and not expected to impact school services.

d) No Impact. The project is within the industrial park and not expected to impact city parks.

e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies – in response to public facilities, no comments were received as of the date of preparation of this initial study.

Mitigated 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.

Conclusion:

The project can be served by existing public services. The project will be subject to impacts fees (Fire and Police). The project will not result in significant impacts to public services with the payment of impact fees to mitigate the project's effect.

Source(s): 2002 Hanford General Plan, 2002 Hanford General Plan EIR

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?	☐	☐	☐	✓

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Environmental Setting: The Hanford General Plan designates the project area for industrial development. The impact of the industrial development on existing recreation opportunity is not anticipated to an impact. **Significance Criteria:** The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities. **Checklist Criteria:** a) No Impact - The project would not increase the use of existing neighborhood and community parks as the proposed project is within the Kings Industrial Park. b) No Impact - The project will not result in the alteration or construction of new recreation facilities. **Mitigated Measures:** None. **Conclusion:** No impact to recreation is anticipated to occur. **Source(s):** 2002 Hanford General Plan, 2002 Hanford General Plan EIR				
XVI. TRANSPORTATION AND TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	✓	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	✓	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	✓	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✓	☐

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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

Environmental Setting:
The project is accessed by an industrial street (Crown Avenue), as designated in the Hanford General Plan. This project is located in the Kings Industrial Park and was addressed in the 2002 General Plan EIR.

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

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

Checklist Discussion:
All traffic improvements in the area to accommodate buildout of the area are shown on the proposed project plans and will be incorporated into the project. The proposed project is located within the Kings Industrial Park and was addressed in the 2002 General Plan EIR. The road abandonment and any improvements associated with the abandonment will be completed by the time of occupancy of the proposed project; no further traffic mitigations are required.

a) **Less than Significant with Mitigation Incorporation** - Less than Significant with payment of impact fees to mitigate effect – the Engineering department has evaluated the proposed project and determined that the project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity ratio on roads or congestion at intersections. The project site will be subject to traffic impact fees and responsible for street improvements to Crown Avenue.

b) Less than Significant - All improvements will be completed prior to occupancy of the proposed project and therefore, impacts are considered less than significant.

c) Less than Significant - The proposed project meets City standards for distance and location; therefore, impacts to traffic patterns are considered less than significant.

d) Less than Significant - The location of drive access points are adequate for the proposed project and will meet City Engineering standards; therefore, impacts in this category are less than significant.

e) Less than Significant - The project will not result in inadequate emergency access to the site.

f) **Less than Significant with Mitigation Incorporation** - The applicant is required to provide parking at the ratio prescribed by the Municipal Code 17.38.020 C.4.h. for industrial uses, "One space for each two employees of the maximum working shift." The applicant proposes adequate parking on-site.

g) No Impact - The project will not result in a change in air-traffic patterns. The project will not substantially increase hazards due to a design feature or incompatible uses. The project will not result in inadequate

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
emergency access. The project provides sufficient parking for industrial project. The project will not conflict with adopted policies, plans or programs supporting alternative transportation. **Mitigated 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 Kings Industrial Park Development and Performance Standards. The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements, 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(s):** 2002 Hanford General Plan/Circulation Element, 2002 Hanford Municipal Code, and 2016 City of Hanford Impact Fee Resolution.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	✓	☐
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?	☐	✓	☐	☐

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☐	✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project=s 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 varyi8ng depths in the City's General Plan Area. Unconfined and/or semi-confined conditions generally occur above the E-clay, although confined conditions may also be present locally as a result of other clay layers located above the E-clay. The City withdraws groundwater for domestic service from below the E-clay layer.

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

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

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

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

The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is

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

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 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, 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 Incorporation** - The project proposes a retention 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.

e) No Impact - The project will not require a determination by a wastewater agency.

f) Less than Significant Impact – 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: That the project 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 Hanford General Plan, 2002 Hanford General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✓	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	✓	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	✓	☐	☐

a) Less than Significant. Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals.

b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects.

c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.

Gabrielle de Sena
Prepared by City of Hanford

3/30/17
Date

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

CUMULATIVE IMPACTS

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

Cumulative Setting

The cumulative setting for the proposed project includes all projects existing within the boundary of the proposed Airgas Specialty Products project and all entitled projects within the boundary of the proposed project.

Existing industrial operations within the boundary of the project include:

- Tessenderlo Kerley Incorporated
- Verdegaal Brothers
- Hanford Milling
- Walmart Distribution Center
- Pitman Family Farms
- Mc Lellan Equiptment
- Calcot Limited
- Cobalt Safes
- Hanford Tarps
- California Bio-Prouctex
- Norwesco
- American Tank Company
- Crown Natural Foods
- California Organic Fertilizers
- Del Monte Foods

Entitled industrial projects within the boundary of the project site include:

- SRH Enterprises
- Helena Chemical

Additional uses within the area include vacant land and land within Kings County used for agricultural purposes.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - The cumulative effect of the existing projects, proposed project, and entitled projects on aesthetics is less than significant with mitigation incorporation. Each project is required to mitigate their effect by hooding and directing lighting on-site, so not to introduce new light sources into the area.

Agriculture Resources

Less than Significant - The California Division of Land Resource Protection designates the land within the City limits, within the boundary of the project as "Urban and Built-Up Land." "Urban and built-up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel and has no value as agricultural resources. The property located west, east, and south of the boundary of the developed projects is within the Kings County jurisdiction and is presently vacant land, or land use for agricultural purposes. The City of Hanford General Plan and the Kings County General Plan maintain policy for preserving agricultural land.

Air Quality

Less than Significant with Mitigation Incorporation – The cumulative effect of the existing projects, proposed project, and entitled projects on air quality is considered less than significant with mitigation incorporation. The projects will contribute emissions for ozone and PM10, however, through implementation of the Climate Action Plan and the rules and

regulations of the San Joaquin Valley Air Pollution Control District, the projects will cumulatively yield a less than significant impact

Biological Resources
No Impact – the existing projects, proposed project, and entitled projects will have no impact on biological resources. The area of the Industrial Park does not contain any natural, undisturbed habitat for local wildlife.

Cultural Resources

Less than significant impact with mitigation incorporation– the effect of the proposed project, existing projects, and entitled projects is anticipated to be less than significant, as culturally sensitive resources have not been identified within the area of the projects' boundaries. As a standard condition on all projects, the City requires, "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."

Geology and Soils
Less than Significant Impact with Mitigation Incorporation - Cumulatively, the projects existing, proposed, and entitled within the project boundary will not affect geology and soils with the requirement that all projects comply with the California Uniform Building Code.

Greenhouse Gas Emissions
Less than Significant Impact with Mitigation Incorporation - 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. Mitigations in place to reduce the impact of the cumulative projects include:

a) Compliance with the Regional Climate Action Plan, or

b) Use of Best Performance Standards for Stationary Sources, as identified by the San Joaquin Valley Air Pollution Control District, or

c) Archival of AB32 targeted 29% emission reductions compared with Business as Usual (BAU)?

Hazards and Hazardous Materials

Less than Significant with Mitigation Incorporation – Existing, proposed, and entitled uses within the Kings Industrial Park are anticipated to contain hazardous materials. In order to mitigate the impact of the hazardous materials, each application to the City is required to comply with the Uniform Fire Code to ensure proper regulation/storage of hazardous substances. Additionally, some projects may be required to coordinate with the SJVAPCD to ensure proper permitting and air emissions, as well as coordinate with the Kings County Department of Health

Hydrology/Water Quality
Less than Significant Impact with Mitigation Incorporation – Existing, proposed, and entitled uses within the project boundary are required to comply with all City ordinances, standards and policies to assure the project does not violate any water quality standard or waste discharge requirements, cause depletion of groundwater supplies, or interfere with groundwater recharge, substantially alter the existing drainage pattern of the site or increase the rate of surface runoff exceeding the existing drainage system.

Land Use Planning and Population
Less than Significant Impact – the development of the Kings Industrial Park is considered an advancement of the goals of the General Plan to grow the local economy, thus creating local jobs, resulting in a need for housing and population growth. The growth has been considered in the General Plan EIR, for which a statement of overriding considerations was certified.

Mineral Resources
No Impact - Cumulatively, the projects existing, proposed, and entitled within the project boundary will not result in impacts to mineral resources, as the City of Hanford has no known mineral resources.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Noise
Less than Significant Impact with Migration Incorporation - Cumulatively, the projects existing, proposed, and entitled within the project boundary will increase ambient noise. However, the Industrial Park is anticipated to be a noisier area and is therefore planned a significant distance from any sensitive receptors. Noise impacts are mitigated to a less than significant level through compliance with the General Plan, which prescribes a noise decibel maximum for stationary sources.

Public Services
Less than Significant with Mitigation Incorporation (Payment of Impact Fees) – the development of the Kings Industrial Park was planned in the General Plan. The General Plan allocated public services for the City of Hanford based on that growth assumption. The cumulative projects are considered an advancement of the goals of the General Plan, for which a statement of overriding considerations was certified. Each development is required to pay impact fees to mitigate the impacts of development on public services, which in the Industrial Park, include police, fire, traffic, and utilities.

Recreation
No Impact – the Industrial Park includes industrial projects only, there will be no impact to recreation from the projects, cumulatively.

Transportation/Circulation
Less than Significant with Mitigation Incorporation – each project requiring a site plan, administrative approval, or conditional use permit has been evaluated for traffic impacts. Each project is required to pay for their traffic impacts through impact fees, and provide traffic-related improvements. Each impact has been evaluated on a case by case basis to ensure the project is an advancement of the plans set forth in the Circulation Element for the City.

Utilities and Service Systems
Less than Significant Impact with Mitigation Incorporation (payment of Impact Fees) – The City of Hanford maintains a Wastewater Master Plan, Storm Water Master Plan, and an Urban Water Management Plan. each project is evaluate for consistency with these plans and are required to expand service lines, provide basins, pay impact fees, or a combination of the three. With the incorporation of mitigation measures, the cumulative effect of the existing, proposed, and entited projects are anticipated to be less than significant.

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.*

Kings County Health Department, Pre-Consultation Letter Received. Dated March 29, 2017.

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.*

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), Revised March19, 2015.

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

San Joaquin Valley Air Pollution Control District, Pre-Consultation Letter District CEQA Reference No: 20170077, Dated February 7, 2017

San Joaquin Valley Air Pollution Control District, Notice of Permit Exemption for Closed Ammonia Blending Operation Project #C -1170679, Dated March 13, 2017

Screening Analysis, performed using the San Joaquin Valley Air Pollution Control District's Prioritization Calculator, Received March 13, 2017.

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)

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Attached Pre-Consultation Letters:
-San Joaquin Valley Air Pollution Control District
- Letter dated February 7, 2017
- Letter dated March 13, 2017
-Hanford Elementary School District
- Letter dated February 1, 2017
-Kings County Department of Public Health (Division of Environmental Health)
-Letter dated March 29, 2017

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

February 7, 2017

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

Project: Conditional Use Permit No. 2016-05

District CEQA Reference No: 20170077

Dear Ms. de Silva:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of an ammonia distribution facility in the Kings Industrial Park that includes the development of a 4,000 square foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks located west of Crown Avenue and north of Industry Avenue, 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 ton/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 the information provided to the District, the proposed project is located in an existing industrial park. The existing industrial park surrounding the proposed project has worksite receptors and residential receptors that should be evaluated. Therefore, the District recommends conducting a screening analysis that includes all sources of emissions to determine if it is necessary to conduct a health risk assessment (HRA).

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

www.valleyair.org www.healthyairliving.com

Printed on recycled paper.

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.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet
Director of Permit Services

Sharla Yang

For Brian Clements
Program Manager

AM: sy

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

MAR 13 2017

Thomas Jantzen
Airgas Specialty Products, Inc.
6270 Wilderness Ave
Riverside, CA 92504

Re: Notice of Permit Exemption for Closed Ammonia Blending Operation
Project # C-1170679

Dear Mr. Jantzen:

The San Joaquin Valley Air Pollution Control District (District) has received your Authority to Construct (ATC) application for an anhydrous ammonia and ammonium hydroxide blending and storage operation at 13274 Crown Ave, Hanford. Based on our review of the information you provided, the proposed operation is exempt from District permit requirements. The exemption determination is based on the following information and categories in District Rule 2020 – *Exemptions*.

Anhydrous Ammonia Storage and Truck Receiving and Loadout

Pursuant to District Rule 2020, Section 6.6.9, no permit is required for the storage of liquefied gases in unvented (except for emergency pressure relief valves) pressure vessels. Since the entire system is pressurized and there are no vents, other than the emergency relief valves, the anhydrous ammonia storage tanks meet the criteria for this exemption and no permit is required for these tanks.

Further, per Section 6.12 of Rule 2020, no permit is required for fugitive emissions sources such as valves and flanges associated with an emissions unit that is exempt from a written permit. Therefore, no permit is required for the fugitive emissions sources associated with the anhydrous ammonia storage tanks and anhydrous ammonia truck receiving and loadout.

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
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Tel: 661-392-5500 FAX: 661-392-5585

www.valleyair.org www.healthyairliving.com

Printed on recycled paper.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Aqueous Ammonia Converter, Storage, and Truck Receiving and Loadout

Pursuant to District Rule 2020, Section 6.13, no permit is required for unvented (except for emergency pressure relief valves) pressure vessels associated with an emissions unit that is exempt from a written permit. These storage tanks are unvented pressure vessels that are associated with the permit-exempt anhydrous ammonia storage tanks; therefore, no permit is required for the aqueous ammonia storage tanks. This determination is based on the following information:

- The concentration of aqueous ammonia (a.k.a. ammonium hydroxide or aqua ammonia) stored and transferred within the process will range from 19% to 29.4% by weight;
- The tanks are equipped with emergency pressure relief valves rated at 39.7 psia (calculated as 25 psi above atmospheric pressure);
- The total absolute pressure of the aqueous ammonia solution will remain below 39.7 psia at any operating temperature expected for this proposed operation pursuant to the chart provided by Airgas and Table 2-24, *Total Vapor Pressures of Aqueous Solutions of NH_3*, from Perry's Chemical Engineering Handbook;
- The entire process, including receiving, storage, blending, and loadout, is a closed process that operates under pressure and no vapors are vented to the atmosphere under normal operating conditions.

The aqueous ammonia converter is a process where all vapors and liquid are transferred to the aqueous ammonia storage tanks, and there are no emissions points in this process separate from the storage tanks. Further, per Section 6.12 of Rule 2020, no permit is required for fugitive emissions sources such as valves and flanges associated with an emissions unit that is exempt from a written permit. Therefore, no permit is required for the aqueous ammonia converter or the fugitive emissions sources associated with the aqueous ammonia storage tanks.

A District permit may be required if the ammonia storage and blending operation is designed or operated differently than proposed. Please notify the District of any changes associated with this operation. Please maintain a copy of this letter at the facility for future reference.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

The District has cancelled your ATC application. Thank you for your cooperation in this matter. Should you have any questions, please contact Mr. Robert Gilles of Permit Services at (559) 230-5804.

Sincerely,
Arnaud Marjollet
Director of Permit Services

Errol Villegas
Permit Services Manager

AM:RPG

cc: District Compliance Manager, Central

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Hanford Elementary School District

714 N. White Street
P.O. Box 1067
Hanford, CA 93232

(559) 585-3600

Superintendent
Joy C. Gabler

Governing Board
Robert "Bobby" Garcia
Jeff Garner
Lupe Hernandez
Timothy L. Revious
Greg Strickland

Received
FEB 6 2017
City of Hanford
Community Development

February 1, 2017

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

Dear Ms. de Silva,

RE: Conditional Use Permit No. 2016-05

We received the request for comments regarding Conditional Use Permit No. 2016-05 filed by Airgas Specialty Products, Inc.'s request to construct an ammonia distribution facility in the Kings Industrial Park. The Hanford Elementary School District, with respect to the process, asks the City of Hanford to include in the initial study: safeguards that will be in place to address potential exposure, quantity and coverage circumference potential, exposures to youth vs. adult communities, traffic patterns for trucks and trains in relation to schools and intersections with busses.

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

Sincerely,

Gerry Mulligan,
Director of Facilities and District Operations

GM:jb

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

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

January 26, 2017

Received
FEB 6 2017
City of Hanford
Community Development

PROJECT REVIEW - CONSULTATION NOTICE

For: Conditional Use Permit No. 2016-05

The Community Development Department of the City of Hanford is requesting your comments regarding Conditional Use Permit No. 2016-05; filed by Airgas Specialty Products, Inc. the project is a request to construct an ammonia distribution facility in the Kings Industrial Park. The request includes the development of a 4,000 square foot building on site, anhydrous ammonia tanks, and aqua ammonia tanks. The project is located west of Crown Avenue and north of Industry Avenue (APN 018-242-040). The property is designated as Heavy Industrial by the General Plan and is Zoned "HI" Heavy Industrial.

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

It is requested that your comments, if any, be transmitted to this office by February 17, 2017 at 5:00 p.m. Comments can be mailed to the address above or emailed to gdesilva@cityofhanfordca.com. If you have any questions or concerns regarding this project, please call Gabrielle de Silva at (559)585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

Gabrielle de Silva, Associate Planner

I ☑ do ☐ do not have comments regarding this Project

Signature _____ Agency HESD Date 1-31-17

RECEIVED
JAN 31 2017
FISCAL SERVICES

Gabrielle deSilva

From: Hommerding, Troy [Troy.Hommerding@co.kings.ca.us]
Sent: Wednesday, March 29, 2017 10:17 AM
To: Gabrielle deSilva
Subject: RE: Airgas - Health Dept. Comments requested CUP 2016-05
Attachments: 201703290955.pdf

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

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

2. This facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan with our office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559) 584-1411.

3. If above ground tanks for fuel or petroleum products will be stored at this facility, the facility will be subject to the California Aboveground Petroleum Storage Act (APSA) California Health & Safety Code 25270-25270.13 and 40 CFR 112. The act requires the owner/operator to file a storage statement, pay a facility fee, and prepare & implement a federal Spill Prevention Control and Countermeasure (SPCC) plan. Effective January 1, 2008, our agency is the administering agency for the act. Please contact our office at (559) 584-1411 for additional information and assistance in complying with the act.

4. Any hazardous wastes, including used oil, used oil filters, and waste antifreeze generated during the operation of the business must be managed in accordance with Federal, State, and local laws and regulations, including registration with our office as a hazardous waste generator. It is the business owner/operator's responsibility to characterize the wastes to determine if they are hazardous. Please contact us at (559) 584-1411 for assistance.

5. Valley Fever: Coccidiodes immiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Troy Hommerding
Kings County Department of Public Health
Division of Environmental Health
330 Campus Dr.

Name

Prioritization Calculator

Applicability	Use to provide a Prioritization score based on the emission potency method. Entries required in yellow areas, output in grey areas.
Author or updater	Matthew Cegielski *Last Update* October 13, 2016
Facility:	ASP Hanford Ammonia Facility
ID#:	
Project #:	
Unit and Process#	

Operating Hours hr/yr		8,760.00			
Receptor Proximity and Proximity Factors		Cancer Score	Chronic Score	Acute Score	Max Score
0< R<100	1.000	0.00E+00	1.32E-01	3.07E-01	3.07E-01
100≤R<250	0.250	0.00E+00	3.30E-02	7.68E-02	7.68E-02
250≤R<500	0.040	0.00E+00	5.28E-03	1.23E-02	1.23E-02
500≤R<1000	0.011	0.00E+00	1.45E-03	3.38E-03	3.38E-03
1000≤R<1500	0.003	0.00E+00	3.96E-04	9.21E-04	9.21E-04
1500≤R<2000	0.002	0.00E+00	2.64E-04	6.14E-04	6.14E-04
2000<R	0.001	0.00E+00	1.32E-04	3.07E-04	3.07E-04

Receptor proximity is in meters. Priortization scores are calculated by multiplying the total scores summed below by the proximity factors. Record the Max score for your receptor distance. If the substance list for the unit is longer than the number of rows here or if there are multiple processes use additional worksheets and sum the totals of the Max Scores.

0

Enter the unit's CAS# of the substances emitted and their amounts.

Prioritzation score for each substance generated below. Totals on last row.

Substance	CAS#	Annual Emissions (lbs/yr)	Maximum Hourly (lbs/hr)	Average Hourly (lbs/hr)	Cancer	Chronic	Acute
Ammonia	7664417	1.54E+03	6.55E-01	1.76E-01	0.00E+00	1.32E-01	3.07E-01
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				0.00E+00	0.00E+00	0.00E+00	0.00E+00

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

				0.00E+00	0.00E+00	0.00E+00	0.00E+00
				Totals	0.00E+00	1.32E-01	3.07E-01

Use the substance dropdown list in the CAS# Finder to locate CAS# of substances.	
Substance	CAS# Finder
Wood preservatives (containing arsenic and chromate)	1206

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Conditional Use Permit No. 2016-05 (Airgas)

San Joaquin Valley Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Industrial Park	4.00	1000sqft	0.09	4,000.00	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - no demolishion

Demolition - no demolition required

Trips and VMT - no demolition on-site required

Road Dust - percent paved = 45%

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Water Mitigation -

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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	10.00	1.00
tblConstructionPhase	PhaseEndDate	1/2/2018	1/15/2018
tblConstructionPhase	PhaseStartDate	1/2/2018	1/13/2018
tblProjectCharacteristics	OperationalYear	2014	2017
tblTripsAndVMT	WorkerTripNumber	10.00	0.00

2.0 Emissions Summary

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.0879	0.5985	0.4372	6.5000e-004	2.6000e-003	0.0382	0.0408	8.7000e-004	0.0353	0.0361	0.0000	58.8590	58.8590	0.0173	0.0000	59.2230
Total	**0.0879**	**0.5985**	**0.4372**	**6.5000e-004**	**2.6000e-003**	**0.0382**	**0.0408**	**8.7000e-004**	**0.0353**	**0.0361**	**0.0000**	**58.8590**	**58.8590**	**0.0173**	**0.0000**	**59.2230**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.0879	0.5985	0.4372	6.5000e-004	2.6000e-003	0.0382	0.0408	8.7000e-004	0.0353	0.0361	0.0000	58.8589	58.8589	0.0173	0.0000	59.2229
Total	**0.0879**	**0.5985**	**0.4372**	**6.5000e-004**	**2.6000e-003**	**0.0382**	**0.0408**	**8.7000e-004**	**0.0353**	**0.0361**	**0.0000**	**58.8589**	**58.8589**	**0.0173**	**0.0000**	**59.2229**

	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	N20	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

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0184	0.0000	4.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	0.0000	8.0000e-005
Energy	3.9000e-004	3.5400e-003	2.9700e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	16.5773	16.5773	6.6000e-004	1.9000e-004	16.6505
Mobile	0.0188	0.0653	0.2154	3.9000e-004	0.0217	8.8000e-004	0.0226	5.8200e-003	8.1000e-004	6.6300e-003	0.0000	30.7312	30.7312	1.0000e-003	0.0000	30.7523
Waste						0.0000	0.0000		0.0000	0.0000	1.0068	0.0000	1.0068	0.0595	0.0000	2.2564
Water						0.0000	0.0000		0.0000	0.0000	0.2935	1.4323	1.7258	0.0302	7.3000e-004	2.5850
Total	**0.0376**	**0.0689**	**0.2184**	**4.1000e-004**	**0.0217**	**1.1500e-003**	**0.0228**	**5.8200e-003**	**1.0800e-003**	**6.9000e-003**	**1.3003**	**48.7409**	**50.0412**	**0.0914**	**9.2000e-004**	**52.2442**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0184	0.0000	4.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	0.0000	8.0000e-005
Energy	3.9000e-004	3.5400e-003	2.9700e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	16.5773	16.5773	6.6000e-004	1.9000e-004	16.6505
Mobile	0.0188	0.0653	0.2154	3.9000e-004	0.0217	8.8000e-004	0.0226	5.8200e-003	8.1000e-004	6.6300e-003	0.0000	30.7312	30.7312	1.0000e-003	0.0000	30.7523
Waste						0.0000	0.0000		0.0000	0.0000	1.0068	0.0000	1.0068	0.0595	0.0000	2.2564
Water						0.0000	0.0000		0.0000	0.0000	0.2935	1.4323	1.7258	0.0302	7.2000e-004	2.5845
Total	**0.0376**	**0.0689**	**0.2184**	**4.1000e-004**	**0.0217**	**1.1500e-003**	**0.0228**	**5.8200e-003**	**1.0800e-003**	**6.9000e-003**	**1.3003**	**48.7409**	**50.0412**	**0.0914**	**9.1000e-004**	**52.2438**

	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	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	1.09	0.00

3.0 Construction Detail

Construction Phase

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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	1/13/2018	1/15/2018	5	1	
3	Grading	Grading	1/16/2018	1/17/2018	5	2	
4	Building Construction	Building Construction	1/18/2018	6/6/2018	5	100	
5	Paving	Paving	6/7/2018	6/13/2018	5	5	
6	Architectural Coating	Architectural Coating	6/14/2018	6/20/2018	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 6,000; Non-Residential Outdoor: 2,000 (Architectural Coating – sqft)

OffRoad Equipment

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

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	4	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	2.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.1 Mitigation Measures Construction

Reduce Vehicle Speed on Unpaved Roads

Clean Paved Roads

3.2 Demolition - 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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3000e-004	4.6600e-003	4.1700e-003	1.0000e-005		3.1000e-004	3.1000e-004		2.9000e-004	2.9000e-004	0.0000	0.5325	0.5325	1.0000e-004	0.0000	0.5346
Total	**5.3000e-004**	**4.6600e-003**	**4.1700e-003**	**1.0000e-005**	**0.0000**	**3.1000e-004**	**3.1000e-004**	**0.0000**	**2.9000e-004**	**2.9000e-004**	**0.0000**	**0.5325**	**0.5325**	**1.0000e-004**	**0.0000**	**0.5346**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.2 Demolition - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	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
Total	**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**

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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3000e-004	4.6600e-003	4.1700e-003	1.0000e-005		3.1000e-004	3.1000e-004		2.9000e-004	2.9000e-004	0.0000	0.5325	0.5325	1.0000e-004	0.0000	0.5346
Total	**5.3000e-004**	**4.6600e-003**	**4.1700e-003**	**1.0000e-005**	**0.0000**	**3.1000e-004**	**3.1000e-004**	**0.0000**	**2.9000e-004**	**2.9000e-004**	**0.0000**	**0.5325**	**0.5325**	**1.0000e-004**	**0.0000**	**0.5346**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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	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
Total	**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**

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	5.4700e-003	3.5000e-003	0.0000		3.3000e-004	3.3000e-004		3.0000e-004	3.0000e-004	0.0000	0.4257	0.4257	1.3000e-004	0.0000	0.4285
Total	**5.5000e-004**	**5.4700e-003**	**3.5000e-003**	**0.0000**	**2.7000e-004**	**3.3000e-004**	**6.0000e-004**	**3.0000e-005**	**3.0000e-004**	**3.3000e-004**	**0.0000**	**0.4257**	**0.4257**	**1.3000e-004**	**0.0000**	**0.4285**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.3 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0166	0.0166	0.0000	0.0000	0.0166
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0166**	**0.0166**	**0.0000**	**0.0000**	**0.0166**

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					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	5.4700e-003	3.5000e-003	0.0000		3.3000e-004	3.3000e-004		3.0000e-004	3.0000e-004	0.0000	0.4257	0.4257	1.3000e-004	0.0000	0.4285
Total	**5.5000e-004**	**5.4700e-003**	**3.5000e-003**	**0.0000**	**2.7000e-004**	**3.3000e-004**	**6.0000e-004**	**3.0000e-005**	**3.0000e-004**	**3.3000e-004**	**0.0000**	**0.4257**	**0.4257**	**1.3000e-004**	**0.0000**	**0.4285**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.3 Site Preparation - 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	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0166	0.0166	0.0000	0.0000	0.0166
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0166**	**0.0166**	**0.0000**	**0.0000**	**0.0166**

3.4 Grading - 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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0500e-003	9.3200e-003	8.3500e-003	1.0000e-005		6.1000e-004	6.1000e-004		5.9000e-004	5.9000e-004	0.0000	1.0649	1.0649	2.1000e-004	0.0000	1.0692
Total	**1.0500e-003**	**9.3200e-003**	**8.3500e-003**	**1.0000e-005**	**7.5000e-004**	**6.1000e-004**	**1.3600e-003**	**4.1000e-004**	**5.9000e-004**	**1.0000e-003**	**0.0000**	**1.0649**	**1.0649**	**2.1000e-004**	**0.0000**	**1.0692**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.4 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0663	0.0663	0.0000	0.0000	0.0664
Total	**3.0000e-005**	**4.0000e-005**	**3.7000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0663**	**0.0663**	**0.0000**	**0.0000**	**0.0664**

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					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0500e-003	9.3200e-003	8.3500e-003	1.0000e-005		6.1000e-004	6.1000e-004		5.9000e-004	5.9000e-004	0.0000	1.0649	1.0649	2.1000e-004	0.0000	1.0692
Total	**1.0500e-003**	**9.3200e-003**	**8.3500e-003**	**1.0000e-005**	**7.5000e-004**	**6.1000e-004**	**1.3600e-003**	**4.1000e-004**	**5.9000e-004**	**1.0000e-003**	**0.0000**	**1.0649**	**1.0649**	**2.1000e-004**	**0.0000**	**1.0692**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.4 Grading - 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	3.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0663	0.0663	0.0000	0.0000	0.0664
Total	**3.0000e-005**	**4.0000e-005**	**3.7000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0663**	**0.0663**	**0.0000**	**0.0000**	**0.0664**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0539	0.5479	0.3862	5.7000e-004		0.0353	0.0353		0.0325	0.0325	0.0000	51.7208	51.7208	0.0161	0.0000	52.0589
Total	**0.0539**	**0.5479**	**0.3862**	**5.7000e-004**		**0.0353**	**0.0353**		**0.0325**	**0.0325**	**0.0000**	**51.7208**	**51.7208**	**0.0161**	**0.0000**	**52.0589**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.2000e-004	3.9700e-003	6.7600e-003	1.0000e-005	3.3000e-004	7.0000e-005	3.9000e-004	9.0000e-005	6.0000e-005	1.6000e-004	0.0000	1.0413	1.0413	1.0000e-005	0.0000	1.0415
Worker	2.9000e-004	3.8000e-004	3.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.6632	0.6632	3.0000e-005	0.0000	0.6639
Total	**8.1000e-004**	**4.3500e-003**	**0.0104**	**2.0000e-005**	**1.1300e-003**	**8.0000e-005**	**1.2000e-003**	**3.0000e-004**	**7.0000e-005**	**3.8000e-004**	**0.0000**	**1.7045**	**1.7045**	**4.0000e-005**	**0.0000**	**1.7053**

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	0.0539	0.5479	0.3862	5.7000e-004		0.0353	0.0353		0.0325	0.0325	0.0000	51.7208	51.7208	0.0161	0.0000	52.0589
Total	**0.0539**	**0.5479**	**0.3862**	**5.7000e-004**		**0.0353**	**0.0353**		**0.0325**	**0.0325**	**0.0000**	**51.7208**	**51.7208**	**0.0161**	**0.0000**	**52.0589**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.2000e-004	3.9700e-003	6.7600e-003	1.0000e-005	3.3000e-004	7.0000e-005	3.9000e-004	9.0000e-005	6.0000e-005	1.6000e-004	0.0000	1.0413	1.0413	1.0000e-005	0.0000	1.0415
Worker	2.9000e-004	3.8000e-004	3.6800e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.6632	0.6632	3.0000e-005	0.0000	0.6639
Total	**8.1000e-004**	**4.3500e-003**	**0.0104**	**2.0000e-005**	**1.1300e-003**	**8.0000e-005**	**1.2000e-003**	**3.0000e-004**	**7.0000e-005**	**3.8000e-004**	**0.0000**	**1.7045**	**1.7045**	**4.0000e-005**	**0.0000**	**1.7053**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.2700e-003	0.0216	0.0178	3.0000e-005		1.2600e-003	1.2600e-003		1.1700e-003	1.1700e-003	0.0000	2.3909	2.3909	6.7000e-004	0.0000	2.4051
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.2700e-003**	**0.0216**	**0.0178**	**3.0000e-005**		**1.2600e-003**	**1.2600e-003**		**1.1700e-003**	**1.1700e-003**	**0.0000**	**2.3909**	**2.3909**	**6.7000e-004**	**0.0000**	**2.4051**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.7000e-004	1.6600e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2984	0.2984	1.0000e-005	0.0000	0.2988
Total	**1.3000e-004**	**1.7000e-004**	**1.6600e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2984**	**0.2984**	**1.0000e-005**	**0.0000**	**0.2988**

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	2.2700e-003	0.0216	0.0178	3.0000e-005		1.2600e-003	1.2600e-003		1.1700e-003	1.1700e-003	0.0000	2.3909	2.3909	6.7000e-004	0.0000	2.4051
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.2700e-003**	**0.0216**	**0.0178**	**3.0000e-005**		**1.2600e-003**	**1.2600e-003**		**1.1700e-003**	**1.1700e-003**	**0.0000**	**2.3909**	**2.3909**	**6.7000e-004**	**0.0000**	**2.4051**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.7000e-004	1.6600e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2984	0.2984	1.0000e-005	0.0000	0.2988
Total	**1.3000e-004**	**1.7000e-004**	**1.6600e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2984**	**0.2984**	**1.0000e-005**	**0.0000**	**0.2988**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0278					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.5000e-004	5.0100e-003	4.6400e-003	1.0000e-005		3.8000e-004	3.8000e-004		3.8000e-004	3.8000e-004	0.0000	0.6383	0.6383	6.0000e-005	0.0000	0.6396
Total	**0.0286**	**5.0100e-003**	**4.6400e-003**	**1.0000e-005**		**3.8000e-004**	**3.8000e-004**		**3.8000e-004**	**3.8000e-004**	**0.0000**	**0.6383**	**0.6383**	**6.0000e-005**	**0.0000**	**0.6396**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	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
Total	**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**

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	0.0278					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.5000e-004	5.0100e-003	4.6400e-003	1.0000e-005		3.8000e-004	3.8000e-004		3.8000e-004	3.8000e-004	0.0000	0.6383	0.6383	6.0000e-005	0.0000	0.6396
Total	**0.0286**	**5.0100e-003**	**4.6400e-003**	**1.0000e-005**		**3.8000e-004**	**3.8000e-004**		**3.8000e-004**	**3.8000e-004**	**0.0000**	**0.6383**	**0.6383**	**6.0000e-005**	**0.0000**	**0.6396**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	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
Total	**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**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0188	0.0653	0.2154	3.9000e-004	0.0217	8.8000e-004	0.0226	5.8200e-003	8.1000e-004	6.6300e-003	0.0000	30.7312	30.7312	1.0000e-003	0.0000	30.7523
Unmitigated	0.0188	0.0653	0.2154	3.9000e-004	0.0217	8.8000e-004	0.0226	5.8200e-003	8.1000e-004	6.6300e-003	0.0000	30.7312	30.7312	1.0000e-003	0.0000	30.7523

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Industrial Park	27.84	9.96	2.92	56,961	56,961
Total	27.84	9.96	2.92	56,961	56,961

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Industrial Park	9.50	7.30	7.30	59.00	28.00	13.00	79	19	2

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

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	12.7287	12.7287	5.9000e-004	1.2000e-004	12.7785
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	12.7287	12.7287	5.9000e-004	1.2000e-004	12.7785
NaturalGas Mitigated	3.9000e-004	3.5400e-003	2.9700e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	3.8486	3.8486	7.0000e-005	7.0000e-005	3.8720
NaturalGas Unmitigated	3.9000e-004	3.5400e-003	2.9700e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	3.8486	3.8486	7.0000e-005	7.0000e-005	3.8720

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Industrial Park	72120	3.9000e-004	3.5400e-003	2.9700e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	3.8486	3.8486	7.0000e-005	7.0000e-005	3.8720
Total		**3.9000e-004**	**3.5400e-003**	**2.9700e-003**	**2.0000e-005**		**2.7000e-004**	**2.7000e-004**		**2.7000e-004**	**2.7000e-004**	**0.0000**	**3.8486**	**3.8486**	**7.0000e-005**	**7.0000e-005**	**3.8720**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Industrial Park	72120	3.9000e-004	3.5400e-003	2.9700e-003	2.0000e-005		2.7000e-004	2.7000e-004		2.7000e-004	2.7000e-004	0.0000	3.8486	3.8486	7.0000e-005	7.0000e-005	3.8720
Total		**3.9000e-004**	**3.5400e-003**	**2.9700e-003**	**2.0000e-005**		**2.7000e-004**	**2.7000e-004**		**2.7000e-004**	**2.7000e-004**	**0.0000**	**3.8486**	**3.8486**	**7.0000e-005**	**7.0000e-005**	**3.8720**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Industrial Park	44480	12.7287	5.9000e-004	1.2000e-004	12.7785
Total		**12.7287**	**5.9000e-004**	**1.2000e-004**	**12.7785**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Industrial Park	44480	12.7287	5.9000e-004	1.2000e-004	12.7785
Total		**12.7287**	**5.9000e-004**	**1.2000e-004**	**12.7785**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0184	0.0000	4.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	0.0000	8.0000e-005
Unmitigated	0.0184	0.0000	4.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	0.0000	8.0000e-005

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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
	tons/yr										MT/yr					
Architectural Coating	2.7800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0156					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	4.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	0.0000	8.0000e-005
Total	**0.0184**	**0.0000**	**4.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**0.0000**	**8.0000e-005**

Mitigated

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
	tons/yr										MT/yr					
Consumer Products	0.0156					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	4.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	7.0000e-005	7.0000e-005	0.0000	0.0000	8.0000e-005
Architectural Coating	2.7800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0184**	**0.0000**	**4.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**7.0000e-005**	**7.0000e-005**	**0.0000**	**0.0000**	**8.0000e-005**

7.0 Water Detail

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

7.1 Mitigation Measures Water

Use Water Efficient Landscaping

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.7258	0.0302	7.2000e-004	2.5845
Unmitigated	1.7258	0.0302	7.3000e-004	2.5850

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Industrial Park	0.925 / 0	1.7258	0.0302	7.3000e-004	2.5850
Total		**1.7258**	**0.0302**	**7.3000e-004**	**2.5850**

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Industrial Park	0.925 / 0	1.7258	0.0302	7.2000e-004	2.5845
Total		**1.7258**	**0.0302**	**7.2000e-004**	**2.5845**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.0068	0.0595	0.0000	2.2564
Unmitigated	1.0068	0.0595	0.0000	2.2564

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Industrial Park	4.96	1.0068	0.0595	0.0000	2.2564
Total		**1.0068**	**0.0595**	**0.0000**	**2.2564**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Industrial Park	4.96	1.0068	0.0595	0.0000	2.2564
Total		**1.0068**	**0.0595**	**0.0000**	**2.2564**

9.0 Operational Offroad

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

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

10.0 Vegetation

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

SAFETY DATA SHEET

Ammonia

Airgas
an Air Liquide company

Section 1. Identification

GHS product identifier : Ammonia

Chemical name : ammonia, anhydrous

Other means of identification : ammonia; anhydrous ammonia; Aqueous ammonia; Aqua ammonia

Product use : Synthetic/Analytical chemistry.

Synonym : ammonia; anhydrous ammonia; Aqueous ammonia; Aqua ammonia

SDS # : 001003

Supplier's details : Airgas USA, LLC and its affiliates
259 North Radnor-Chester Road
Suite 100
Radnor, PA 19087-5283
1-610-687-5253

24-hour telephone : 1-866-734-3438

Section 2. Hazards identification

OSHA/HCS status : This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).

Classification of the substance or mixture : FLAMMABLE GASES - Category 2
GASES UNDER PRESSURE - Liquefied gas
ACUTE TOXICITY (inhalation) - Category 4
SKIN CORROSION/IRRITATION - Category 1
SERIOUS EYE DAMAGE/ EYE IRRITATION - Category 1
AQUATIC HAZARD (ACUTE) - Category 1

GHS label elements

Hazard pictograms :

Signal word : Danger

Hazard statements : Flammable gas.
Contains gas under pressure; may explode if heated.
May cause frostbite.
May form explosive mixtures in Air.
Harmful if inhaled.
Causes severe skin burns and eye damage.
Very toxic to aquatic life.

Precautionary statements

General : Read and follow all Safety Data Sheets (SDS'S) before use. Close valve after each use and when empty. Use equipment rated for cylinder pressure. Do not open valve until connected to equipment prepared for use. Use a back flow preventative device in the piping. Use only equipment of compatible materials of construction. Always keep container in upright position. Approach suspected leak area with caution.

Prevention : Wear protective gloves. Wear eye or face protection. Wear protective clothing. Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking. Use only outdoors or in a well-ventilated area. Avoid release to the environment. Avoid breathing gas. Wash hands thoroughly after handling.

Section 2. Hazards identification

Response : Collect spillage. IF INHALED: Remove person to fresh air and keep comfortable for breathing. Immediately call a POISON CENTER or physician. IF SWALLOWED: Immediately call a POISON CENTER or physician. Rinse mouth. Do NOT induce vomiting. IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water or shower. Wash contaminated clothing before reuse. Immediately call a POISON CENTER or physician. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a POISON CENTER or physician. Leaking gas fire: Do not extinguish, unless leak can be stopped safely. Eliminate all ignition sources if safe to do so.

Storage : Store locked up. Protect from sunlight when ambient temperature exceeds 52°C/125°F. Store in a well-ventilated place.

Disposal : Dispose of contents and container in accordance with all local, regional, national and international regulations.

Hazards not otherwise classified : Liquid can cause burns similar to frostbite.

Section 3. Composition/information on ingredients

Substance/mixture : Substance

Chemical name : ammonia, anhydrous

Other means of identification : ammonia; anhydrous ammonia; Aqueous ammonia; Aqua ammonia

CAS number/other identifiers

CAS number : 7664-41-7

Product code : 001003

Ingredient name	%	CAS number
ammonia, anhydrous	100	7664-41-7

Any concentration shown as a range is to protect confidentiality or is due to batch variation.

There are no additional ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

Occupational exposure limits, if available, are listed in Section 8.

Section 4. First aid measures

Description of necessary first aid measures

Eye contact : Get medical attention immediately. Call a poison center or physician. Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Chemical burns must be treated promptly by a physician.

Inhalation : Get medical attention immediately. Call a poison center or physician. Remove victim to fresh air and keep at rest in a position comfortable for breathing. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband. In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.

Skin contact : Get medical attention immediately. Call a poison center or physician. Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. To avoid the risk of static discharges and gas ignition, soak contaminated clothing thoroughly with water before removing it. Continue to rinse for at least 10 minutes. In case of contact with liquid, warm frozen tissues slowly with lukewarm water and get medical attention. Do not rub affected area. Chemical burns must be treated promptly by a physician. Wash clothing before reuse. Clean shoes thoroughly before reuse.

2.e

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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Section 4. First aid measures

Ingestion : Get medical attention immediately. Call a poison center or physician. Remove victim to fresh air and keep at rest in a position comfortable for breathing. Chemical burns must be treated promptly by a physician. Ingestion of liquid can cause burns similar to frostbite. If frostbite occurs, get medical attention. Never give anything by mouth to an unconscious person. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband. As this product rapidly becomes a gas when released, refer to the inhalation section.

Most important symptoms/effects, acute and delayed

Potential acute health effects

Eye contact : Causes serious eye damage. Liquid can cause burns similar to frostbite.

Inhalation : Harmful if inhaled.

Skin contact : Causes severe burns. Dermal contact with rapidly evaporating liquid could result in freezing of the tissues or frostbite.

Frostbite : Try to warm up the frozen tissues and seek medical attention.

Ingestion : Ingestion of liquid can cause burns similar to frostbite.

Over-exposure signs/symptoms

Eye contact : Adverse symptoms may include the following:, pain, watering, redness, frostbite

Inhalation : No specific data.

Skin contact : Adverse symptoms may include the following:, pain or irritation, redness, blistering may occur, frostbite

Ingestion : Adverse symptoms may include the following:, frostbite, stomach pains

Indication of immediate medical attention and special treatment needed, if necessary

Notes to physician : In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.

Specific treatments : No specific treatment.

Protection of first-aiders : No action shall be taken involving any personal risk or without suitable training. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. Wash contaminated clothing thoroughly with water before removing it, or wear gloves.

See toxicological information (Section 11)

Section 5. Fire-fighting measures

Extinguishing media

Suitable extinguishing media : Use an extinguishing agent suitable for the surrounding fire.

Unsuitable extinguishing media : None known.

Specific hazards arising from the chemical : Contains gas under pressure. Flammable gas. In a fire or if heated, a pressure increase will occur and the container may burst, with the risk of a subsequent explosion. This material is very toxic to aquatic life. Fire water contaminated with this material must be contained and prevented from being discharged to any waterway, sewer or drain.

Hazardous thermal decomposition products : Decomposition products may include the following materials:
nitrogen oxides

2.e

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Section 5. Fire-fighting measures

Special protective actions for fire-fighters : Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training. Contact supplier immediately for specialist advice. Move containers from fire area if this can be done without risk. Use water spray to keep fire-exposed containers cool. If involved in fire, shut off flow immediately if it can be done without risk. If this is impossible, withdraw from area and allow fire to burn. Fight fire from protected location or maximum possible distance. Eliminate all ignition sources if safe to do so.

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode. For incidents involving large quantities, thermally insulated undergarments and thick textile or leather gloves should be worn.

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

For non-emergency personnel : Accidental releases pose a serious fire or explosion hazard. No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Shut off all ignition sources. No flares, smoking or flames in hazard area. Do not breathe gas. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment.

For emergency responders : If specialised clothing is required to deal with the spillage, take note of any information in Section 8 on suitable and unsuitable materials. See also the information in "For non-emergency personnel".

Environmental precautions : Ensure emergency procedures to deal with accidental gas releases are in place to avoid contamination of the environment. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air). Water polluting material. May be harmful to the environment if released in large quantities. Collect spillage.

Methods and materials for containment and cleaning up

Small spill : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment.

Large spill : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

Section 7. Handling and storage

Precautions for safe handling

Protective measures : Put on appropriate personal protective equipment (see Section 8). Contains gas under pressure. Do not get in eyes or on skin or clothing. Do not breathe gas. Avoid release to the environment. Use only with adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Do not enter storage areas and confined spaces unless adequately ventilated. Store and use away from heat, sparks, open flame or any other ignition source. Empty containers retain product residue and can be hazardous. Do not puncture or incinerate container. Use equipment rated for cylinder pressure. Close valve after each use and when empty. Protect cylinders from physical damage; do not drag, roll, slide, or drop. Use a suitable hand truck for cylinder movement.

Advice on general occupational hygiene : Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. See also Section 8 for additional information on hygiene measures.

Section 7. Handling and storage

Conditions for safe storage, including any incompatibilities : Store in accordance with local regulations. Store in a segregated and approved area. Store away from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10). Store locked up. Eliminate all ignition sources. Keep container tightly closed and sealed until ready for use. Cylinders should be stored upright, with valve protection cap in place, and firmly secured to prevent falling or being knocked over. Cylinder temperatures should not exceed 52 °C (125 °F).
Refer to ANSI/CGA G-2.1, Section 5.13 for electrical classification of anhydrous ammonia storage and handling areas. Where anhydrous ammonia is stored indoors, use electrical (ventilating, lighting and material handling) equipment with the appropriate electrical classification rating and use only non-sparking tools.

Section 8. Exposure controls/personal protection

Control parameters

Occupational exposure limits

Ingredient name	Exposure limits
ammonia, anhydrous	**ACGIH TLV (United States, 3/2015).** STEL: 24 mg/m³ 15 minutes. STEL: 35 ppm 15 minutes. TWA: 17 mg/m³ 8 hours. TWA: 25 ppm 8 hours. **NIOSH REL (United States, 10/2013).** STEL: 27 mg/m³ 15 minutes. STEL: 35 ppm 15 minutes. TWA: 18 mg/m³ 10 hours. TWA: 25 ppm 10 hours. **OSHA PEL (United States, 2/2013).** TWA: 35 mg/m³ 8 hours. TWA: 50 ppm 8 hours. **OSHA PEL 1989 (United States, 3/1989).** STEL: 27 mg/m³ 15 minutes. STEL: 35 ppm 15 minutes.

Appropriate engineering controls : Use only with adequate ventilation. Use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits. The engineering controls also need to keep gas, vapor or dust concentrations below any lower explosive limits. Use ventilation equipment with the appropriate electrical classification rating.

Environmental exposure controls : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

Individual protection measures

Hygiene measures : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing. Ensure that eyewash stations and safety showers are close to the workstation location.

Eye/face protection : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists, gases or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: chemical splash goggles and/ or face shield. If inhalation hazards exist, a full-face respirator may be required instead.

Skin protection

Section 8. Exposure controls/personal protection

Hand protection : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary. If contact with the liquid is possible, insulated gloves suitable for low temperatures should be worn. Considering the parameters specified by the glove manufacturer, check during use that the gloves are still retaining their protective properties. It should be noted that the time to breakthrough for any glove material may be different for different glove manufacturers. In the case of mixtures, consisting of several substances, the protection time of the gloves cannot be accurately estimated.

Body protection : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product. When there is a risk of ignition from static electricity, wear anti-static protective clothing. For the greatest protection from static discharges, clothing should include anti-static overalls, boots and gloves.

Other skin protection : Appropriate footwear and any additional skin protection measures should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Respiratory protection : Use a properly fitted, air-purifying or air-fed respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

Section 9. Physical and chemical properties

Appearance

Physical state : Gas. [Liquefied gas]

Color : Colorless.

Molecular weight : 17.03 g/mole

Molecular formula : H3-N

Boiling/condensation point : -33°C (-27.4°F)

Melting/freezing point : -77.7°C (-107.9°F)

Critical temperature : 132.85°C (271.1°F)

Odor : Pungent.

Odor threshold : Not available.

pH : Not available.

Flash point : Not available.

Burning time : Not applicable.

Burning rate : Not applicable.

Evaporation rate : Not available.

Flammability (solid, gas) : Extremely flammable in the presence of the following materials or conditions: oxidizing materials.

Lower and upper explosive (flammable) limits : Lower: 15%
Upper: 28%

Vapor pressure : 114.1 (psig)

Vapor density : 0.59 (Air = 1)

Specific Volume (ft^3/lb) : 22.7273

Gas Density (lb/ft^3) : 0.044

Relative density : Not applicable.

Solubility : Not available

Solubility in water : 540 g/l

Partition coefficient: n-octanol/water : Not available.

Auto-ignition temperature : 651°C (1203.8°F)

Decomposition temperature : Not available.

Section 9. Physical and chemical properties

SADT : Not available.

Viscosity : Not applicable.

Physical/chemical properties comments : SPECIFIC GRAVITY (AIR=1): @ 70°F (21.1°C) = 0.59
PH: Approx. 11.6 for 1 N Sol'n. in water

Section 10. Stability and reactivity

Reactivity : No specific test data related to reactivity available for this product or its ingredients.

Chemical stability : The product is stable.

Possibility of hazardous reactions : Under normal conditions of storage and use, hazardous reactions will not occur.

Conditions to avoid : Avoid all possible sources of ignition (spark or flame). Do not pressurize, cut, weld, braze, solder, drill, grind or expose containers to heat or sources of ignition.

Incompatible materials : Oxidizers

Hazardous decomposition products : Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Hazardous polymerization : Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Information on toxicological effects

Acute toxicity

Product/ingredient name	Result	Species	Dose	Exposure
ammonia, anhydrous	LC50 Inhalation Gas.	Rat	7338 ppm	1 hours

IDLH : 300 ppm

Irritation/Corrosion

Not available.

Sensitization

Not available.

Mutagenicity

Not available.

Carcinogenicity

Not available.

Reproductive toxicity

Not available.

Teratogenicity

Not available.

Specific target organ toxicity (single exposure)

Not available.

Specific target organ toxicity (repeated exposure)

Not available.

Aspiration hazard

2.e

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Section 11. Toxicological information

Not available.

Information on the likely routes of exposure : Not available.

Potential acute health effects

Eye contact : Causes serious eye damage. Liquid can cause burns similar to frostbite.

Inhalation : Harmful if inhaled.

Skin contact : Causes severe burns. Dermal contact with rapidly evaporating liquid could result in freezing of the tissues or frostbite.

Ingestion : Ingestion of liquid can cause burns similar to frostbite.

Symptoms related to the physical, chemical and toxicological characteristics

Eye contact : Adverse symptoms may include the following:, pain, watering, redness, frostbite

Inhalation : No specific data.

Skin contact : Adverse symptoms may include the following:, pain or irritation, redness, blistering may occur, frostbite

Ingestion : Adverse symptoms may include the following:, frostbite, stomach pains

Delayed and immediate effects and also chronic effects from short and long term exposure

Short term exposure

Potential immediate effects : Not available.

Potential delayed effects : Not available.

Long term exposure

Potential immediate effects : Not available.

Potential delayed effects : Not available.

Potential chronic health effects

Not available.

General : No known significant effects or critical hazards.

Carcinogenicity : No known significant effects or critical hazards.

Mutagenicity : No known significant effects or critical hazards.

Teratogenicity : No known significant effects or critical hazards.

Developmental effects : No known significant effects or critical hazards.

Fertility effects : No known significant effects or critical hazards.

Numerical measures of toxicity

Acute toxicity estimates

Not available.

Other information : IDLH : 300 ppm

2.e

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Section 12. Ecological information

Toxicity

Product/ingredient name	Result	Species	Exposure
ammonia, anhydrous	Acute EC50 29.2 mg/l Marine water	Algae - Ulva fasciata - Zoea	96 hours
	Acute LC50 2080 µg/l Fresh water	Crustaceans - Gammarus pulex	48 hours
	Acute LC50 0.53 ppm Fresh water	Daphnia - Daphnia magna	48 hours
	Acute LC50 300 µg/l Fresh water	Fish - Hypophthalmichthys nobilis	96 hours
	Chronic NOEC 0.204 mg/l Marine water	Fish - Dicentrarchus labrax	62 days

Persistence and degradability

Not available.

Bioaccumulative potential

Not available.

Mobility in soil

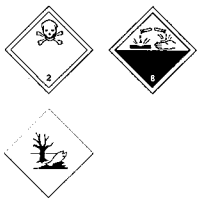
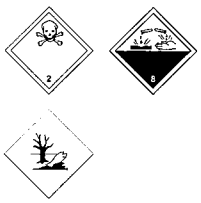
Soil/water partition coefficient (K_{OC}) : Not available.

Other adverse effects : No known significant effects or critical hazards.

Section 13. Disposal considerations

Disposal methods : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Empty Airgas-owned pressure vessels should be returned to Airgas. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Empty containers or liners may retain some product residues. Do not puncture or incinerate container.

Section 14. Transport information

	DOT	TDG	Mexico	IMDG	IATA
UN number	UN1005	UN1005	UN1005	UN1005	UN1005
UN proper shipping name	AMMONIA, ANHYDROUS	AMMONIA, ANHYDROUS; OR ANHYDROUS AMMONIA	AMMONIA, ANHYDROUS	AMMONIA, ANHYDROUS	AMMONIA, ANHYDROUS
Transport hazard class(es)	2.2	2.3 (8) 	2.3 (8)	2.3 (8) 	2.3 (8)
Packing group	-	-	-	-	-
Environment	No.	No.	No.	Yes.	No.

Section 14. Transport information

Additional information	Inhalation hazard This product is not regulated as a marine pollutant when transported on inland waterways in sizes of ≤5 L or ≤5 kg or by road, rail, or inland air in non-bulk sizes, provided the packagings meet the general provisions of §§ 173.24 and 173.24a. **Reportable quantity** 100 lbs / 45.4 kg Package sizes shipped in quantities less than the product reportable quantity are not subject to the RQ (reportable quantity) transportation requirements. **Limited quantity** Yes. **Packaging instruction** **Passenger aircraft** Quantity limitation: Forbidden. **Cargo aircraft** Quantity limitation: Forbidden. **Special provisions** 13,T50	Product classified as per the following sections of the Transportation of Dangerous Goods Regulations: 2.13-2.17 (Class 2), 2.40-2.42 (Class 8), 2.7 (Marine pollutant mark). The marine pollutant mark is not required when transported by road or rail. **Explosive Limit and Limited Quantity Index** 0 **ERAP Index** 3000 **Passenger Carrying Ship Index** Forbidden **Passenger Carrying Road or Rail Index** Forbidden **Special provisions**	Toxic Inhalation Hazard Zone D	The marine pollutant mark is not required when transported in sizes of ≤5 L or ≤5 kg.	The environmentally hazardous substance mark may appear if required by other transportation regulations. **Passenger and Cargo Aircraft**Quantity limitation: 0 Forbidden **Cargo Aircraft Only** Quantity limitation: Forbidden

"Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product."

Special precautions for user : **Transport within user's premises:** always transport in closed containers that are upright and secure. Ensure that persons transporting the product know what to do in the event of an accident or spillage.

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code : Not available.

Section 15. Regulatory information

U.S. Federal regulations : **TSCA 8(a) CDR Exempt/Partial exemption**: Not determined

United States inventory (TSCA 8b): This material is listed or exempted.

Clean Water Act (CWA) 311: ammonia, anhydrous

Clean Air Act (CAA) 112 regulated toxic substances: ammonia, anhydrous

Clean Air Act Section 112 (b) Hazardous Air Pollutants (HAPs) : Not listed

Clean Air Act Section 602 Class I Substances : Not listed

Clean Air Act Section 602 Class II Substances : Not listed

DEA List I Chemicals (Precursor Chemicals) : Not listed

Section 15. Regulatory information

DEA List II Chemicals (Essential Chemicals) : Not listed

SARA 302/304

Composition/information on ingredients

Name	%	EHS	SARA 302 TPQ		SARA 304 RQ	
			(lbs)	(gallons)	(lbs)	(gallons)
ammonia, anhydrous	100	Yes.	500	-	100	-

SARA 304 RQ : 100 lbs / 45.4 kg

SARA 311/312

Classification : Fire hazard
Sudden release of pressure
Immediate (acute) health hazard

Composition/information on ingredients

Name	%	Fire hazard	Sudden release of pressure	Reactive	Immediate (acute) health hazard	Delayed (chronic) health hazard
ammonia, anhydrous	100	Yes.	Yes.	No.	Yes.	No.

SARA 313

	Product name	CAS number	%
Form R - Reporting requirements	ammonia, anhydrous	7664-41-7	100
Supplier notification	ammonia, anhydrous	7664-41-7	100

SARA 313 notifications must not be detached from the SDS and any copying and redistribution of the SDS shall include copying and redistribution of the notice attached to copies of the SDS subsequently redistributed.

State regulations

Massachusetts : This material is listed.
New York : This material is listed.
New Jersey : This material is listed.
Pennsylvania : This material is listed.

International regulations

International lists

National inventory

Australia : This material is listed or exempted.
Canada : This material is listed or exempted.
China : This material is listed or exempted.
Europe : This material is listed or exempted.
Japan : This material is listed or exempted.
Malaysia : This material is listed or exempted.
New Zealand : This material is listed or exempted.
Philippines : This material is listed or exempted.
Republic of Korea : This material is listed or exempted.
Taiwan : This material is listed or exempted.

Canada

WHMIS (Canada) : Class A: Compressed gas.
Class B-1: Flammable gas.
Class D-1A: Material causing immediate and serious toxic effects (Very toxic).
Class E: Corrosive material

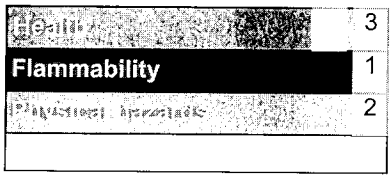
Section 15. Regulatory information

CEPA Toxic substances: This material is listed.
Canadian ARET: This material is not listed.
Canadian NPRI: This material is listed.
Alberta Designated Substances: This material is not listed.
Ontario Designated Substances: This material is not listed.
Quebec Designated Substances: This material is not listed.

Section 16. Other information

Canada Label requirements : Class A: Compressed gas.
Class B-1: Flammable gas.
Class D-1A: Material causing immediate and serious toxic effects (Very toxic).
Class E: Corrosive material

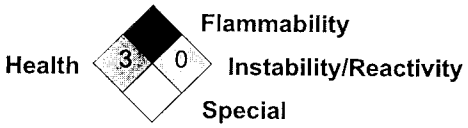
Hazardous Material Information System (U.S.A.)



Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks Although HMIS® ratings are not required on SDSs under 29 CFR 1910. 1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered mark of the National Paint & Coatings Association (NPCA). HMIS® materials may be purchased exclusively from J. J. Keller (800) 327-6868.

The customer is responsible for determining the PPE code for this material.

National Fire Protection Association (U.S.A.)



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Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

Procedure used to derive the classification

Classification	Justification
Flam. Gas 2, H221	Expert judgment
Press. Gas Liq. Gas, H280	Expert judgment
Acute Tox. 4, H332	Expert judgment
Skin Corr. 1, H314	Expert judgment
Eye Dam. 1, H318	Expert judgment
Aquatic Acute 1, H400	Expert judgment

History

Date of printing : 1/5/2017

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Version : 0.09

2.e

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Packet Pg. 217

Section 16. Other information

Key to abbreviations : ATE = Acute Toxicity Estimate
BCF = Bioconcentration Factor
GHS = Globally Harmonized System of Classification and Labelling of Chemicals
IATA = International Air Transport Association
IBC = Intermediate Bulk Container
IMDG = International Maritime Dangerous Goods
LogPow = logarithm of the octanol/water partition coefficient
MARPOL 73/78 = International Convention for the Prevention of Pollution From Ships, 1973 as modified by the Protocol of 1978. ("Marpol" = marine pollution)
UN = United Nations

References : Not available.

▽ Indicates information that has changed from previously issued version.

Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.
Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

SAFETY DATA SHEET

Aqua Ammonia (20-30%)

Airgas
an Air Liquide company

Section 1. Identification

GHS product identifier : Aqua Ammonia (20-30%)

Other means of identification : Aqua Ammonia, Ammonium Hydroxide

Product use : Synthetic/Analytical chemistry.

Synonym : Aqua Ammonia, Ammonium Hydroxide

SDS # : 001195

Supplier's details : Airgas USA, LLC and its affiliates
259 North Radnor-Chester Road
Suite 100
Radnor, PA 19087-5283
1-610-687-5253

24-hour telephone : 1-866-734-3438

Section 2. Hazards identification

OSHA/HCS status : This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).

Classification of the substance or mixture : SKIN CORROSION/IRRITATION - Category 1B
SPECIFIC TARGET ORGAN TOXICITY (SINGLE EXPOSURE) (Respiratory tract irritation) - Category 3
AQUATIC HAZARD (ACUTE) - Category 1

GHS label elements

Hazard pictograms :

Signal word : Danger

Hazard statements : May displace oxygen and cause rapid suffocation.
Causes severe skin burns and eye damage.
May cause respiratory irritation.
Very toxic to aquatic life.

Precautionary statements

General : Read label before use. Keep out of reach of children. If medical advice is needed, have product container or label at hand.

Prevention : Wear protective gloves. Wear eye or face protection. Wear protective clothing. Use only outdoors or in a well-ventilated area. Avoid release to the environment. Avoid breathing vapor. Wash hands thoroughly after handling.

Response : Collect spillage. IF INHALED: Remove person to fresh air and keep comfortable for breathing. Immediately call a POISON CENTER or physician. IF SWALLOWED: Immediately call a POISON CENTER or physician. Rinse mouth. Do NOT induce vomiting. IF ON SKIN (or hair): Take off immediately all contaminated clothing. Rinse skin with water or shower. Wash contaminated clothing before reuse. Immediately call a POISON CENTER or physician. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a POISON CENTER or physician.

Storage : Store locked up.

Disposal : Dispose of contents and container in accordance with all local, regional, national and international regulations.

Hazards not otherwise classified : None known.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Section 3. Composition/information on ingredients

Substance/mixture : Mixture

Other means of identification : Aqua Ammonia, Ammonium Hydroxide

CAS number/other identifiers

CAS number : Not applicable.

Product code : 001195

Ingredient name	%	CAS number
Aqua Ammonia	100	1336-21-6
WATER	70 - 80	7732-18-5
ammonia, anhydrous	20 - 30	7664-41-7

Any concentration shown as a range is to protect confidentiality or is due to batch variation.

There are no additional ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

Occupational exposure limits, if available, are listed in Section 8.

Section 4. First aid measures

Description of necessary first aid measures

Eye contact : Get medical attention immediately. Call a poison center or physician. Immediately flush eyes with plenty of water, occasionally lifting the upper and lower eyelids. Check for and remove any contact lenses. Continue to rinse for at least 10 minutes. Chemical burns must be treated promptly by a physician.

Inhalation : Get medical attention immediately. Call a poison center or physician. Remove victim to fresh air and keep at rest in a position comfortable for breathing. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband. In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.

Skin contact : Get medical attention immediately. Call a poison center or physician. Flush contaminated skin with plenty of water. Remove contaminated clothing and shoes. Wash contaminated clothing thoroughly with water before removing it, or wear gloves. Continue to rinse for at least 10 minutes. Chemical burns must be treated promptly by a physician. Wash clothing before reuse. Clean shoes thoroughly before reuse.

Ingestion : Get medical attention immediately. Call a poison center or physician. Wash out mouth with water. Remove dentures if any. Remove victim to fresh air and keep at rest in a position comfortable for breathing. If material has been swallowed and the exposed person is conscious, give small quantities of water to drink. Stop if the exposed person feels sick as vomiting may be dangerous. Do not induce vomiting unless directed to do so by medical personnel. If vomiting occurs, the head should be kept low so that vomit does not enter the lungs. Chemical burns must be treated promptly by a physician. Never give anything by mouth to an unconscious person. If unconscious, place in recovery position and get medical attention immediately. Maintain an open airway. Loosen tight clothing such as a collar, tie, belt or waistband.

Most important symptoms/effects, acute and delayed

Potential acute health effects

Eye contact : No known significant effects or critical hazards.

Inhalation : May cause respiratory irritation.

Skin contact : Causes severe burns.

Frostbite : Try to warm up the frozen tissues and seek medical attention.

Aqua Ammonia (20-30%)

Section 4. First aid measures

Ingestion : No known significant effects or critical hazards.

Over-exposure signs/symptoms

Eye contact : Adverse symptoms may include the following:, pain, watering, redness

Inhalation : Adverse symptoms may include the following:, respiratory tract irritation, coughing

Skin contact : Adverse symptoms may include the following:, pain or irritation, redness, blistering may occur

Ingestion : Adverse symptoms may include the following:, stomach pains

Indication of immediate medical attention and special treatment needed, if necessary

Notes to physician : In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.

Specific treatments : No specific treatment.

Protection of first-aiders : No action shall be taken involving any personal risk or without suitable training. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. Wash contaminated clothing thoroughly with water before removing it, or wear gloves.

See toxicological information (Section 11)

Section 5. Fire-fighting measures

Extinguishing media

Suitable extinguishing media : Use an extinguishing agent suitable for the surrounding fire.

Unsuitable extinguishing media : None known.

Specific hazards arising from the chemical : In a fire or if heated, a pressure increase will occur and the container may burst. This material is very toxic to aquatic life. Fire water contaminated with this material must be contained and prevented from being discharged to any waterway, sewer or drain.

Hazardous thermal decomposition products : Decomposition products may include the following materials:
nitrogen oxides

Special protective actions for fire-fighters : Promptly isolate the scene by removing all persons from the vicinity of the incident if there is a fire. No action shall be taken involving any personal risk or without suitable training.

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

Section 6. Accidental release measures

Personal precautions, protective equipment and emergency procedures

For non-emergency personnel : No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Do not breathe vapor or mist. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment.

For emergency responders : If specialised clothing is required to deal with the spillage, take note of any information in Section 8 on suitable and unsuitable materials. See also the information in "For non-emergency personnel".

Environmental precautions : Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air). Water polluting material. May be harmful to the environment if released in large quantities. Collect spillage.

Section 6. Accidental release measures

Methods and materials for containment and cleaning up

Small spill : Stop leak if without risk. Move containers from spill area. Dilute with water and mop up if water-soluble. Alternatively, or if water-insoluble, absorb with an inert dry material and place in an appropriate waste disposal container. Dispose of via a licensed waste disposal contractor.

Large spill : Stop leak if without risk. Move containers from spill area. Approach release from upwind. Prevent entry into sewers, water courses, basements or confined areas. Wash spillages into an effluent treatment plant or proceed as follows. Contain and collect spillage with non-combustible, absorbent material e.g. sand, earth, vermiculite or diatomaceous earth and place in container for disposal according to local regulations (see Section 13). Dispose of via a licensed waste disposal contractor. Contaminated absorbent material may pose the same hazard as the spilled product. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

Section 7. Handling and storage

Precautions for safe handling

Protective measures : Put on appropriate personal protective equipment (see Section 8). Do not get in eyes or on skin or clothing. Do not breathe vapor or mist. Do not ingest. Avoid release to the environment. Use only with adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Keep in the original container or an approved alternative made from a compatible material, kept tightly closed when not in use. Empty containers retain product residue and can be hazardous. Do not reuse container.

Advice on general occupational hygiene : Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. See also Section 8 for additional information on hygiene measures.

Conditions for safe storage, including any incompatibilities : Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10) and food and drink. Store locked up. Keep container tightly closed and sealed until ready for use. Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabeled containers. Use appropriate containment to avoid environmental contamination.

Section 8. Exposure controls/personal protection

Control parameters

Occupational exposure limits

Ingredient name	Exposure limits
Aqua Ammonia WATER ammonia, anhydrous	None. None. **ACGIH TLV (United States, 3/2016).** STEL: 24 mg/m³ 15 minutes. STEL: 35 ppm 15 minutes. TWA: 17 mg/m³ 8 hours. TWA: 25 ppm 8 hours. **NIOSH REL (United States, 10/2013).** STEL: 27 mg/m³ 15 minutes. STEL: 35 ppm 15 minutes. TWA: 18 mg/m³ 10 hours. TWA: 25 ppm 10 hours. **OSHA PEL (United States, 2/2013).** TWA: 35 mg/m³ 8 hours. TWA: 50 ppm 8 hours. **OSHA PEL 1989 (United States, 3/1989).** STEL: 27 mg/m³ 15 minutes. STEL: 35 ppm 15 minutes.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Section 8. Exposure controls/personal protection

Appropriate engineering controls : Use only with adequate ventilation. If user operations generate dust, fumes, gas, vapor or mist, use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits.

Environmental exposure controls : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

Individual protection measures

Hygiene measures : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing. Ensure that eyewash stations and safety showers are close to the workstation location.

Eye/face protection : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists, gases or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: chemical splash goggles and/or face shield. If inhalation hazards exist, a full-face respirator may be required instead.

Skin protection

Hand protection : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary. Considering the parameters specified by the glove manufacturer, check during use that the gloves are still retaining their protective properties. It should be noted that the time to breakthrough for any glove material may be different for different glove manufacturers. In the case of mixtures, consisting of several substances, the protection time of the gloves cannot be accurately estimated.

Body protection : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Other skin protection : Appropriate footwear and any additional skin protection measures should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Respiratory protection : Use a properly fitted, air-purifying or air-fed respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

Section 9. Physical and chemical properties

Appearance

Physical state : Liquid.

Color : Clear.

Boiling/condensation point : Lowest known value: 38°C (100.4°F) (ammonia). Weighted average: 65.56°C (150°F)

Melting/freezing point : -35°F (20% solution) to -115°F(30% solution)

Critical temperature : Not available.

Odor : Pungent.

Odor threshold : Not available.

pH : Approx. 11.6 for 1 N Sol'n. in water

Flash point : Not available.

Burning time : Not applicable.

Burning rate : Not applicable.

Evaporation rate : Not available.

Flammability (solid, gas) : Not available.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Section 9. Physical and chemical properties

Lower and upper explosive (flammable) limits : Lower: 16%
Upper: 25%

Vapor pressure : 720 mm Hg @ 80°F(30% Sol'n.)

Vapor density : Highest known value: 0.6 to 1.2 (Air = 1) (ammonia).

Gas Density (lb/ft ^{3}) : Weighted average: 0.24

Relative density : Not available.

Solubility : Not available.

Solubility in water : Complete

Partition coefficient: n-octanol/water : Not available.

Auto-ignition temperature : Not available.

Decomposition temperature : Not available.

SADT : Not available.

Viscosity : Not available.

Section 10. Stability and reactivity

Reactivity : No specific test data related to reactivity available for this product or its ingredients.

Chemical stability : The product is stable.

Possibility of hazardous reactions : Under normal conditions of storage and use, hazardous reactions will not occur.

Conditions to avoid : No specific data.

Incompatible materials : No specific data.

Hazardous decomposition products : Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Hazardous polymerization : Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Information on toxicological effects

Acute toxicity

Product/ingredient name	Result	Species	Dose	Exposure
Aqua Ammonia ammonia, anhydrous	LD50 Oral LC50 Inhalation Gas.	Rat Rat	350 mg/kg 7338 ppm	- 1 hours

Irritation/Corrosion

Product/ingredient name	Result	Species	Score	Exposure	Observation
Aqua Ammonia	Eyes - Severe irritant Eyes - Severe irritant	Rabbit Rabbit	- -	250 Micrograms 0.5 minutes 1 milligrams	- -

Sensitization

Not available.

Mutagenicity

Not available.

Section 11. Toxicological information

Carcinogenicity

Not available.

Reproductive toxicity

Not available.

Teratogenicity

Not available.

Specific target organ toxicity (single exposure)

Name	Category	Route of exposure	Target organs
Aqua Ammonia	Category 3	Not applicable.	Respiratory tract irritation

Specific target organ toxicity (repeated exposure)

Not available.

Aspiration hazard

Not available.

Information on the likely routes of exposure : Not available.

Potential acute health effects

Eye contact : No known significant effects or critical hazards.

Inhalation : May cause respiratory irritation.

Skin contact : Causes severe burns.

Ingestion : No known significant effects or critical hazards.

Symptoms related to the physical, chemical and toxicological characteristics

Eye contact : Adverse symptoms may include the following:, pain, watering, redness

Inhalation : Adverse symptoms may include the following:, respiratory tract irritation, coughing

Skin contact : Adverse symptoms may include the following:, pain or irritation, redness, blistering may occur

Ingestion : Adverse symptoms may include the following:, stomach pains

Delayed and immediate effects and also chronic effects from short and long term exposure

Short term exposure

Potential immediate effects : Not available.

Potential delayed effects : Not available.

Long term exposure

Potential immediate effects : Not available.

Potential delayed effects : Not available.

Potential chronic health effects

Not available.

General : No known significant effects or critical hazards.

Carcinogenicity : No known significant effects or critical hazards.

Mutagenicity : No known significant effects or critical hazards.

Teratogenicity : No known significant effects or critical hazards.

Developmental effects : No known significant effects or critical hazards.

Fertility effects : No known significant effects or critical hazards.

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Section 11. Toxicological information

Numerical measures of toxicity

Acute toxicity estimates

Not available.

Section 12. Ecological information

Toxicity

Product/ingredient name	Result	Species	Exposure
Aqua Ammonia ammonia, anhydrous	Acute LC50 37 ppm Fresh water Acute EC50 29.2 mg/l Marine water Acute LC50 2080 µg/l Fresh water Acute LC50 0.53 ppm Fresh water Acute LC50 300 µg/l Fresh water Chronic NOEC 0.204 mg/l Marine water	Fish - Gambusia affinis - Adult Algae - Ulva fasciata - Zoea Crustaceans - Gammarus pulex Daphnia - Daphnia magna Fish - Hypophthalmichthys nobilis Fish - Dicentrarchus labrax	96 hours 96 hours 48 hours 48 hours 96 hours 62 days

Persistence and degradability

Not available.

Bioaccumulative potential

Product/ingredient name	$LogP_{ow}$	BCF	Potential
WATER	-1.38	-	low

Mobility in soil

Soil/water partition coefficient (K_{OC}) : Not available.

Other adverse effects : No known significant effects or critical hazards.

Section 13. Disposal considerations

Disposal methods : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Care should be taken when handling emptied containers that have not been cleaned or rinsed out. Empty containers or liners may retain some product residues. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Section 14. Transport information

Aqua Ammonia (20-30%)

Section 14. Transport information

	DOT	TDG	Mexico	IMDG	IATA
UN number	UN2672	UN2672	UN2672	UN2672	UN2672
UN proper shipping name	Ammonium Hydroxide or Ammonia solutions	AMMONIA SOLUTION	AMMONIA SOLUTION	AMMONIA SOLUTION	Ammonia solution
Transport hazard class(es)	8	8	8	8	8
Packing group	III	III	III	III	III
Environment	No.	No.	No.	Yes.	No.
Additional information	This product is not regulated as a marine pollutant when transported on inland waterways in sizes of ≤5 L or ≤5 kg or by road, rail, or inland air in non-bulk sizes, provided the packagings meet the general provisions of §§ 173.24 and 173.24a. **Reportable quantity** 1000 lbs / 454 kg Package sizes shipped in quantities less than the product reportable quantity are not subject to the RQ (reportable quantity) transportation requirements.	Product classified as per the following sections of the Transportation of Dangerous Goods Regulations: 2.40-2.42 (Class 8), 2.7 (Marine pollutant mark). The marine pollutant mark is not required when transported by road or rail.	-	The marine pollutant mark is not required when transported in sizes of ≤5 L or ≤5 kg.	The environmentally hazardous substance mark may appear if required by other transportation regulations.

"Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product."

Special precautions for user : **Transport within user's premises:** always transport in closed containers that are upright and secure. Ensure that persons transporting the product know what to do in the event of an accident or spillage.

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code : Not available.

Section 15. Regulatory information

U.S. Federal regulations : **TSCA 8(a) CDR Exempt/Partial exemption**: Not determined

United States inventory (TSCA 8b): All components are listed or exempted.

Clean Water Act (CWA) 311: ammonia; ammonia, anhydrous

Clean Air Act (CAA) 112 regulated toxic substances: ammonia, anhydrous

Clean Air Act Section 112 (b) Hazardous Air Pollutants (HAPs) : Not listed

Clean Air Act Section 602 Class I Substances : Not listed

Clean Air Act Section 602 Class II Substances : Not listed

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

Section 15. Regulatory information

DEA List I Chemicals (Precursor Chemicals) : Not listed

DEA List II Chemicals (Essential Chemicals) : Not listed

SARA 302/304

Composition/information on ingredients

Name	%	EHS	SARA 302 TPQ		SARA 304 RQ	
			(lbs)	(gallons)	(lbs)	(gallons)
ammonia, anhydrous	20 - 30	Yes.	500	-	100	-

SARA 304 RQ : 333.3 lbs / 151.3 kg

SARA 311/312

Classification : Immediate (acute) health hazard

Composition/information on ingredients

Name	%	Fire hazard	Sudden release of pressure	Reactive	Immediate (acute) health hazard	Delayed (chronic) health hazard
Aqua Ammonia ammonia, anhydrous	100 20 - 30	No. Yes.	No. Yes.	No. No.	Yes. Yes.	No. No.

SARA 313

	Product name	CAS number	%
Form R - Reporting requirements	ammonia ammonia, anhydrous	1336-21-6 7664-41-7	100 20 - 30
Supplier notification	ammonia ammonia, anhydrous	1336-21-6 7664-41-7	100 20 - 30

SARA 313 notifications must not be detached from the SDS and any copying and redistribution of the SDS shall include copying and redistribution of the notice attached to copies of the SDS subsequently redistributed.

State regulations

Massachusetts : The following components are listed: AMMONIUM HYDROXIDE; AMMONIUM WATER; AMMONIA; AMMONIA, ANHYDROUS

New York : The following components are listed: Ammonium hydroxide; Ammonia

New Jersey : The following components are listed: AMMONIUM HYDROXIDE; AMMONIA

Pennsylvania : The following components are listed: AMMONIUM HYDROXIDE; AMMONIA

International regulations

International lists

National inventory

Australia : All components are listed or exempted.

Canada : All components are listed or exempted.

China : All components are listed or exempted.

Europe : All components are listed or exempted.

Japan : All components are listed or exempted.

Malaysia : All components are listed or exempted.

New Zealand : All components are listed or exempted.

Philippines : All components are listed or exempted.

Republic of Korea : All components are listed or exempted.

Taiwan : All components are listed or exempted.

Canada

Aqua Ammonia (20-30%)

Section 15. Regulatory information

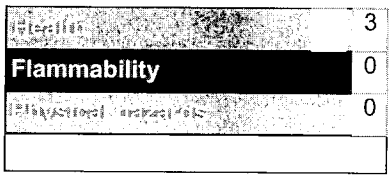
WHMIS (Canada) : Class D-1A: Material causing immediate and serious toxic effects (Very toxic).
Class E: Corrosive material

CEPA Toxic substances: The following components are listed: Ammonia dissolved in water
Canadian ARET: None of the components are listed.
Canadian NPRI: The following components are listed: Ammonia (total); Ammonia (total)
Alberta Designated Substances: None of the components are listed.
Ontario Designated Substances: None of the components are listed.
Quebec Designated Substances: None of the components are listed.

Section 16. Other information

Canada Label requirements : Class D-1A: Material causing immediate and serious toxic effects (Very toxic).
Class E: Corrosive material

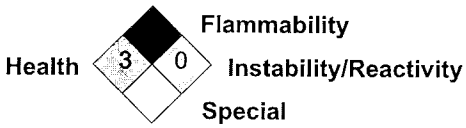
Hazardous Material Information System (U.S.A.)



Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks Although HMIS® ratings are not required on SDSs under 29 CFR 1910. 1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered mark of the National Paint & Coatings Association (NPCA). HMIS® materials may be purchased exclusively from J. J. Keller (800) 327-6868.

The customer is responsible for determining the PPE code for this material.

National Fire Protection Association (U.S.A.)



Reprinted with permission from NFPA 704-2001, Identification of the Hazards of Materials for Emergency Response Copyright ©1997, National Fire Protection Association, Quincy, MA 02269. This reprinted material is not the complete and official position of the National Fire Protection Association, on the referenced subject which is represented only by the standard in its entirety.

Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

Procedure used to derive the classification

Classification	Justification
Skin Corr. 1B, H314 STOT SE 3, H335 Aquatic Acute 1, H400	Expert judgment Calculation method Calculation method

History

Date of printing : 12/20/2016

Date of issue/Date of revision : 12/20/2016

Date of previous issue : 12/20/2016

Version : 0.06

Attachment: Exhibit C -Environmental Analysis (1946 : Airgas - Conditional Use Permit 2016-05)

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LogPow = logarithm of the octanol/water partition coefficient
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References : Not available.

☑ Indicates information that has changed from previously issued version.

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Mitigation Monitoring and Reporting Program
Airgas Specialty Products, Inc, Conditional Use Permit No. 2016-05

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	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.	Applicant
AIR QUALITY			
Mitigation Measure: Air Quality 1 and 2	a) Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the applicant abides by the conditions of approval pertaining to emission reduction for construction activities, before and during construction, and relating to fugitive dust. 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 industrial businesses.	Applicant to file application with San Joaquin Valley Air Pollution Control District and to obtain permits from San Joaquin Valley Air Pollution Control District.
	b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	That the applicant abides by the conditions of approval pertaining to emission reduction for construction activities, before and during construction, and relating to fugitive dust. 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 industrial businesses.	Applicant to file application with San Joaquin Valley Air Pollution Control District and to obtain permits from San Joaquin Valley Air Pollution Control District.
CULTURAL RESOURCES			

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Mitigation Measure: Cultural Resources 1 and 2.	Disturb any human remains, including those interred outside of formal cemeteries?	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. That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Applicant
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	Result in substantial soil erosion or the loss of topsoil?	Comply with the California Building Code.	Applicant
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gas Emissions 1.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	That the project comply with the adopted Climate Action Plan, which coincides with the State's goal to meet GHG-emission reduction targets identified under AB32.	Applicant
Mitigation Measure: Greenhouse Gas Emissions 1	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	That the project comply with the adopted Climate Action Plan, which coincides with the State's goal to meet GHG-emission reduction targets identified under AB32.	
HAZARDOUS AND HAZARDOUS MATERIALS			
Mitigation Measure: Hazardous And Hazardous Materials 1-3	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	That the applicant complies with all safety measures identified in their safety data sheets for anhydrous ammonia and aqua ammonia. Additionally, compliance with the Kings County Health Department's conditions will be required, specifically, that the facility may be subject to the California Accidental Release Prevention (CalARP) program. As such the facility must file a Risk Management Plan with [the Kings County Health Department] office prior to operation. For more information regarding the CalARP program, please contact Yatee Patel (559)584-1411.	Applicant

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HYDROLOGY AND WATER QUALITY			
Mitigation Measure: Hydrology and Water Quality 1.	Violate any water quality standards or waste discharge requirements?	That the project is required to comply with all City ordinance, standards, and policies. 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.	Applicant
Mitigation Measure: Hydrology and Water Quality 2.	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?	That the project complies with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Applicant
Mitigation Measure: Hydrology and Water Quality 3.	Otherwise substantially degrade water quality?	That the project is required to comply with all City ordinance, standards, and policies. 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.	Applicant
NOISE			
Mitigation Measure: Noise 1.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	That noise created during any time of the day or night by non-preempted sources associate with existing or proposed industrial uses shall not exceed a maximum level of 70 dBA, as measured at the property line of the industrial use producing the noise.	Applicant; Police to enforce
Mitigation Measure: Noise 2.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	That the project be required to comply with the noise limits established for industrial noise sources in the General Plan.	Applicant; Police to enforce

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PUBLIC SERVICES			
Mitigation Measure: Public Services 1.	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	The project will be subject to fire impact fees.	Applicant to pay
Mitigation Measure: Public Services 2.	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	The project will be subject to police impact fees.	Applicant to pay

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	services: POLICE		
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation and Traffic 1.	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)?	That the development is subject to traffic impact fees and the developer will be responsible for traffic-related improvements.	Applicant to pay impact fees
Mitigation Measure: Transportation and Traffic 2.	Result in inadequate parking capacity?	That the applicant will be required to provide parking at the ratio prescribed by the Kings Industrial Park Development and Performance Standards.	City to require as condition of approval; Applicant to provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities and Service Systems 1.	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?	That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.	Applicant
Mitigation Measure: Utilities and Service Systems 2.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements	That the project comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

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needed?