

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, October 10, 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 **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR

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

Approval of the Minutes of the September 12, 2017 Meeting

PUBLIC HEARING

- 1. General Plan Amendment No. 2017-03 (A): a request to change the land use designation on a 9.48-acre portion of a parcel from Office to High-Density Residential. Rezone No. 2017-01: a request to change the zoning designation on a 9.48-acre portion of a parcel from O Office to R-H High-Density Residential. Tentative Parcel Map No. 2017-01: a request to divide the 19.68-acre parcel, located at APN 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. Mitigated Negative Declaration No. 2017-11: a request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).**
- 2. General Plan Amendment No. 2017-03 (B): a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02: a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11: a request to convert an existing single-family residence to a professional office. Mitigated Negative Declaration No. 2017-12: a request to certify that the project would not have a significant impact on the environment with the incorporation of mitigation measures. The project is located at the northwest corner of Grangeville Boulevard and Leoni Drive, 206 W. Grangeville Boulevard (APN 008-282-003).**

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: 10/10/2017	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the September 12, 2017 Meeting

RECOMMENDATION:

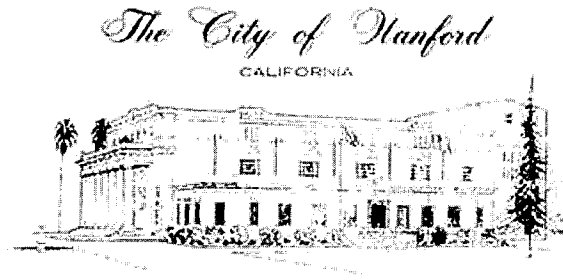
Approve the Minutes of the September 12, 2017 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

9-12-17 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 12, 2017

CALL TO ORDER

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

ROLL CALL

Prior to Roll Call, Chairperson JOHNSTON announced the resignation of Commissioner NAHAL, due to business and family obligations. City Council will appoint a new Commissioner to fulfill his unexpired term.

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

Commissioner PADEN offered the invocation.

FLAG SALUTE

Commissioner GALVAN led the 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 **three minutes** is allowed*

for each speaker. Please begin your comments by stating your name and providing your city of residence.

John Zumwalt, of Zumwalt-Hansen, announced the firm's hiring of a new engineer--named Jon Zumwalt, who happens to be his seventh-cousin.

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 July 25, 2017 Meeting

Motion by Commissioner PADEN, seconded by Commissioner HAM, to approve the Consent Calendar. Motion carried unanimously by a voice vote.

PUBLIC HEARING

REVISED TENTATIVE TRACT NO. 918: A request to revise the previously approved tentative tract, in order to subdivide 47.51 acres into 142 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. 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. The project is located south of Fargo Avenue, between 12th and 13th Avenues, west of the future Centennial Drive (APN 009-030-041 and a portion of 009-030-148).

Chairperson JOHNSTON opened the Public Hearing at 7:07 p.m. and called for the Staff Report.

Associate Planner de Silva presented the Staff Report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson JOHNSTON opened Public Comment:

Favor

John Zumwalt, of Zumwalt-Hansen, representing the applicant, offered some clarifications, and encouraged approval.

Opposed

None.

There being no further discussion, Chairperson JOHNSTON closed the Public Hearing at 7:16 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, to recommend adoption of Mitigated Negative Declaration NO. 2016-06 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner HAM, to adopt Resolution 2017-14, recommending approval of Revised Tentative Tract Map 918 to the City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata announced that the September 26, 2017 meeting will most likely be canceled. There will be a meeting October 10, 2017, with two General Plan Amendments and Rezones.

Director Mata then provided an update on the Cannabis Ordinance, stating that there has been quite a bit of interest. The application period opened in August, and the deadline is October 2. Those who are awarded a cannabis permit will come before the Planning Commission, probably in January 2018, with Conditional Use Permits. She then answered questions from the Commissioners.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM: 1) asked if the page numbers for each exhibit could be referenced, to make them easier to find in a large packet. Director Mata replied the page numbers are not assigned until that packet is published. She recommended using the electronic version, which provides a link to each specific item on the agenda; 2) inquired about the re-striped parking lines by the Children's Storybook Garden, saying they look very long. Director Mata stated that they comply with Public Works' standards. She also informed the Commissioners that she is working with the applicants and Mr. Zumwalt to solve the parking problem; 3) inquired as to when the Bicycle Plan will be implemented. Director Mata answered that it may come before the Planning Commission at the October 10th meeting.

Commissioner PADEN: 1) requested an update on the Family Healthcare Network. Director Mata replied that it will probably open in October; 2) asked if the National Guard Armory sign along Hwy. 198 might be changed to identify the exit for Downtown Hanford. Director Mata explained that it is a CalTrans sign and is not on City property, so the City cannot change it.

Chairperson JOHNSTON asked if there was an update on the auto manufacturer going in at the Industrial Park. Director Mata stated that staff is still in communication with them, but there is no update yet.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Diana Black
 Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 10/10/2017	AGENDA SECTION: 1
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SUBJECT:

General Plan Amendment No. 2017-03 (A): a request to change the land use designation on a 9.48-acre portion of a parcel from Office to High-Density Residential. Rezone No. 2017-01: a request to change the zoning designation on a 9.48-acre portion of a parcel from O Office to R-H High-Density Residential. Tentative Parcel Map No. 2017-01: a request to divide the 19.68-acre parcel, located at APN 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. Mitigated Negative Declaration No. 2017-11: a request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

See attached Planning Commission Staff Report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report- GPA 2017-03 (A), RZ 2017-01, TPM 2017-01
 Resolution No. 2017-15 (GPA 2017-03 A)
 Resolution No. 2017-16 (RZ 2017-01)
 Resolution No. 2017-17 (TPM 2017-01)
 Exhibit A Tentative Parcel Map No. 2017-01
 Exhibit B Mitigated Negative Declaration No. 2017-11
 Exhibit C KART Consultation

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, October 10, 2017

PROJECT: **GENERAL PLAN AMENDMENT NO. 2017-03 (A):** a request to change the designation on a 9.48-acre portion of a parcel from Office to High Density Residential.

REZONE NO. 2107-01: a request to change the zoning designation on a 9.48-acre portion of a parcel from O Office to R-H High-Density Residential.

TENTATIVE PARCEL MAP NO. 2017-01: a request to divide the 19.68-acre parcel, located at APN 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres.

MITIGATED NEGATIVE DECLARATION NO. 2017-11: 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 at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend approval to the City Council of Mitigated Negative Declaration No. 2017-11 for the project.
2. Adopt Resolution No. 2017-15, recommending approval of General Plan Amendment No. 2017-03 (A) to the City Council.
3. Adopt Resolution No. 2017-16, recommending approval of Rezone No. 2017-01 to the City Council.
4. Adopt Resolution No. 2017-17, recommending approval of Tentative Parcel Map No. 2017-01 to the City Council.

RECOMMENDED MOTION

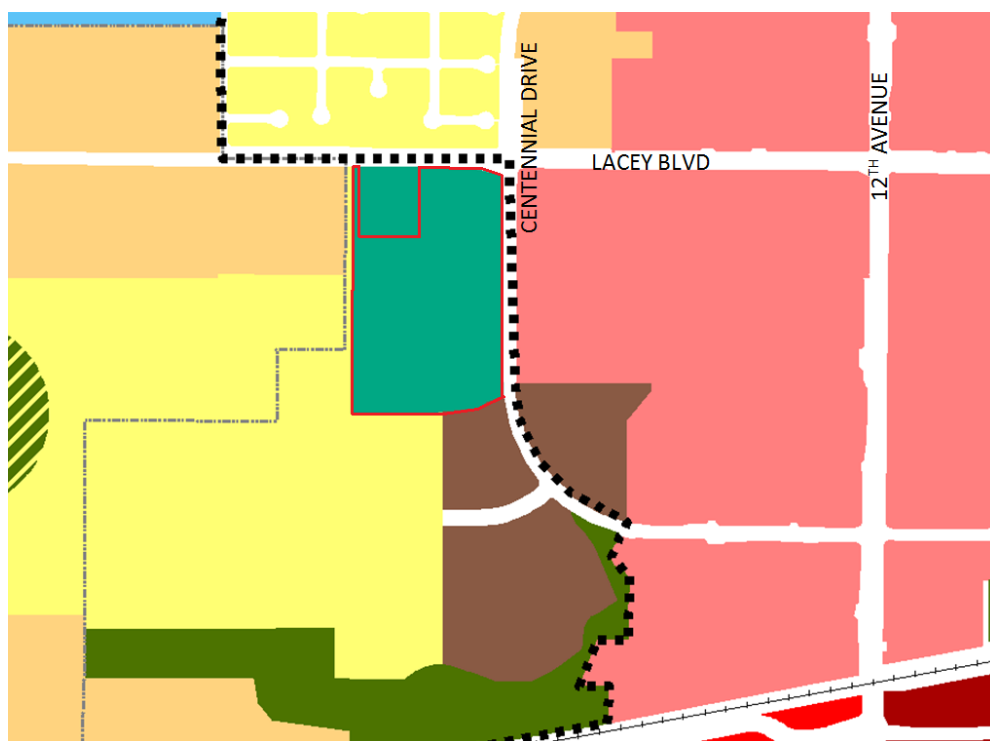
1. I move to recommend approval to the City Council of Mitigated Negative Declaration No. 2017-11 for the project.
2. I move to adopt Resolution No. 2017-15, recommending approval of General Plan Amendment No. 2017-03 (A) to the City Council.

3. I move to adopt Resolution No. 2017-16, recommending approval of Rezone No. 2017-01 to the City Council.
4. I move to adopt Resolution No. 2017-17, recommending approval of Tentative Parcel Map No. 2017-01 to the City Council.

PROJECT DESCRIPTION

General Plan Amendment No. 2017-03 (A) is a request to change the General Plan designation on a 9.48-acre portion of parcel from Office to High-Density See below.

General Plan Designation:
Existing: Office

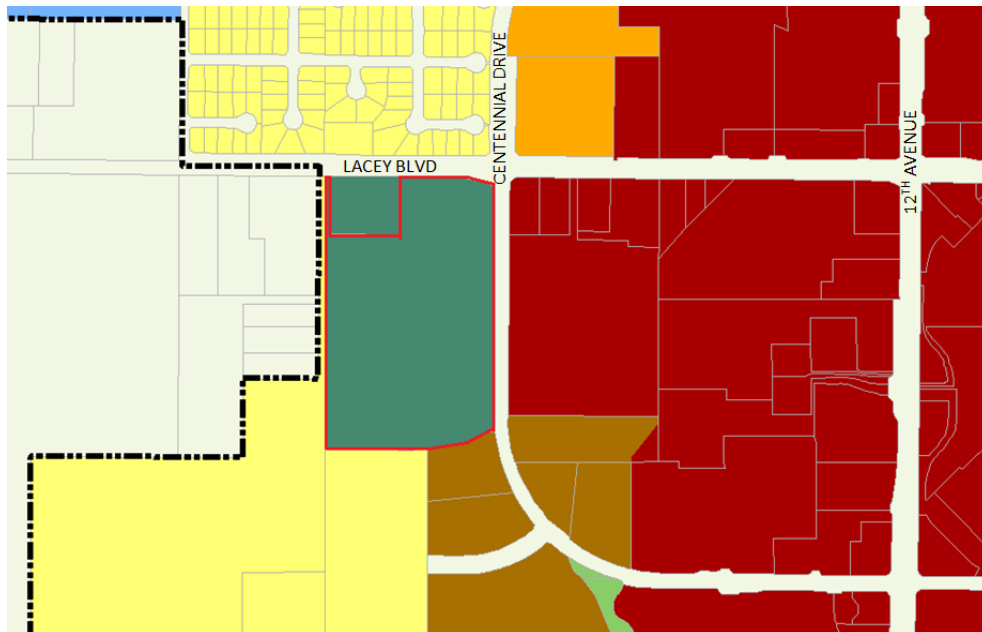


General Plan Designation:
Proposed under General Plan Amendment No. 2017-03 (A)
High-Density Residential

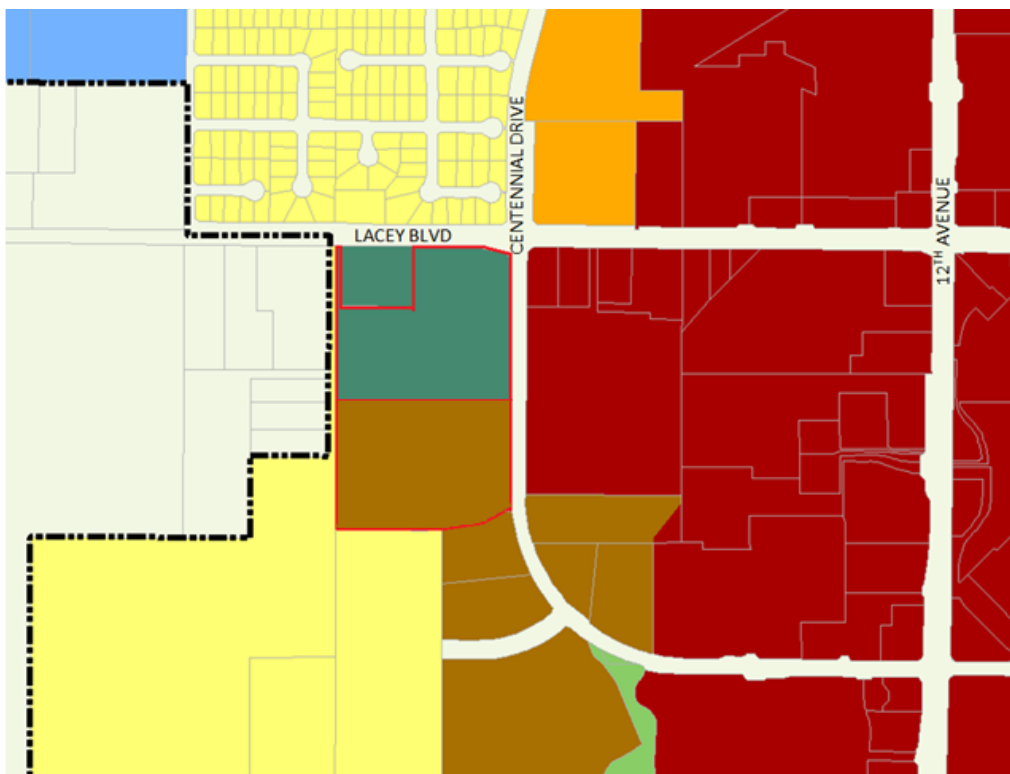


Rezone No. 2017-01 is a request to change the zoning designation on Parcel A of Tentative Parcel Map No. 2017-01 (cited above) from O Office to R-H High Density Residential. See below.

Zoning Designation:
Existing: O Office



Zoning Designation:
Proposed under Rezone No. 2017-01
R-H High-Density Residential



Tentative Parcel Map No. 2017-01 is a request to divide a 19.68-acre parcel, located at 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres.

See the proposed parcel split, Tentative Parcel Map No. 2017-01, attached as **Exhibit A**.

BACKGROUND

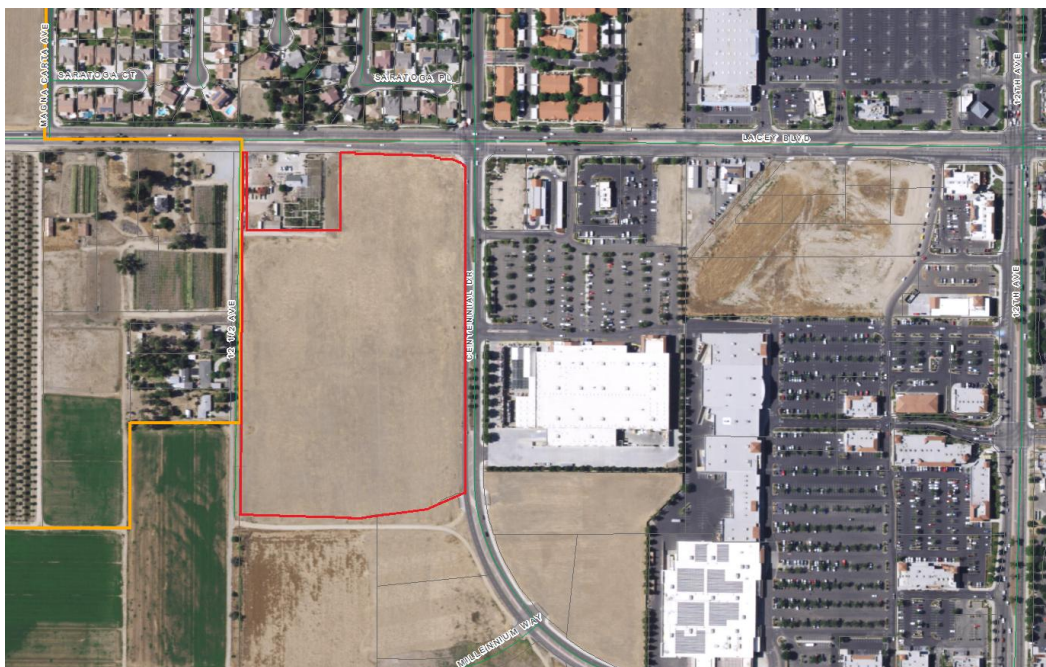
The project site is a 19.68-acre parcel located at the southwest corner of Lacey Boulevard and Centennial Drive, APN 011-020-042. The site is vacant and not in a flood plain (Flood Insurance Rate Map Community Panel No. 06031C0185C (Zone X), dated June 16, 2009).

Surrounding land uses are as follows:

	Zoning	General Plan Designation	Land Use
North	R-L-5	Low-Density Residential	Residential
East	C-R	Regional Commercial	Vacant and Commercial
South	R-L-5 and R-H	High-Density Residential; Low-Density Residential	Vacant

West	County	Medium-Density Residential and Low-Density Residential	Vacant and Nursery
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Land Use
Vacant
Parcel outlined in red



PROJECT EVALUATION

General Plan Amendment No. 2017-03 (A)

General Plan Amendment No. 2017-03 (A) is a request to change the designation on a 9.48-acre portion of a parcel from Office to High-Density Residential.

The project site is currently designated as O Office. The project proposes an amendment to the land-use designation on Parcel A of Tentative Parcel Map No. 2017-01, which totals 9.48 acres. The amendment is consistent with the General Plan policy. The designated remainder is proposed to remain designated as Office.

Policy L38 Purpose of the High-Density Residential Land Use Designation: Establish the High-Density Residential land use designation primarily for multi-family apartment and condominium development in proximity to arterial streets, commercial and recreational facilities, and employment centers.

Policy L41 Location and Size of the High-Density Residential Land Use Designation: Locate High-Density Residential land use designations in close proximity to arterial streets, commercial centers, recreational facilities, and employment centers.

Analysis: The designation is proposed south of Lacey Boulevard, which is an arterial street. The subject property is directly west of commercial facilities. A major employment center, the Kings County Government Center, is located less than one mile from the project site.

Policy L40 Design of the High-Density Residential Land Use Designation: Develop and enforce design policies and/or ordinances for High-Density Residential developments that ensure high-quality construction, design, open-space amenities, safety and security, overall compatibility with the rest of the neighborhood.

Analysis: There is not a physical project proposed for the site, at this time. Development of the site would be limited to the uses permitted, conditionally permitted, administratively permitted, or temporarily permitted in the R-H High-Density Residential Zone District, as prescribed in the land use table in Section 17.08.030 of the Hanford Municipal Code. The project would be subject to all applicable design standards for high-density residential development. Overall, the change in land use of Parcel A of Tentative Parcel Map No. 2017-01, is consistent with the surrounding land uses. There is a High-Density Residential land use designation directly south of the project site. The future use of the project site would be compatible with the surrounding uses.

Policy L50 Location and Size of Regional Commercial Land Use Designation Locate Regional Commercial land use designations along arterial streets near access to Highway 198 or 43. Offices and high-density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.

Analysis: In accordance with Policy L50, high-density residential development is typically located adjacent to the Regional Commercial land use designation. The project site is surrounded by Regional Commercial land use designations to the east, northeast, and southeast.

Rezone No. 2017-01

Rezone No. 2017-01 is a request to change the designation on a 9.48-acre portion of a parcel from O Office to R-H High-Density Residential.

17.06.060 Zone Changes. Changes to the zoning map shall be approved by ordinance of the City Council, in accordance with Chapter 17.86. Chapter 17.86 of the Municipal Code describes the process for consideration of a Rezone. The reviewing authority is required to make the required findings below:

1. That the amendment is internally consistent with the goals, objectives, and policies of the general plan and the Municipal Code.
2. The amendment would not be detrimental to the public health, safety, or welfare of the community.
3. The amendment would maintain the appropriate balance of land uses within the City.
4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

An analysis of the required findings appears below.

Tentative Parcel Map No. 2017-01:

Tentative Parcel Map No. 2017-01 is a request to divide a 19.68-acre parcel, located at APN 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres.

See the proposed parcel split, Tentative Parcel Map No. 2017-01, attached as **Exhibit A**.

Project Design:

	Entire Site	Parcel A	Designated Remainder
Area:	19.68 acres	9.48 acres	10.2 acres
Width:	292.97 ft. minimum width; 793.82 ft. maximum width (approximately)	765.19 ft. minimum width; 793.82 ft. maximum width (approximately)	292.97 ft. minimum width; 765.19 ft. maximum width
Depth:	1,029.8 ft. minimum depth; 1,253.79 ft. maximum depth	377.67 ft. minimum depth; 558.15 ft. maximum depth	652.13 ft. minimum depth; 695.64 ft. maximum depth
Sidewalk:	Sidewalk only existing at corner	Non-existent along Centennial Drive	Non-existent along Centennial Drive; Non-existent along Lacey Blvd (only existing at corner)
Existing Use:	Vacant	Vacant	Vacant
Proposed Use:	Split into two parcels	Future high-density residential development (no physical project proposed at this time)	Future office development (no physical project proposed at this time)

Parcel A:

Parcel A is proposed to be designated as R-H High-Density Residential, under General Plan Amendment No. 2017-03 (A) and Rezone No. 2017-01.

Lot Area

In accordance with Section 17.14.030 Lot Area, the minimum lot area shall be 5,000 square feet. The subdivision the existing 19.68-acre parcel, as proposed under Tentative Parcel Map No. 2017-01, will not affect the consistency of Parcel A with the requirements for lot size, in accordance with Section 17.14.030. Parcel A is proposed to be 9.48 acres.

Lot Dimensions

In accordance with Section 17.14.040 Lot Dimensions, lot dimensions shall be as follows:

- A. The minimum lot frontage shall be 40 feet.
- B. The minimum lot width shall be 50 feet for interior lots and sixty feet for corner lots.

- C. The minimum lot depth shall be 90 feet.
- D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five and maximum 10-foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

The division of the parcel, as proposed under Tentative Parcel Map No. 2017-01, will not affect the consistency of Parcel A with requirements for lot dimensions, in accordance with Section 17.14.040. Centennial Drive is a collector street; therefore, a walled/fenced landscape easement will be a condition of the physical development for Parcel A.

Land Use

There is not a physical project proposed for the site, at this time. Development of the site would be limited to the uses permitted, conditionally permitted, administratively permitted, or temporarily permitted in the R-H High-Density Residential Zone District, as prescribed in the land use table in Section 17.08.030.

Designated Remainder:

The designated remainder is proposed to remain designated as O Office.

Lot Area

In accordance with Section 17.32.030 Lot Area, the minimum lot area shall be 20,000 square feet, unless a smaller site is approved with a conditional use permit. Subdivision of the parcel, as proposed under Tentative Parcel Map No. 2017-01, will not affect the consistency of the designated remainder with the requirements for lot size, in accordance with Section 17.32.030. The designated remainder is proposed to be 10.20 acres.

Lot Dimensions

In accordance with Section 17.32.040 Lot Dimensions, the minimum lot frontage shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office.

Division of the parcel, as proposed under Tentative Parcel Map No. 1, will not affect the consistency of the designated remainder with the requirements for lot dimensions, in accordance with Section 17.32.040. The designated remainder has adequate street frontage on Lacey Boulevard and Centennial Drive.

Land Use

There is not a physical project proposed for the site, at this time. Development of the site would be limited to the uses permitted, conditionally permitted, administratively permitted, or temporarily permitted in the O Office Zone District, as prescribed in the land use table in Section 17.08.030.

FINDINGS FOR APPROVAL

General Plan Amendment No. 2017-03 (A)

In accordance with Section 17.88.040 of the Hanford Municipal Code, before a general plan amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan.

Analysis: That General Plan Amendment No. 2017-03 (A) is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistency with L38, L40, L41, and L50.

2. That this amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Office to High-Density Residential on 9.48 acres will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be High-Density Residential on Parcel A of Tentative Parcel Map No. 2017-01 and Office uses on the designated remainder. General Plan Policies L 38, L41, L40 and L50 promote the location of high-density residential near commercial and office uses. The uses are compatible with existing and future surrounding uses.

Rezone No. 2017-01

In accordance with the Hanford Municipal Code Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 2017-01 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistency with L38, L40, L41, and L50. The plan is consistent with the Hanford Municipal Code. All regulations pertaining to R-H High-Density Residential and O Office will be required of development, accordingly.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area. The proposal to change the designation from O Office to R-H High-Density Residential on 9.48 acres will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be High-Density Residential on Parcel A of Tentative Parcel Map No. 2017-01 and Office uses on the designated remainder. General Plan Policies L38, L41, L40, and L50 promote the location of high-density residential near commercial and office uses. The uses are compatible with existing and future surrounding uses.

Tentative Parcel Map No. 2017-01:

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

1. Consistency Finding:

ANALYSIS: That the proposed subdivision is consistent with the applicable General Plan Designation, as proposed under General Plan Amendment No. 2017-03 (A). The proposed subdivision is consistent with the applicable General Plan designation for High-Density Residential for Parcel A and Office for the designated remainder. The designated remainder, which is designated as Office, is 10.20 acres, which meets the size requirement of 10 acres, as required in Policy L76 of the General Plan. There is not a size designation required by the General Plan for High-Density Residential.

2. Design Finding:

ANALYSIS: That there is not a physical project proposed at this time for Parcel A or the designated remainder. Parcel A, which is designated for High-Density Residential development, would be required to adhere to the development regulations for High-Density Residential development, in accordance with the Hanford Municipal Code. The designated remainder is remaining as Office land use. Any future development of the designated remainder as office development would be required to adhere to the development regulations pertaining to the Office district, in accordance with the Hanford Municipal Code.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. There is not a physical project proposed, at this time. Parcel A is designated for future R-H High-Density Residential development. Any future development of the site would be subject to the applicable requirements of the Hanford Municipal Code for the R-H Zone District. The designated remainder is designated as O Office. Any future development of the site would be subject to the applicable requirements of the Hanford Municipal Code for the O Zone District.

4. Density Finding: that the site is physically suitable for the proposed density of development.

ANALYSIS: That there is not a physical project proposed at this time for Parcel A or the designated remainder. Parcel A, which is designated for High-Density Residential development, would be limited to the density range prescribed by the General Plan, between 14 to 29 units per gross acre. The designated remainder is remaining as Office land use. There is not a prescribed density for the Office land use.

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. 2017-11 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2017-11, and mitigation measures required of development are attached as **Exhibit B**.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along public streets, Centennial Drive and Lacey Boulevard. 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.

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 on August 21, 2017. Responses were received from the following agencies:

1. Hanford Elementary School District – Gerry Mulligan
2. Hanford Joint Unified High School District – Cheryl Silva
3. Tachi Yokut Tribe – Shana Powers

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

Hanford Elementary School District

During pre-consultation, Gerry Mulligan, of the Hanford Elementary School District, provided the following:

I received the Tentative Tract Parcel Map No. 2017-01 and have concerns. The children living in the proposed project area in grades 1-6 would be in the Simas Elementary School area of attendance and children in grades 7-8 would be in the Woodrow Wilson Junior High School area of attendance.

Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve of Tentative Tract Parcel Map No. 2017-01, we respectfully request the City of Hanford to consider schools in the approval of future development.

Analysis: No physical development of the site as office or high-density residential is being proposed at this time. The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities, in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area.

Further, Senate Bill 50 amended Government Code Section 65996 (a) to prohibit state or local agencies from imposing school impact mitigation fees, dedications, or other requirements in excess of those provided in the statute in connection with any legislative or adjudicative act by any state or local agency involving the planning, use, or development of real property. The legislation also amended Government Code Section 65996(b) to prohibit local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any legislative or adjudicative act involving the planning, use or development of real property.

Hanford Joint Unified High School District – Cheryl Silva

A pre-consultation response was received from Cheryl Silva of the Hanford Joint Unified High School District providing the following:

The proposed zoning change would significantly impact the intersection of 13th and Lacey Blvd. This is currently controlled by a 4-way stop sign and only one of two ways to get to Sierra Pacific High School and College of the Sequoias. Additional housing (high density) would negatively impact our path to schools.

Analysis: In response, the Utilities and Engineering Director, John Doyel, indicated that the intersection is controlled by Kings County and is currently approved for a traffic signal to be constructed in 2018. When a physical project is proposed, the Engineering Division would be responsible for reviewing the request and conditioning development accordingly.

Tachi Yokut Tribe – Shana Powers

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). During pre-consultation, the City received a letter from Shana Powers, Cultural Specialist II for the Tachi Yokut Tribe, indicating the following:

Based upon the cultural sensitivity of the area, the Tribe has concerns that burials and cultural resources will be disturbed during ground-disturbing activities if this parcel is developed. If the area is developed, the Tribe would like to be retained to provide Native American Monitoring and then provide a cultural presentation for the construction staff prior to ground disturbing activities.

In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth-disturbing activities (this condition applies as a mitigation measure to all projects that require an initial study).

As a project-specific mitigation measure, the City is requiring:

- 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.

- That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

These mitigation measures were made conditions of a previous project, for which meaningful consultation was initiated with the Tachi Yokut Tribe. As consultation for the previous project, staff met with the Tribe on January 10, 2017 and developed the above mitigations.

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 September 14, 2017. Comments were received from the following agencies:

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

1. Kings County Area Public Transit Agency (KART) – Mark Pedriro

During normal consultation, Mark Pedriro with Kings County Area Public Transit provided the following:

KART would like consideration for a bus stop. A section of sidewalk seven feet wide from curb to back of sidewalk. With seven feet we can fit a sign and bench and four feet of ADA-clearance.

Analysis: The project has been conditioned to include the request.

See KART consultation comments received, attached as **Exhibit C**.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2017-11 is recommended for the project based on the following:

In accordance with the California Environmental Quality Act (CEQA), General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01 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. 2017-11 has been prepared, attached as **Exhibit B**.

PUBLIC COMMENTS

Notice of Intent to Adopt a Negative Declaration and noticing of the proposed projects was published in the newspaper on September 15, 2017 and mailed to property owners within 500 ft. of the project site on September 14, 2017. The environmental document was made available for comment for a period of 20 days, September 15 – October 6, 2017. The Community Development Department has not received comments on the mitigated negative declaration or associated projects, as of the date of preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend approval to the City Council of Mitigated Negative Declaration No. 2017-11 for the project.
2. Adopt Resolution No. 2017-15, recommending approval of General Plan Amendment No. 2017-03 (A) to the City Council.
3. Adopt Resolution No. 2017-16, recommending approval of Rezone No. 2017-01 to the City Council.
4. Adopt Resolution No. 2017-17, recommending approval of Tentative Parcel Map No. 2017-01 to the City Council.

Applicant:

Village @ Hanford Square, LLC
(c/o Daniel Bailey)
480 E. Bogert Trail
Palms Springs, CA

Property Owner:

Hanford Southport, LLC
(c/o Gary Gavin)
14908 Gavan Vista Rd
Poway, CA

RESOLUTION NO. 2017-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2017-03 (A) TO THE CITY COUNCIL. GENERAL PLAN AMENDMENT NO. 2017-03 (A) IS A REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION ON A 9.48-ACRE PORTION OF A PARCEL FROM OFFICE TO HIGH-DENSITY RESIDENTIAL. THE PROJECT IS LOCATED AT THE SOUTHWEST INTERSECTION OF CENTENNIAL DRIVE AND LACEY BOULEVARD (APN 011-020-042).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on October 10, 2017, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, that the following resolution be adopted:

WHEREAS, an application, filed by the Village at Hanford Square, LLC, for General Plan Amendment No. 2017-03 (A) requesting a General Plan Amendment to change the General Plan designation on a 9.48-acre portion of a parcel from Office to High-Density Residential, as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on October 10, 2017; and

WHEREAS, the City of Hanford Planning Commission considered the general plan amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at its regularly scheduled meeting on October 10, 2017; and,

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2017-11, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2017-11 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal code, recommends approval to the City Council of General Plan Amendment No. 2017-03 (A), based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan.

Analysis: That General Plan Amendment No. 2017-03 (A) is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistency with L38, L40, L41, and L50.

2. That this amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposal to change the designation from Office to High-Density Residential on 9.48 acres will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be High-Density Residential on Parcel A of Tentative Parcel Map No. 2017-01 and Office uses on the designated remainder. General Plan Policies L 38, L41, L40 and L50 promote the location of high-density residential near commercial and office uses. The uses are compatible with existing and future surrounding uses.

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

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

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of October 2017.

Darlene R. Mata

Exhibit A
General Plan Amendment No. 2017-03 (A)

General Plan Designation:
 Existing: Office



General Plan Designation: Proposed under General Plan Amendment No. 2017-03 (A)
 High-Density Residential (this is a representation only)



Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2017-15 (GPA 2017-03 A) (General Plan Amendment No. 2017-03 (A))

**Tentative Parcel Map No. 2017-01, General Plan Amendment No. 2017-03 (A), and Rezone No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-11**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the physical development of the site (when proposed) be subject to the applicable development standards of the Hanford Municipal Code.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	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 the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM 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 parcel 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.	City to require; Developer to disclose
AIR QUALITY			
MM Air Quality 1:	Project could potentially	The physical development of the project would be subject to the	Developer to file

	conflict with or obstruct implementation of the applicable air quality plan? The project could 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?	SJVAPCD Indirect Source Review (Rule 9510) if more than 50 residential units were proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD.	application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The physical development of the project site would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) that a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities. 2) 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 shall continue until released by the Tachi Tribal Cultural Department. 3) that a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			

MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared as a requirement of the physical development of the project site (as determined by the Building Official)	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop	City to require; Developer to provide

	waste discharge requirements. That the project could potentially 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?	and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration 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?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	
NOISE			
MM 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	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce

	agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That when a physical project is proposed, construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM 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
MM 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
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such	That the physical development of the project would require dedication of land for parks and/or the payment of park in-lieu fees.	City to require; developer to provide or pay

	that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	
UTILITIES AND SERVICE SYSTEMS		
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Any future development of the project site would be required to implement water conservation measures
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	City to require and ensure compliance; developer and future occupants to adhere
		City to require; developer to provide

RESOLUTION NO. 2017-16

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF REZONE NO. 2017-01. THE
PROJECT IS A REQUEST TO CHANGE THE ZONING DESIGNATION ON A 9.48-ACRE
PORTION OF A PARCEL FROM O OFFICE TO R-H HIGH-DENSITY RESIDENTIAL. THE
PROJECT IS LOCATED AT THE SOUTHWEST INTERSECTION OF CENTENNIAL DRIVE
AND LACEY BOULEVARD (APN 011-020-042).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 10, 2017, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, an application, filed by the Village and Hanford Square, LLC, for Rezone No. 2017-01, requesting a zone change on a 9.48-acre portion of a parcel from O Office to R-H High-Density Residential, as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on October 10, 2017; and

WHEREAS, the City of Hanford Planning Commission considered the rezone, in accordance with Section 17.86 of the Hanford Municipal Code, at its regularly scheduled meeting on October 10, 2017; and,

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2017-11, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2017-11 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Rezone No. 2017-01, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 2017-01 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistency with L38, L40, L41, and L50. The plan is consistent with the Hanford Municipal Code. All regulations pertaining to R-H High-Density Residential and O Office will be required of development, accordingly.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area. The proposal to change the designation from O Office to R-H High-Density Residential on 9.48 acres will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be High-Density Residential on Parcel A of Tentative Parcel Map No. 2017-01 and Office uses on the designated remainder. General Plan Policies L38, L41, L40, and L50 promote the location of high-density residential near commercial and office uses. The uses are compatible with existing and future surrounding uses.

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

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

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

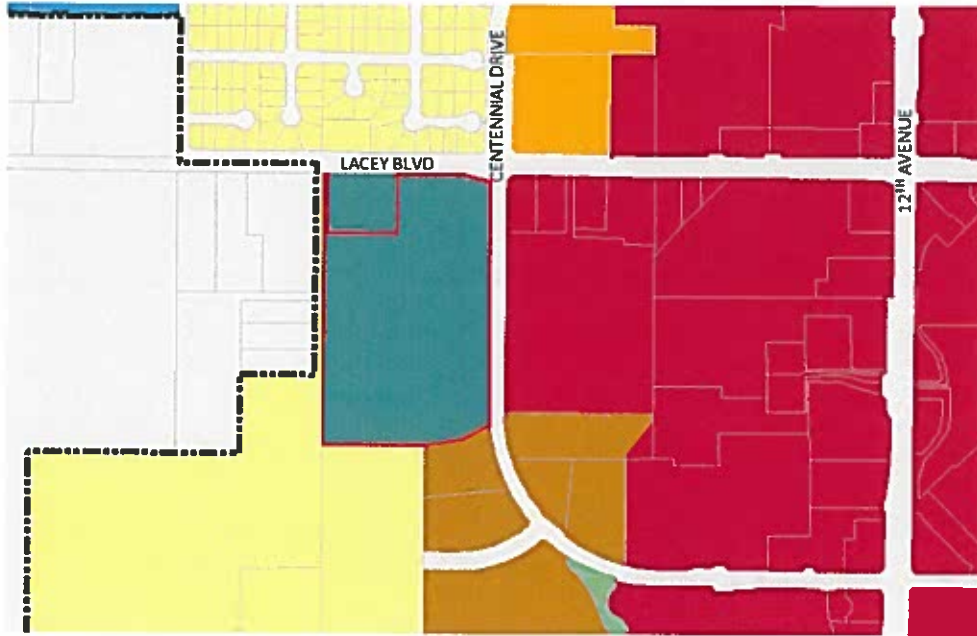
I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of October 2017.

Darlene R. Mata

Attachment: Resolution No. 2017-16 (RZ 2017-01) (General Plan Amendment No. 2017-03 (A))

Exhibit A
Rezone No. 2017-01

Zoning Designation:
Existing: O Office



Zoning Designation: Proposed under Rezone No. 2017-01
R-H High-Density Residential (this is a representation only)

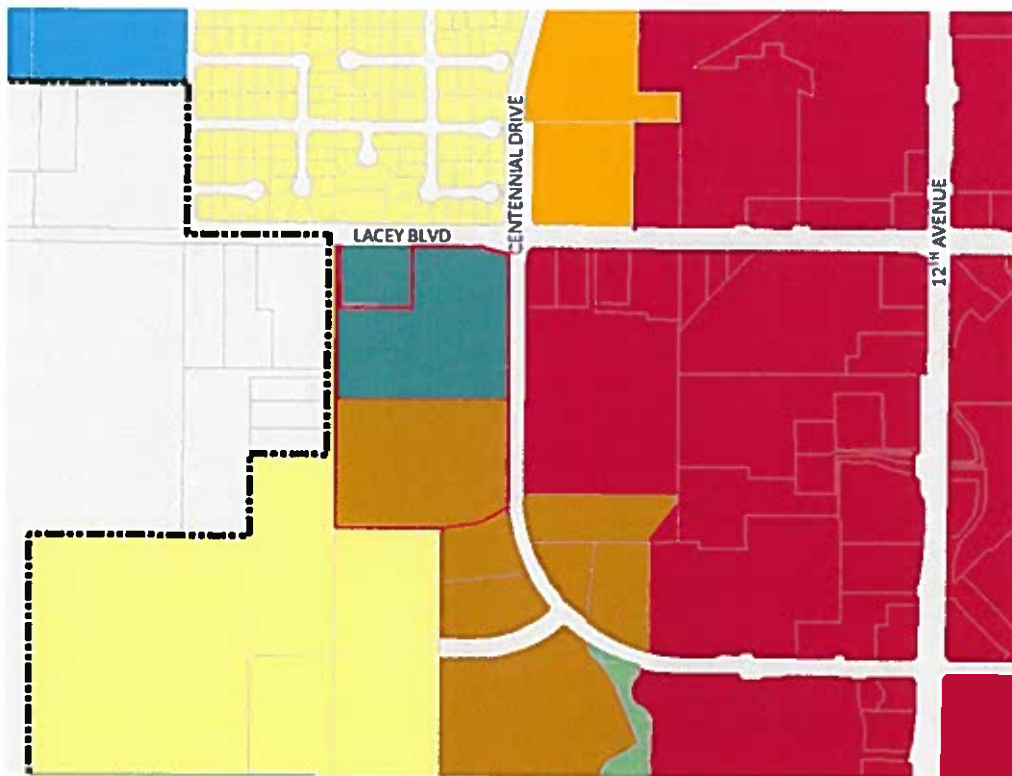


Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2017-16 (RZ 2017-01) (General Plan Amendment No. 2017-03 (A))

**Tentative Parcel Map No. 2017-01, General Plan Amendment No. 2017-03 (A), and Rezone No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-11**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the physical development of the site (when proposed) be subject to the applicable development standards of the Hanford Municipal Code.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	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 the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM 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 parcel 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.	City to require; Developer to disclose
AIR QUALITY			
MM Air Quality 1:	Project could potentially	The physical development of the project would be subject to the	Developer to file

	conflict with or obstruct implementation of the applicable air quality plan? The project could 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?	SJVAPCD Indirect Source Review (Rule 9510) if more than 50 residential units were proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD.	application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The physical development of the project site would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) that a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities. 2) 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 shall continue until released by the Tachi Tribal Cultural Department. 3) that a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			

MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared as a requirement of the physical development of the project site (as determined by the Building Official)	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop	City to require; Developer to provide

	waste discharge requirements. That the project could potentially 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?	and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration 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?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	
NOISE			
MM 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	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce

	agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That when a physical project is proposed, construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM 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
MM 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
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such	That the physical development of the project would require dedication of land for parks and/or the payment of park in-lieu fees.	City to require; developer to provide or pay

	that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Any future development of the project site would be required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development of the project site would be required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

RESOLUTION NO. 2017-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 2017-01 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO DIVIDE THE 19.68-ACRE PARCEL, LOCATED AT APN 011-020-042, INTO ONE PARCEL, TOTALING 9.48 ACRES (PARCEL A), AND A DESIGNATED REMAINDER, TOTALING 10.2 ACRES. THE PROJECT IS LOCATED AT THE SOUTHWEST CORNER OF CENTENNIAL DRIVE AND LACEY BOULEVARD (APN 011-020-042).

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 10, 2017 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, on October 10, 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. 2017-01, a request to divide the 19.68-acre parcel, located at APN 011-020-042, into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres; and

WHEREAS, Tentative Parcel Map No. 2017-01 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, staff, all affected public utility companies, various governmental department agencies, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2017-11 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. 2017-11 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 subdivision is consistent with the applicable General Plan Designation, as proposed under General Plan Amendment No. 2017-03 (A). The proposed subdivision is consistent with the applicable General Plan designation for High-Density

Residential for Parcel A and Office for the designated remainder. The designated remainder, which is designated as Office, is 10.20 acres, which meets the size requirement of 10 acres, as required in Policy L76 of the General Plan. There is not a size designation required by the General Plan for High-Density Residential.

2. Design Finding:

ANALYSIS: That there is not a physical project proposed at this time for Parcel A or the designated remainder. Parcel A, which is designated for High-Density Residential development, would be required to adhere to the development regulations for High-Density Residential development, in accordance with the Hanford Municipal Code. The designated remainder is remaining as Office land use. Any future development of the designated remainder as office development would be required to adhere to the development regulations pertaining to the Office district, in accordance with the Hanford Municipal Code.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. There is not a physical project proposed, at this time. Parcel A is designated for future R-H High-Density Residential development. Any future development of the site would be subject to the applicable requirements of the Hanford Municipal Code for the R-H Zone District. The designated remainder is designated as O Office. Any future development of the site would be subject to the applicable requirements of the Hanford Municipal Code for the O Zone District.

4. Density Finding: that the site is physically suitable for the proposed density of development.

ANALYSIS: That there is not a physical project proposed at this time for Parcel A or the designated remainder. Parcel A, which is designated for High-Density Residential development, would be limited to the density range prescribed by the General Plan, between 14 to 29 units per gross acre. The designated remainder is remaining as Office land use. There is not a prescribed density for the Office land use.

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. 2017-11 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2017-11, and mitigation measures required of development are attached as **Exhibit B**.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along public streets, Centennial Drive and Lacey Boulevard. 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.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2017-01 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 Associate Planner Gabrielle de Silva (559) 585-2578
concerning questions that you may have on the conditions listed below:

General:

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

5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2017-01 will begin to run on the date of the approval of this application by the Planning Commission.
6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
7. That all conditions cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, shall also become conditions of approval of this Tentative Parcel Map.
8. That the development of Parcel A be limited to developing consistent with the General Plan and Zoning Designation for the parcel, which is R-H High-Density Residential, as amended by General Plan Amendment No. 2017-03 (A) and Rezone No. 2017-01.
9. That the development of the designated remainder be limited to developing consistent to the General Plan and Zoning Designation for the parcel, which is O Office.

BUILDING DIVISION

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

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

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 the development shall comply with all applicable City of Hanford Standards and Specifications, latest edition. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That encroachment permits for all work proposed within the public street right-of-way shall be obtained from the Public Works Department prior to beginning construction. For additional information contact the City Engineering Division at (559) 585-2558.
3. That work permitted within the public street right of way is subject to engineering plan review and inspection fees in accordance with City Resolution NO. 92-58-R., or any revision thereof. Subject fees shall be payable prior to approval of improvement plans.

Dedications Requirements:

1. The 12 ½ Avenue street right of way alignment depicted on the tentative map shall also be delineated, dimensioned, and dedicated on the final Parcel Map.

Street Improvements Requirements:

1. That City Standard street frontage improvements, including but not limited to, concrete curbs, gutters, commercial sidewalks, pave-out, and drive approaches provided with ADA access crossing, shall be constructed on Parcel "A" frontages. This improvement requirement may be deferred until development of the Parcel "A" and shall be noted by a statement on the final Parcel Map.

Sewer Service Requirements:

1. That a separate sanitary sewer lateral shall be provided to serve Parcels "A" in conformance with City Standards, unless otherwise determined by the City Engineer. New sewer services shall be bored to the main. This improvement requirement may be deferred until development of the Parcel "A" and shall be noted by a statement on the final Parcel Map.

Storm Drainage Improvements:

1. That a Drainage/Site Improvement Plan be required for each parcel prior to any construction. This improvement requirement maybe deferred until development of parcels & shall be noted by a statement on the final Parcel Map.

Water Service Requirements:

1. That a separate water service assembly shall be provided to serve Parcels "A" in conformance with City Standards, unless otherwise determined by the City Engineer. New water services shall be bored to the main. This improvement requirement may be deferred until development of the parcels and shall be noted by a statement on the final Parcel Map.

City Development Impact Fees:

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

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

KINGS COUNTY AREA PUBLIC TRANSIT (KART)

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

1. That KART requires a bus stop at this location. A section of sidewalk seven feet wide from curb to back of sidewalk would be required in order to accommodate a sign, a bench, and four feet of ADA-clearance.
2. That the bus stop be located as shown in attached **Exhibit C**.

EXPIRATION

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

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

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

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

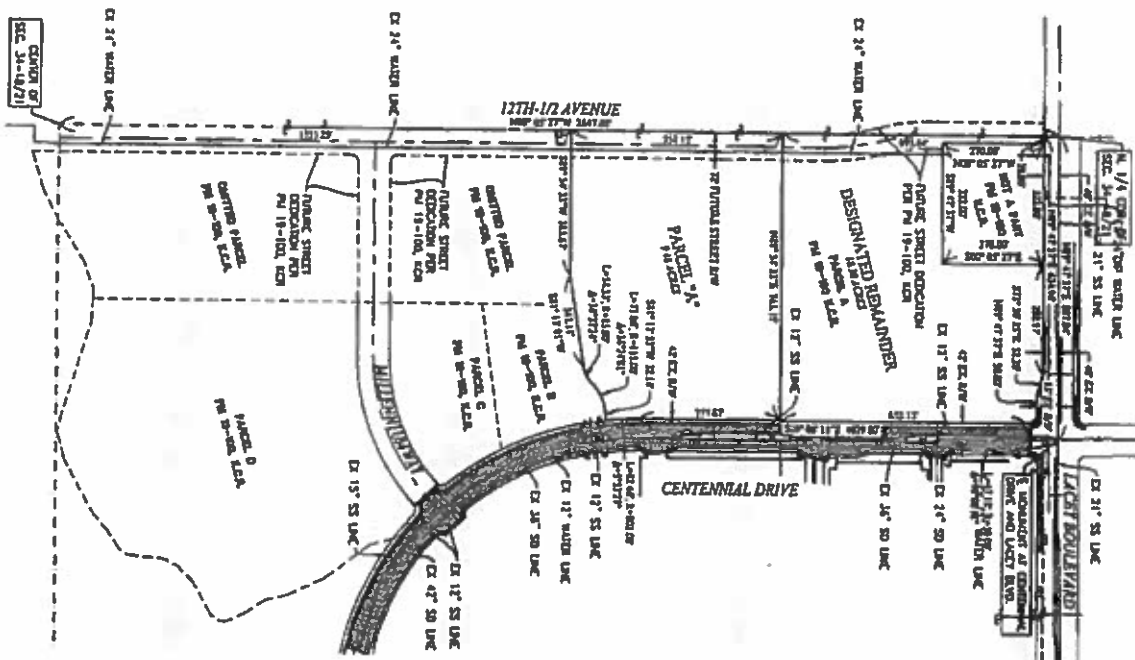
I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **10th** day of **October, 2017**.

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

Exhibit A:
Tentative Parcel Map No. 2017-01

Attachment: Resolution No. 2017-17 (TPM 2017-01) (General Plan Amendment No. 2017-03 (A))

SUBJECT TO REVISION



VESTING TENTATIVE
PARCEL MAP

Travel A of Post: No recorded to Book 18 on Page 122 of Elgin County Records, being a portion of the New-Town Question of January 14, 1870, & 21 & 22 of 1870, is the Day of Publick County of Elgin, State of Ontario.

OWNE

BAUERMAN CONSULTING, LLC
C/O GALT & GALT
10000 CALVARY VISTA BL.
POWELL, CA 92444
TEL: (916) 913-1544

GENERAL INFORMATION

Ending Date	0
Prepared From	B-1
Running On	VACANT
Prepared On	HEALTHY/PAUL T HERRINGTON
	CITY OF WILMINGTON
By	CITY OF WILMINGTON
Wks	01-00-00
A.P.N.	01-00-00

APPLICANT

WILLIAM AT KANTON SQUARE, LLC
DAVID M. BARNETT, MANAGER
400 E. BOWDOIN TRAIL
PALM SPRINGS, CA 92264
TEL: (760) 433-1071

VESTING TENTATIVE PARCEL MAP
FOR
VILLAGE AT HANFORD SQUARE, LLC

FOR REVIEW ONLY

PRELIMINARY

**AM. BROTHERS
ZUMWALT
HANSEN &
LAD BROTHERS**

609 N. Lewis St.
Hawland, CA 97120
Office: (510) 342-1034
Fax: (510) 384-1415

drawn by	2
checked by	2

RECEIVED BY	
DATE	4/26/2011
TIME	00:00

1

Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2017-17 (TPM 2017-01) (General Plan Amendment No. 2017-03 (A))

**Tentative Parcel Map No. 2017-01, General Plan Amendment No. 2017-03 (A), and Rezone No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-11**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the physical development of the site (when proposed) be subject to the applicable development standards of the Hanford Municipal Code.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	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 the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM 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 parcel 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.	City to require; Developer to disclose
AIR QUALITY			
MM Air Quality 1:	Project could potentially	The physical development of the project would be subject to the	Developer to file

	conflict with or obstruct implementation of the applicable air quality plan? The project could 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?	SJVAPCD Indirect Source Review (Rule 9510) if more than 50 residential units were proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD.	application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The physical development of the project site would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) that a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities. 2) 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 shall continue until released by the Tachi Tribal Cultural Department. 3) that a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			

MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared as a requirement of the physical development of the project site (as determined by the Building Official)	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop	City to require; Developer to provide

	waste discharge requirements. That the project could potentially 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?	and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration 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?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	
NOISE			
MM 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	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce

	agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That when a physical project is proposed, construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM 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
MM 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
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such	That the physical development of the project would require dedication of land for parks and/or the payment of park in-lieu fees.	City to require; developer to provide or pay

	that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Any future development of the project site would be required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development of the project site would be required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

Exhibit C:
KART Bus Stop Location

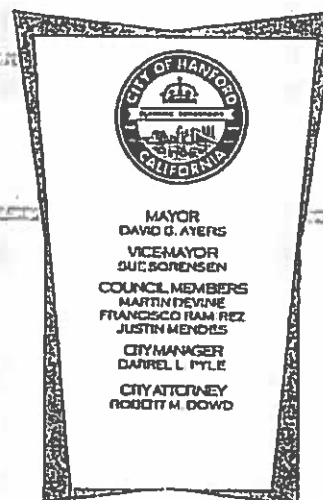
City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

September 14, 2017

PROJECT REVIEW - CONSULTATION NOTICE

For: General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01,
and Tentative Parcel Map No. 2017-01.



The Community Development Department of the City of Hanford is requesting your comments regarding General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01. The project has three components. Tentative Parcel Map No. 2017-01 is a request to divide the parcel located at APN 011-020-042 into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. General Plan Amendment No. 2017-03 is a request to change the designation on Parcel A (cited above) from Office to High-Density Residential. Rezone No. 2017-01 is a request to change the zoning designation on Parcel A (cited above) property from O Office to R-H High Density Residential. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042). No physical development is proposed for the project area at this time. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. A public hearing pertaining to the project will be held by the City of Hanford Planning Commission on October 10, 2017 at 7:00 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street. You may review the Mitigated Negative Declaration, Initial Study, mitigation measures, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230. (Comment period September 15 – October 6, 2017).

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6. It is requested that your comments, if any, be transmitted to this office by October 6, 2017 via mail to the address above or emailed to gdesilva@cityofhanfordca.com. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project please call me at (559) 585-2580.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

Gabrielle de Silva, Associate Planner

COMMUNITY DEVELOPMENT DEPARTMENT 559-585-2580 ♦ FACSIMILE: 559-583-1633

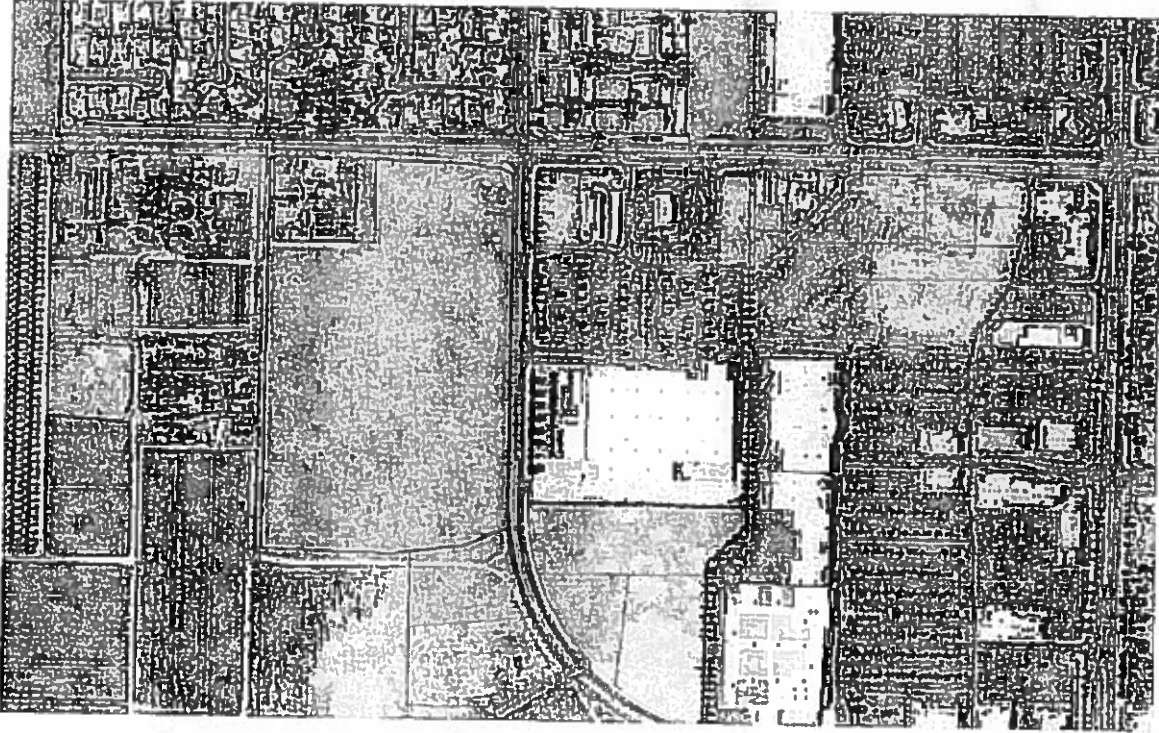
Attachment: Resolution No. 2017-17 (TPM 2017-01) (General Plan Amendment No. 2017-03 (A))

I ☒ do ☐ do not have comments regarding this Project

Mark Baldwin KART 7/21/17
Signature Agency Date

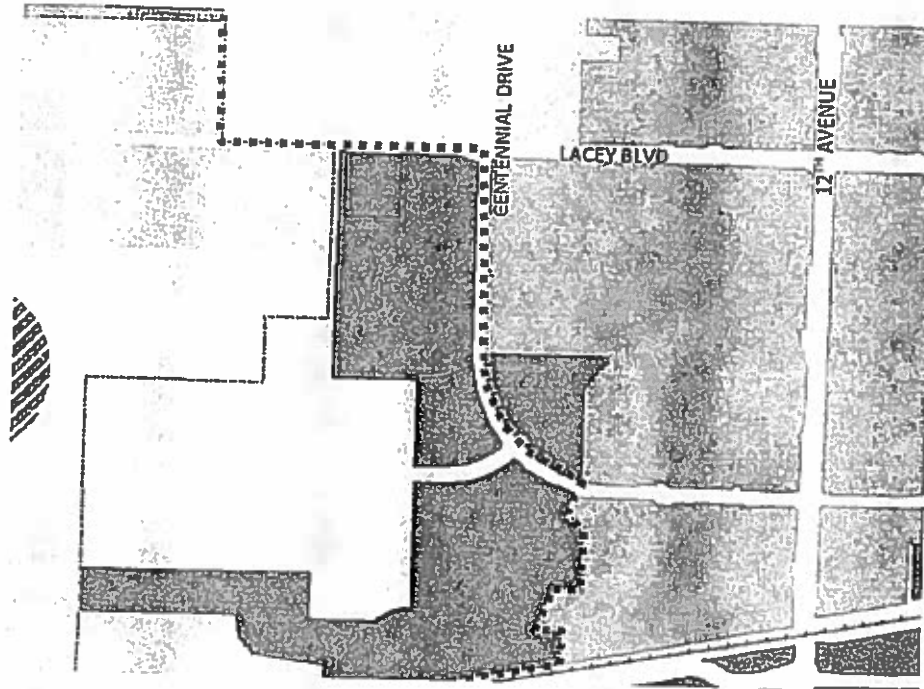
KART WOULD LIKE CONSIDERATION FOR A BUS STOP. A SECTION OF
SIDEWALK 7' WIDE FROM CURB TO BACK OF SIDEWALK. WITH 7' WE CAN
FIT A SIGN + BENCH AND 4' OF ADA CLEARANCE.

Land Use:
 Vacant
 (Property outlined in red)

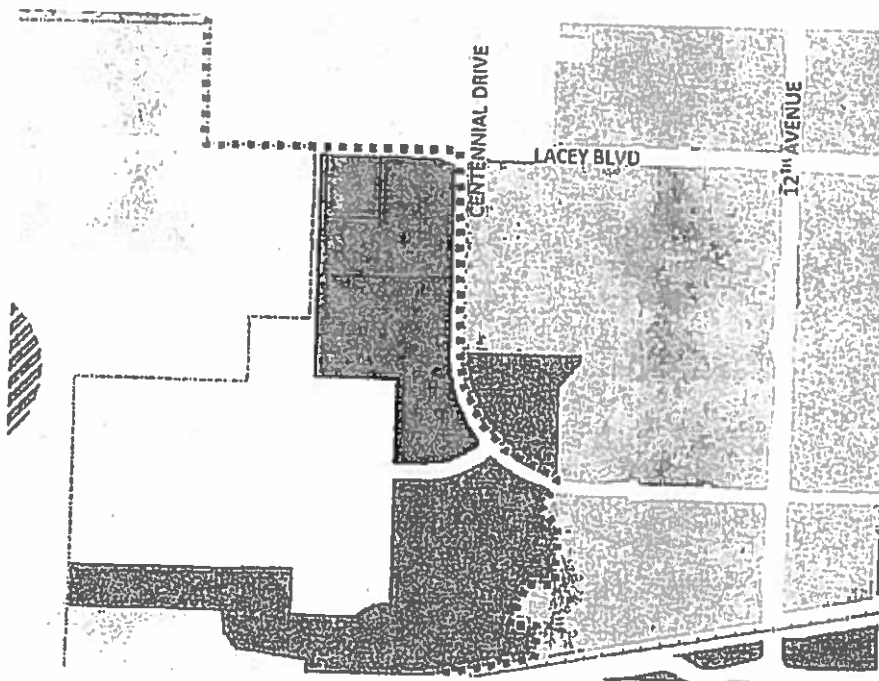


STOP WORK BE PLANNED BY NEW ROAD DIVISION
 ATTACHED TO STREET TOWN.

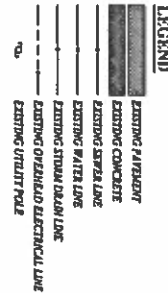
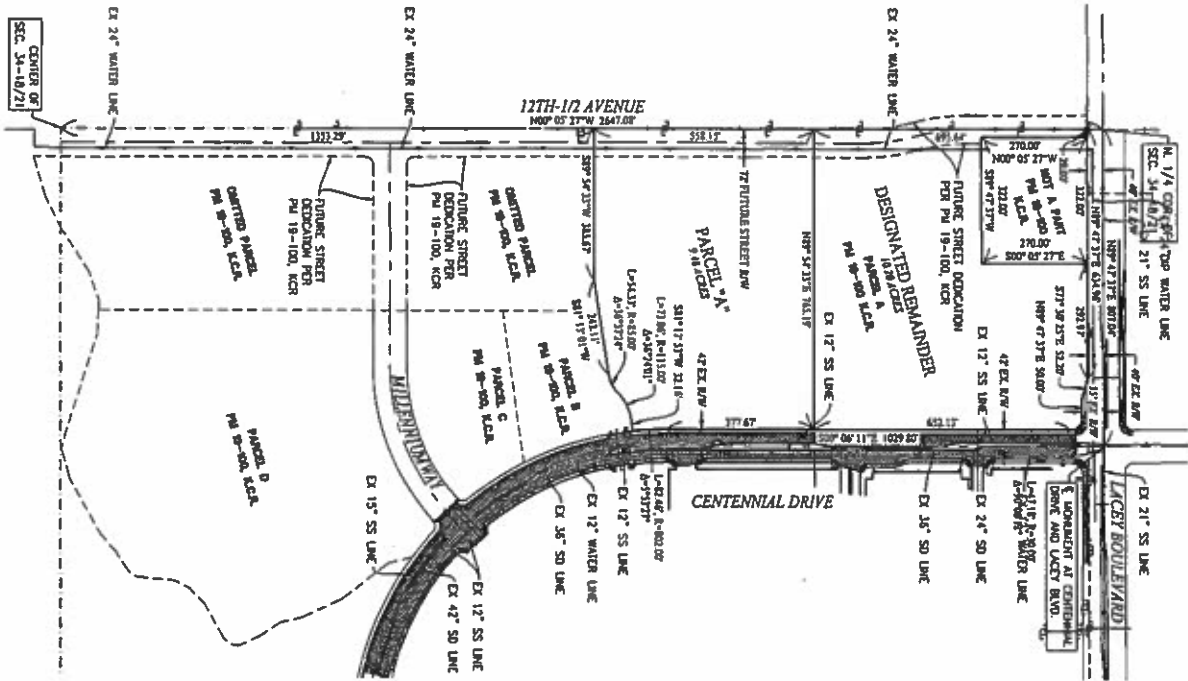
General Plan Designation:
Existing: Office
(Property outlined in red)



General Plan Designation:
Proposed: High-Density Residential
(Property outlined in red)



SUBJECT TO REVISION



VESTING TENTATIVE PARCEL MAP

Parcel A of Parcel Map provided in Sheet 19 of Page 100 of King County Assessor's, being a portion of the Hanford Square Quarter of Sections 34, T. 18 S., R. 21 E., M.D.B.A. 14, in the City of Issaquah, County of King, State of Washington.

OWNER

HANFORD SQUARE, LLC
C/O GARY GAYN
1400 GAYN VISTA RD.
PO BOX 1, CA 98044
TEL: (416) 963-3444

GENERAL INFORMATION

Existing Zone: O
Proposed Zone: B-1
Existing Use: VACANT
Proposed Use: MULTI-FAMILY RESIDENTIAL
City of Hanford
City of Hanford
APN: 011-009-042

APPLICANT

VILLAGE AT HANFORD SQUARE, LLC
DANIEL N. BAILEY, MANAGER
400 E. ROBERT TRAIL
PALM SPRINGS, CA 92264
TEL: (909) 225-1177



VESTING TENTATIVE PARCEL MAP FOR VILLAGE AT HANFORD SQUARE, LLC

FOR REVIEW ONLY
PRELIMINARY

CAL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Lincoln St.
Hanford, CA 93230
Office: (559) 582-0656
Fax: (559) 584-4143

DRAWN BY: JH
CHECKED BY: Z
DATE: 4/26/2011
JOB NO.: 0723111
SHEET: 1

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

NOTICE IS HEREBY GIVEN that on Tuesday, October 10, 2017 at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE PARCEL MAP NO. 2017-01: a request to divide the parcel located at APN 011-020-042 into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres.

GENERAL PLAN AMENDMENT NO. 2017-03: A request to change the designation on Parcel A (cited above) from Office to High-Density Residential.

REZONE NO. 2017-01: a request to change the zoning designation on Parcel A (cited above) property from O Office to R-H High Density Residential.

LOCATION: The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

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

COMMENT PERIOD: September 15, 2017 – October 6, 2017 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by October 6, 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: Friday, September 15, 2017

Attachment: Exhibit B Mitigated Negative Declaration No. 2017-11 (General Plan Amendment No. 2017-03 (A))

MITIGATED NEGATIVE DECLARATION NO. 2017-11

Project Title: General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01

File Number: GPA 2017-03 (515.0150), RZ 2017-01 (510.0230), and TPM 2017-01 (506.0409)

State Clearinghouse Number: n/a

Lead Agency: City of Hanford

Responsible Agency: N/A

Applicant: Village @ Hanford Square, LLC
(c/o Daniel Bailey)
480 E. Bogert Trail
Palms Springs, CA

Property Owner(s): Hanford Southport, LLC
(c/o Gary Gavin)
14908 Gavan Vista Rd
Poway, CA

Project Description:

TENTATIVE PARCEL MAP NO. 2017-01: a request to divide the parcel located at APN 011-020-042 into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. **GENERAL PLAN AMENDMENT NO. 2017-03:** A request to change the designation on Parcel A (cited above) from Office to High-Density Residential. **REZONE NO. 2017-01:** a request to change the zoning designation on Parcel A (cited above) property from O Office to R-H High Density Residential.

LOCATION: The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

Attachments:

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

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

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

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

Phone: (559) 585-2578

Signature:

Gabrielle de Silva

Date: September 14, 2017

Review Period: 20 days [September 15, 2017 to October 6, 2017]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2017-11

Prepared For

Village at Hanford Square, LLC (c/o Daniel Bailey)

General Plan Amendment No. 2017-03, Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01

Prepared By

The City of Hanford

September 14, 2017

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

The City of Hanford prepared a General Plan Update and certified a Program level Environmental Impact Report (EIR) on April 18, 2017. The CEQA Guidelines Section 15168 states that subsequent activities must be examined in the light of the program EIR to determine if the later activity would have effects that were not examined in the program EIR. Consistent with 15165, if a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

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

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

PROJECT DESCRIPTION:

The project has three components. Tentative Parcel Map No. 2017-01 is a request to divide the parcel located at APN 011-020-042 into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. General Plan Amendment No. 2017-03 is a request to change the designation on Parcel A (cited above) from Office to High-Density Residential. Rezone No. 2017-01 is a request to change the zoning designation on Parcel A (cited above) property from O Office to R-H High Density Residential. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042). No physical development is proposed for the project area at this time. Future development of the project area would be subject to all development regulations and allowed uses of the R-H High-Density Residential District and O-Office District, as they pertain to their respective parcel portions.

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 Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and

cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2017 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 17-20-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 proposed General Plan Amendment and Rezone are consistent with the policy of the General Plan and Zoning Ordinance. The change in designation from office to high-density residential on a portion of the property is consistent with the surrounding area.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01, 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 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the City Council on April 15, 2017, for which a Statement of Overriding Considerations was adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update.

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 2035 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 2035 General Plan Update EIR. The IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, and Population and Housing.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures. The initial study utilized the full build out of the General Plan Planning Area as the area for consideration of cumulative impacts. Significant and unavoidable impacts to Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) were identified with the full build out of the General Plan Planning Area. These impacts were analyzed in the 2035 General Plan EIR and determined to be a significant and unavoidable impact associated with implementation of the 2035 General Plan, of which the Project is a part and consistent with. A Statement of Overriding Considerations for these significant unavoidable impacts was adopted by the City Council as part of the approval of the 2035 General Plan Update. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is re-affirmed for the proposed Project and a Mitigated Negative Declaration is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

CONSULTATION

Pre-consultation was sent to the interested agencies on August 21, 2017. Responses were received from the following:

1. Hanford Elementary School District – Gerry Mulligan
2. Hanford Joint Unified High School District – Cheryl Silva
3. Tachi Yokut Tribe – Shana Powers

SOURCES – hereunto annexed and incorporated by reference

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

California Building Standards Code 2016 (Title 24, California Code Regulations). *Codes*.

City of Hanford 2035 General Plan Update (2017).

City of Hanford General Plan Update, 2035 – Environmental Impact Report. (2017). Hanford, California.

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

City of Hanford Public Works Construction Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

County Important Farmland Data Information. Department of Ag (2012)

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

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

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

Hanford Municipal Code (Hanford, California). (2017). *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)

Per-Consultation Letters Received:

Consultation from Cheryl Silva of the Hanford Joint Union High School District (August 22, 2017)

Consultation from Shana Powers of the Santa Rosa Rancheria Tachi Yokut Tribe (August 31, 2017)

Consultation from Gerry Mulligan of the Hanford Elementary School District (September 5, 2017)

Description for Rezoning and General Plan amendment

A portion of Parcel A as shown on that certain Parcel Map recorded in Book 19 at Page 100 of Parcel Maps in the Office of the Kings County Recorder, in the City of Hanford, State of California and also being a portion of the NE ¼ of Section 34, T18S, R21E, MDB&M described as follows:

Beginning at the Southwest corner of said Parcel A;

Thence N 0°05'27" W, along the west line of said Parcel A, a distance of 558.15 feet;

Thence N 89°54'05" E a distance of 765.19 feet to a point on the east line of said Parcel A;

Thence S 0°06'11" E, along last said east line, a distance of 377.67 feet;

Thence continuing along said east line, on a tangent curve to the left, concave to the east, with a radius of 802 feet, through a central angle of 5°53'27", an arc length of 82.46 feet, to the southeast corner of said Parcel A;

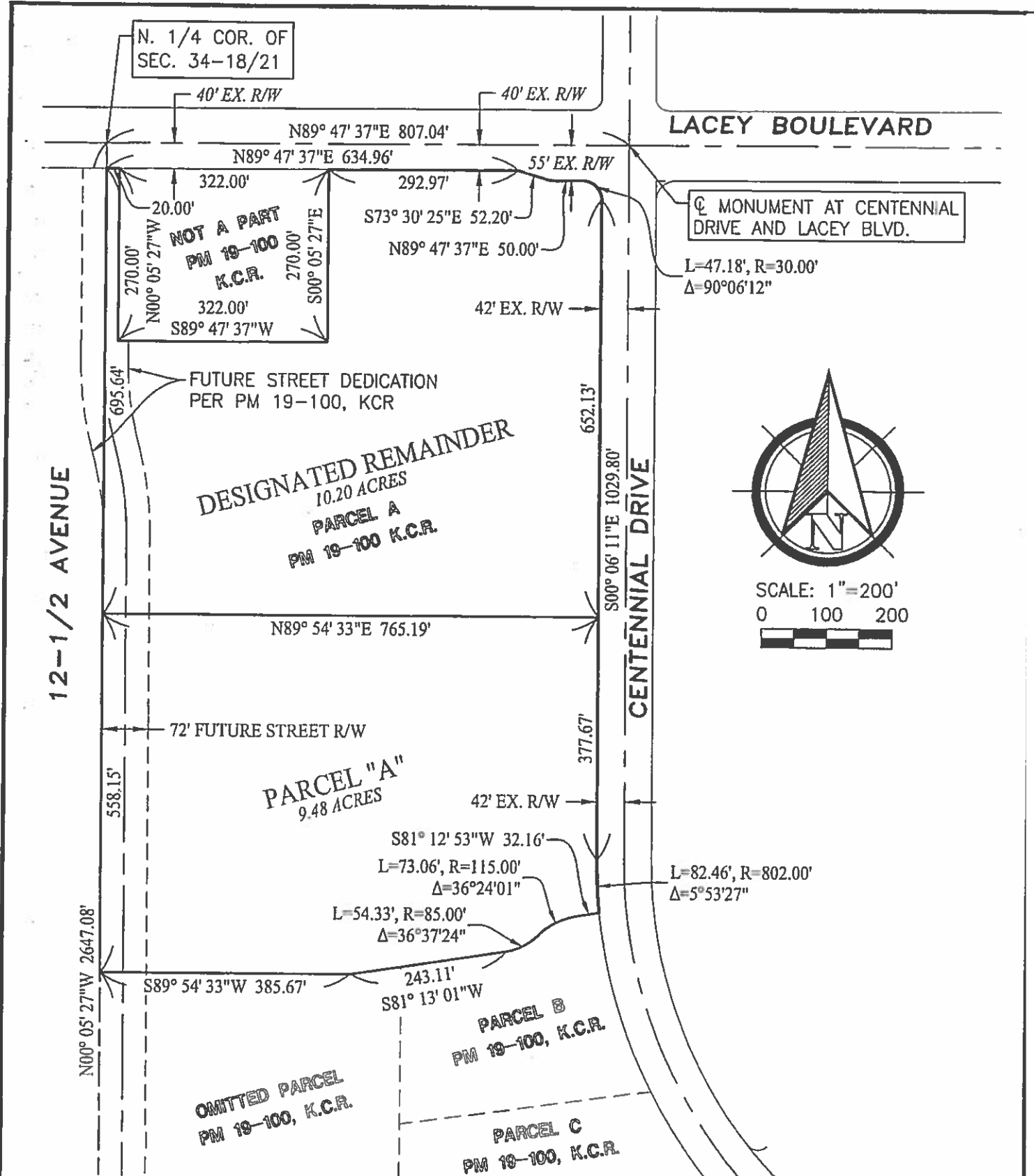
Thence S 81°12'53" W, along the south line of said Parcel A, a distance of 32.16 feet;

Thence continuing along last said south line of Parcel A, along a tangent curve to the left, concave to the south, with a radius of 115 feet, through a central angle of 36°24'01", an arc length of 73.06 feet;

Thence continuing along last said south line of Parcel A, on a reverse tangent curve to the right, concave to the north, with a radius of 85 feet, through a central angle of 36°37'24", an arc length of 54.33 feet;

Thence continuing along last said south line of Parcel A, S 81°13'01" W a distance of 243.11 feet;

Thence continuing along last said south line of Parcel A, S 89°54'33" W, a distance of 385.67 feet to the point of Beginning, containing 9.48 Acres more or less.



CML ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93232
Office: (559) 582-1056
Fax: (559) 584-4143

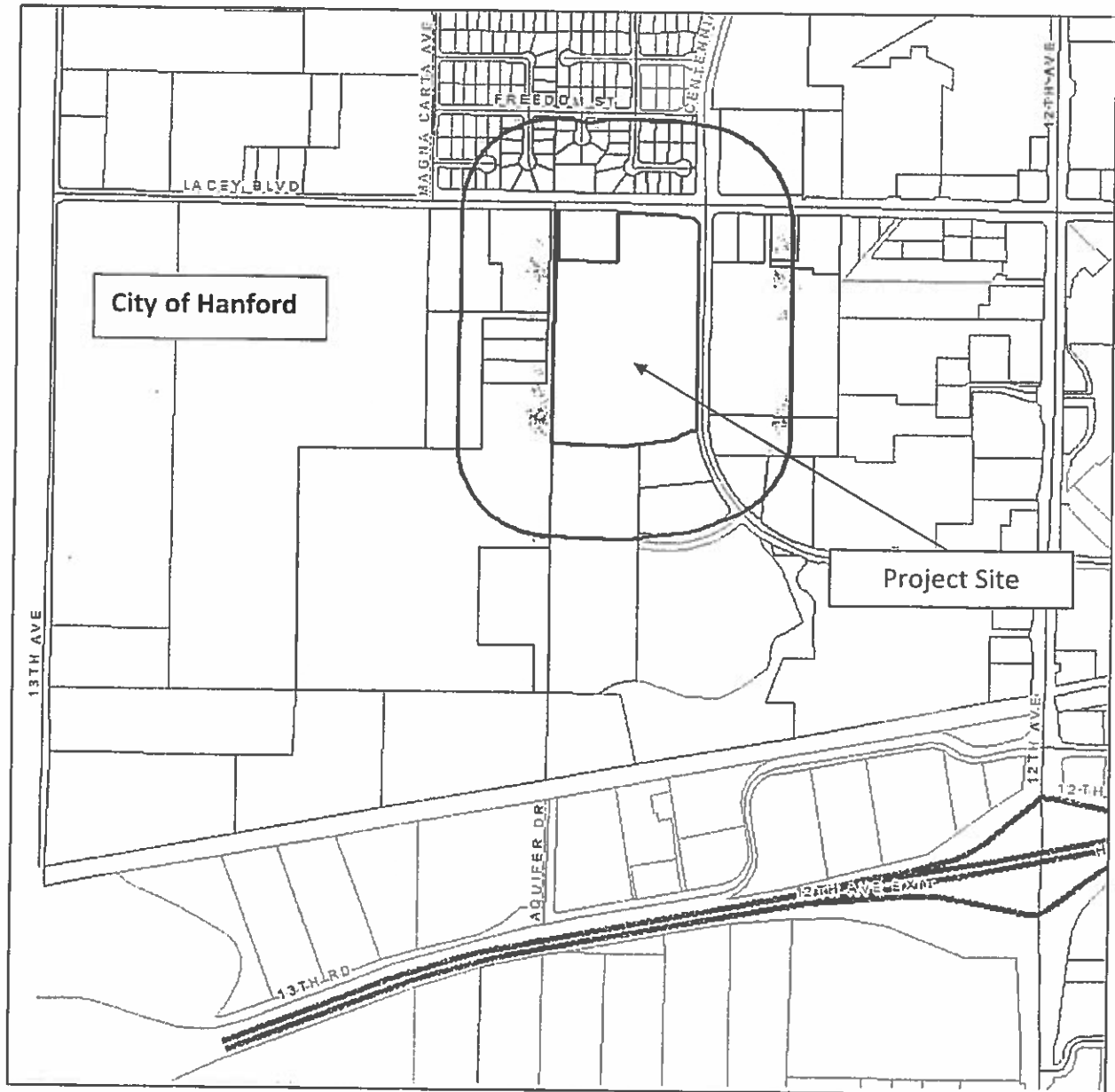
SITE PLAN
TENTATIVE PARCEL MAP
FOR: VILLAGE AT
HANFORD SQUARE, LLC

Job No. 0752711
Drawn By: JRJ
Checked By: Z
Indexed By:
Date: 6/20/2017

Sheet No.

1 of 1

Project Location & Mailing List Map
APN: 011-020-042
Southwest Corner of Lacey Blvd and Centennial Dr
Hanford, CA 93230



Legend

 - Properties within a 500 ft radius from the project site

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2017-11

1. Project Title: General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01.
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: n/a
4. Contact Person/Phone Number: Gabrielle de Silva
Community Development Department
(559) 585-2578
5. Project Location: The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042);
6. Project Sponsor's Name/Address: Village @ Hanford Square, LLC
(c/o Daniel Bailey)
480 E. Bogert Trail
Palms Springs, CA
7. General Plan Designation: Low-Density Residential
8. Zoning: Proposed Prezone: "R-1-6" Low-Density Residential (currently County "AL-10" Limited Agriculture).
9. Description of the Project: The project has three components. Tentative Parcel Map No. 2017-01 is a request to divide the parcel located at APN 011-020-042 into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. General Plan Amendment No. 2017-03 is a request to change the designation on Parcel A (cited above) from Office to High-Density Residential. Rezone No. 2017-01 is a request to change the zoning designation on Parcel A (cited above) property from O Office to R-H High Density Residential. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042). No physical development is proposed for the project area at this time. Future development of the project area would be subject to all development regulations and allowed uses of the R-H High-Density Residential District and the O Office District, respective to their corresponding parcel portions.

10. Surrounding land uses and setting:

Southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

	Zoning	General Plan Designation	Land Use
North	R-L-5	Low-Density Residential	Residential
East	C-R	Regional Commercial	Vacant and Commercial
South	R-L-5 and R-H	High-Density Residential and Low-Density Residential	Vacant
West	County	Medium-Density Residential and Low-Density Residential	Vacant and Nursery

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
n/a

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
 Associate Planner
 City of Hanford

9/14/2017
 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.

Issues:

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

ENVIRONMENTAL SETTING:**SCENIC VISTAS AND CORRIDORS**

Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. The grasslands, grazing land, and large farms create open vistas at the northern and eastern edges of the City.

SCENIC HIGHWAYS

According to the California Scenic Highway Mapping System, there are no adopted Scenic Highways within the planning area. (Caltrans 2015).

VISUAL CHARACTER

Hanford is located in the northern portion of Kings County and has a total area of 16.6 square miles, all of which is flat land not covered by water. The only natural watercourse is Muscle Slough, remnants of which still exist on the City's western edge. The Kings River is about 6.5 miles north of Hanford. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south.

The Planning Area consists of urban agricultural, and grassland habitat areas located in transitional zone in the Central Valley between the flat valley floor and the Sierra Nevada foothills to the east. Hanford is surrounded by productive agricultural land, much of which is encumbered by Williamson Act contracts that prohibit development.

LIGHT AND GLARE

Attachment: Exhibit B Mitigated Negative Declaration No. 2017-11 (General Plan Amendment No. 2017-03 (A))

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The majority of the City includes existing sources of daytime glare and nighttime lighting and illumination. 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, cause's substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) Less than Significant Impact – Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. The grasslands, grazing land, and large farms create open vistas at the northern and eastern edges of the City. These projects are along the western edge of the city and an existing developed area; therefore, the project would not have a significant effect on any scenic vista. b) Less than Significant Impact – There are no designated State Scenic Highways, as identified by the California Scenic Highway Mapping System within the City's General Plan Study area. There are also no rock outcroppings within the Study Area. The City does have an ordinance protecting trees in Chapter 12.12 Street Trees and Shrubs of the Municipal Code. The projects would be consistent with the tree ordinance. The projects would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway and impacts would be less than significant. c) Less than Significant Impact with Mitigation Incorporation– Several sections of the Hanford Municipal Code regulate physical development by controlling not only the appearance of new development, but also by controlling the placement of new development with consideration for surrounding uses. The physical development of the project area would be held to appropriate development standards of the Hanford Municipal Code to mitigate impacts to aesthetics. (MM Aesthetics 1) d) Less than Significant Impact with Mitigation Incorporation– The physical development of the project area would be subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation light power and brightness, shielding, and sensor controls (MM Aesthetics 2) Mitigation Measures: MM Aesthetics 1: that the projects are subject to the appropriate development standards of the Hanford Municipal Code. MM Aesthetics 2: That the projects would be subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare. Conclusion: Impacts to aesthetics are anticipated to be less than significant after mitigation. 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:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☒	☐	☐

Agriculture and Forestry Resources:

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.

Environmental Setting

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The City's climate, water availability and proximity to transcontinental transportation routes have made it a premier location for agricultural land development for over a century. Most of the land surrounding the urbanized area of Hanford was converted to agricultural uses over a century ago, leaving very little undisturbed natural landscape.

A majority of Prime Farmland is shown toward the northern and western portions of the study Area. Farmland of Statewide Importance is located on portions of land toward the southern edge of the Study Area. The acreage total for Prime Farmland, Farmland of Statewide Importance, and Unique Farmland within the Study and Planned Areas is categorized as follows:

**Table 4.2-1
Farmland Mapping and Monitoring Program**

Area	Prime Farmland (Acres)	Farmland of Statewide Importance (Acres)	Unique Farmland (Acres)	Total (Acres)
Planned Area	877	1,724	105	2,705
Study Area (Excluding Planned Area)	10,280	7,495	380	18,157
Total (Study Area)	11,157	9,219	485	20,862

There are 3,056 acres of land currently subject to a Williamson Act contract within the Planned Area and 16,299 acres of land currently subject to a Williamson Act contract within the Study Area. There are 335 acres currently under non-renewal and are scheduled to be removed from the provisions of the Williamson Act in the Planned Area.

There are no forest lands found within the Study Area, as defined by Public Resources Code Section 12220 (g), which defines such areas as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allow for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." There is also no "timberland" found in the Study Area, as defined by the Public Resources Code Section 4526, which defines such areas as "land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees."

Build-out of the General Plan would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, the overall impact of full-build out of the General Plan would be cumulatively significant and unavoidable.

Significance Criteria

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

Checklist Discussion:

- No Impact – The project proposed at 206 W. Grangeville is located within an area listed as Urban and Built-Up Land on the Department of Conservation website. The property located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042) is in an area listed as Vacant or Disturbed by the Department of Conservation. Therefore, the project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural impacts.
- Less than significant impact - The project does not conflict with any agricultural zoning. The properties are not enrolled in a Williamson Act contract.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) No impact – the projects would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland, or Timberland Zoned Timberland Production, as these designations do not exist within the City. There would be no impact. d) No Impact – There is no forest land within the City. The projects would not result in the loss of forest land or conversion of forest land to non-forest use, as these designations do not exist within the City. There would be no impact. e) Less than Significant Impact with Mitigation Measures – The property at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042) is bordered to the west by County property and designated AL-10 for Limited Agriculture (10- acre minimum). Under Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, adjacent uses to future development could result in “potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limit to, equipment and animal noise; farming activities conducted on a 24 hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.” This acknowledgement establishes the right of adjacent landowners to continue to farm and therefore precludes indirect conversion of adjacent farmland, as a result of potentially incompatible land uses as a result of the project. A mitigation of the project will include, that a right-to-farm provision be recorded for Parcel A of the proposed subdivision of APN 011-020-042, in order to mitigate potential impacts to indirect conversion of adjacent farmland.				
Mitigation Measures:				
MM Agriculture 1: That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.				
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?	☐	☐	☒	☐
Air Quality: Climatological/Topological Factors The San Joaquin Valley's topography and meteorology provide ideal conditions for trapping air pollution for long				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
periods of time and producing harmful levels of air pollutants, including ozone and particulate matter. Low precipitation levels, cloudless days, high temperatures, and light winds during the summer in the San Joaquin Valley are conducive to high ozone levels resulting from the photochemical reaction of oxides of nitrogen (NOX) and volatile organic compounds (VOC). Inversion layers in the atmosphere during the winter can trap emissions of directly emitted particulate matter less than 2.5 microns (MN2.5) and PM2.4 precursors (such as NOX and sulfur dioxide [SO2] within the San Joaquin Valley for several days, accumulating to unhealthy levels. The region also houses the State's major arteries for good and people movement, Interstate 5 to the west and State Route 99 through the Central Valley, thereby attracting a large volume of vehicular traffic. Another compounding factor is the region's historically high rate of population growth compared to other regions of California. Increased population typically results in an even greater increase in vehicle activity and more consumer product use, leading to increased emissions of air pollution, including NOX. In fact, mobile sources account for about 80% of the Valley's total NOX emissions inventory. Since NOX is a significant precursor for both ozone and PM2.5, reducing NOX from mobile sources is critical for progressing the Valley towards attainment of ozone and PM2.4 standards. The geography of mountainous areas to the east, west, and south, in combination with long summers and relatively short winters, contributes to local climate episodes that prevent the dispersion of pollutants. Transport, as affected by wind flows and inversions, also plays a role in the creation of air pollution. The climate of the SJV is modified by topography. This creates climatic conditions that are particularly conducive to air pollution formation. The SJV is surrounded by mountains on three sides and open to the Sacramento Valley and the San Francisco Bay Area to the north. Hanford is located in the southern end of the San Joaquin Valley Air Basin. San Joaquin Valley Air Basin The SJVAB is in the southern half of California's Central Valley and is approximately 250-miles long and averages 35-miles wide. The San Joaquin Valley is bordered by the Sierra Nevada Mountains to the east, the Coast Ranges to the west, and the Tehachapi mountains to the south. There is a slight downward elevation gradient from Bakersfield in the southeast end to sea level at the northwest end where the valley opens to the San Francisco Bay at the Carquinez Straits. At its northern end is the Sacramento Valley, which comprises the northern half of California's Central Valley. The bowl shaped topography inhibits movement of pollutants out of the Valley. The SJV is in a Mediterranean Climate Zone. Mediterranean Climates Zones occur on the west coast and are influenced by a subtropical high-pressure cell most of the year. Mediterranean Climates are characterized by sparse rainfall, which occurs mainly in winter. Summers are hot and dry. Summertime maximum temperatures often exceed 100 degrees Fahrenheit in the Valley. The subtropical high-pressure cell is strongest during spring, summer, and fall and produces subsiding air, which can result in temperature inversions in the Valley. A temperature inversion can act like a lid, inhibiting vertical mixing of the air mass at the surface. Any emissions of pollutants can be trapped below the inversion. Most of the surrounding mountains are above the normal height of summer inversion (1,500 to 3,000 square feet). Winter-time high pressure events can often last many weeks with surface temperatures often lowering into the 30s degrees F. During these events, fog can be present and inversions are extremely strong. These wintertime inversions can inhibit vertical mixing of pollutants to a few 100 feet. Wind Wind speed and direction play an important role in dispersion and transport of air pollutants. Wind at the surface and aloft can disperse pollution by mixing and transporting the pollution to other locations. The region's topographic features restrict air movement and channel the air mass toward the southeastern end of the Valley. The Coastal				

	Potentially Significant Impact	Significant	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	
Range is a barrier to air movement to the west and the high Sierra Nevada range is a significant barrier to the east. A secondary, but significant, summer wind pattern is from the southeasterly direction and can be associated with nighttime drainage winds, prefrontal conditions, and summer monsoons.						
San Joaquin Valley Air Basin Monitoring						
The SJVAB consists of eight counties, from San Joaquin County to the north to Kern County in the South. The closest monitoring station to the Study Area is located at Hanford's South Irwin Street Monitoring Station. The station monitors particulates, ozone, carbon monoxide, and nitrogen dioxide.						
The SJVAB is nonattainment for ozone (1 hour and 8 hour) and particulate matter. In accordance with the Federal Clean Air Act (FCAA), EPA uses the design value at the time of standard promulgation to assign nonattainment areas to one of several classes that reflect the severity of the nonattainment problem.						
The SJVAB was reclassified from a "serious" nonattainment area for the 8-hour ozone standard to "extreme" effective June 4, 2010.						
Maximum Pollutant Levels at Hanford's South Irwin Street Monitoring Station						
Pollutant	Time Avg.	2012 Max.	2013 Max.	2014 Max.	National Standards	State Standards
Ozone (O3)	1 hour	0.109 ppm	0.104 ppm	0.108 ppm	NA	0.009 ppm
Ozone (O3)	8 hour	0.094 ppm	0.098 ppm	0.0904 ppm	0.075 ppm	0.070 ppm
Carbon Monoxide (CO)	8 hour	0.033 ppm	*	*	9.0 ppm	9.0 ppm
Nitrogen Dioxide (NO2)	1 hour	0.056 ppm	0.058 ppm	0.050 ppm	100 ppm	0.18 ppm
Nitrogen Dioxide (NO2)	Annual Average	0.009 ppm	0.010 ppm	0.010 ppm	0.053 ppm	0.030 ppm
Particulates (PM 10)	24 hour	128.0 µg/m3	177.0 µg/m3	131.3 µg/m3	150 µg/m3	50 µg/m3
Particulates (PM 10)	Federal Annual Arithmetic Mean	40.3 µg/m3	50.3 µg/m3	47.8 µg/m3	NA µg/m3	20 µg/m3
Particulates (PM 2.5)	24 hour	64 µg/m3	128.7 µg/m3	96.7 µg/m3	35 µg/m3	NA
Particulates (PM 10)	Federal Annual Arithmetic Mean	14.8 µg/m3	18.1 µg/m3	17.4 µg/m3	12 µg/m3	12 µg/m3
Notes:						
NA = Not Applicable (there is no standard for this pollutant)						
* = There was insufficient data available to determine the value						
ppm = parts per million						
µg/m3 = microgram per cubic meter						
Attainment Status						
Air quality impacts from proposed projects within Hanford are controlled through policies and provisions of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In order to demonstrate that a project would not cause						

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact																										
further air quality degradation in either of the SJVAPCD's plan to improve air quality within the air basin or federal requirements to meet certain air quality compliance goals, each project should also demonstrate consistency with the SJVAPCD's adopted Air Quality Attainment Plans (AQAP) for ozone and PM10. The SJVAPCD is required to submit a "Rate of Progress" document to ARB that demonstrates past and planned project toward reaching attainment for all criteria pollutants. The CCAA requires air pollution control districts with severe or extreme air quality problems to provide a 5% reduction in non-attainment emissions per year. The Air Quality Attainment Plans prepared for the SJV by the SJVAPCD complies with this requirement. Air pollution sources associated with stationary sources are regulated through the permitting authority of the SJVAPCD under the New and Modified Stationary Review Rule (SJVAPCD Rule 2201). Owners of any new or modified equipment that emits, reduces, or controls air contaminants, except those specifically exempted by the SJVAPCD, are required to apply for an Authority to Construct and Permit to Operate (SJVAPCD Rule 2010). Additionally, best available control technology is required on specific types of stationary equipment and are required to offset both stationary source emission increases along with increases in cargo carrier emissions if the specified threshold levels are exceeded (SJVAPCD Rule 2201, 4.7.1). Through this mechanism, all stationary sources within the Study Area would be subject to the standards of the SJVAPCD to ensure that new developments do not result in net increases in stationary sources of criteria air pollutants. Existing Air Quality Air pollutant emissions generated from projects constructed under the implementation of the General Plan would be required to adhere to SJVAPCD rules and regulations and therefore, would not exceed SJVAPCD thresholds. Odor The SJVAPCD has identified some common types of facilities that have been known to produce odors in the SJVAB. The types of facilities that are known to produce odors are shown below along with a reasonable distance from the source within which, the degree of odors could possibly be significant. Information presented in the table will be used as a screening level of analysis for potential odor sources for new development as a result of implementation of the General Plan. <table><tr><td>Type of Facility</td><td>Distance</td></tr><tr><td>Wastewater Treatment Facility</td><td>2 miles</td></tr><tr><td>Sanitary Landfill</td><td>1 mile</td></tr><tr><td>Transfer Station</td><td>1 mile</td></tr><tr><td>Composting Facility</td><td>1 mile</td></tr><tr><td>Petroleum Refinery</td><td>2 mile</td></tr><tr><td>Asphalt Batch Plant</td><td>1 mile</td></tr><tr><td>Chemical Manufacturing</td><td>1 mile</td></tr><tr><td>Fiberglass Manufacturing</td><td>1 mile</td></tr><tr><td>Painting/Coating Operation (e.g., auto body shops)</td><td>1 mile</td></tr><tr><td>Food Processing Facility</td><td>1 mile</td></tr><tr><td>Feed Lot/Dairy</td><td>1 mile</td></tr><tr><td>Rendering Plant</td><td>1 mile</td></tr></table> Asbestos New development's construction phase may cause asbestos to become airborne due to construction activities. In order to control naturally-occurring asbestos dust, new development can use some of the following control actions to reduce the release of airborne asbestos fibers: - Water wetting or road surfaces; - Rinse vehicles and equipment;					Type of Facility	Distance	Wastewater Treatment Facility	2 miles	Sanitary Landfill	1 mile	Transfer Station	1 mile	Composting Facility	1 mile	Petroleum Refinery	2 mile	Asphalt Batch Plant	1 mile	Chemical Manufacturing	1 mile	Fiberglass Manufacturing	1 mile	Painting/Coating Operation (e.g., auto body shops)	1 mile	Food Processing Facility	1 mile	Feed Lot/Dairy	1 mile	Rendering Plant	1 mile
Type of Facility	Distance																													
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	Potentially Significant Impact	Significant	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- Wet loads of excavated materials; and - Cover loads of excavated materials					
Project Impacts					
<i>The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.</i>					
The SJVAB often exceeds the State and national ozone stands and if the new development as a result of the General Plan Update emits a substantial quantity of ozone precursors, it may contribute to an exceedance of the ozone standard. The SJVAB is also in nonattainment for State PM10 air quality standards and in nonattainment for State and federal PM2.5 air quality standards. Therefore, substantial project emissions may contribute to an exceedance for these pollutants.					
District Rule 2201, the New and Modified Stationary Source Review (NSR), is a major component of the SJVAPCD's attainment strategy as it relates to growth. It applies to new and modified stationary sources of air pollution. The SJVAPCD's attainment plans demonstrate that project-specific emissions below the SJVAPCD's offset thresholds would have a less-than-significant impact on air quality. Thus the SJVAPCD concludes that use of the NSR Offset thresholds as the consistency in significance determinations within the environmental review process and is applicable to both stationary and non-stationary emission sources.					
Project Type	Pollutant/Precursor Emission (tons/year)				
	CO	NOX	ROG	SOX	PM10 PM2.5
Construction Emissions	100	10	10	27	15 15
Operational Emissions (Permitted Equipment and Activities)	100	10	10	27	15 15
Operational Emissions (Non-Permitted Equipment and Activities)	100	10	10	27	15 15
Short-term (construction) emissions					
Construction-related impacts are expected to be temporary in nature and can generally be reduced to a less-than-significant level through the use of mitigation measures and through compliance with applicable existing City, county, State and SJVAPCD regulations for reducing construction-related emissions. The SJVAPCD's Regulation VIII is applied to all construction sites and would constitute sufficient measures to reduce air quality impacts to a level considered less than significant.					
Long-term (operational) emissions					
Operational emissions are emitted from two main sources:					
1) small, distributed sources known as area sources and					
2) motor vehicles known as mobile sources.					
All new development and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including Rule 9510 (indirect source review) and Regulation VIII (Fugitive Dust Prohibitions). Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer Based Trip Reduction). Individual projects would require a project-level analysis to determine necessary mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified.					
Short-term (construction) emissions					
Fugitive dust control rules:					

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- Rule 8011 – Fugitive dust administrative requirements for control of fine particulate matter - Rule 8021 – Fugitive dust requirements for the control of fine particulate matter from construction, demolition, excavation, extraction, and earthmoving activities. - Rule 8071 – Fugitive dust requirements for the control of fine particulate matter from vehicle and/or requirement parking, shipping, receiving, transfer, fueling, and service areas one acre or larger Further, the new development should include the following local municipal code requirements: - Water sprays or chemical suppressants must be applied to all unpaved roads to control fugitive emissions - All access roads and parking areas must be covered with asphalt-concrete paving Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant. The following measures from the Guide for Assessing and Mitigation Air Quality Impacts are required to be implemented at construction sites for all new development built during the planning cycle of the General Plan Update: - All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. - All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. - All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. - With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demotion. - When materials are transported offsite, all materials shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained. - All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. - Following the addition of materials to, or the removal of materials from, the surface of storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. - Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. Long-Term (operational) emissions Long-term emissions from new development are generated by mobile source (vehicle) emissions and area sources such as water heaters and lawn maintenance equipment. Future development projects in the City of Hanford would be subject to the SJVAPCD's Indirect Source Review (ISR) program. The purpose of the SJVAPCD's ISR Program is to reduce emissions of NOX and PM10 from new development projects. Further, all new developments and infrastructure projects would be				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
subject to SJVAPCD guidelines and regulations, including the ISR rule and Regulation VIII. Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer based trip reduction). <i>The project would not expose sensitive receptors to substantial pollutant concentrations.</i> Sensitive receptors are those individuals who are sensitive to air pollution, which may include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. The six criteria pollutants include ozone, CO, NO₂, SO₂, particulate matter, and Pb. Of the six pollutants, particle pollution and ground-level ozone are the most widespread health threats. The SJVAPCD has determined that any project would perform an ambient air quality analysis when construction activities or operational activities exceed the 100 pound per day screening level of any criteria pollutant after implementation of all enforceable mitigation measures. Exempt small development projects include: - Residential projects with 50 dwelling units or less - Commercial projects with 2,000 square feet or less - Light industrial projects with 25,000 square feet or less - Heavy Industrial projects with 100,000 square feet or less - Medical Office projects with 20,000 square feet or less - General Office projects with 39,000 square feet or less - Educational projects with 9,000 square feet or less - Government projects with 10,000 square feet or less - Recreational projects with 20,000 square feet or less - Transportation or Transit projects with construction exhaust emissions of 2 tons of NO_x or PM₁₀ or less Checklist Discussion a) Less than Significant with Mitigation Incorporation- The project does not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's Air Quality Plan. The physical development of the project would be subject to the SJVAPCD Indirect Source Review (Rule 9510) if more than 50 residential units were proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. b) Less than Significant with Mitigation Incorporation - The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM₁₀ or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainment plans adopted by the SJVUAPCD. With these mitigation measures, the project will have a less than significant impact. c) Less than Significant Impact With Mitigation Incorporation – The San Joaquin Valley is a region that is already at non-attainment for air quality. The project does not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's Air Quality Plan. The physical development of the project would be subject to the SJVAPCD Indirect Source Review (Rule 9510) if more than 50 residential units were proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. The project would not obstruct				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. With these mitigation measures, the project will have a less than significant impact.				
d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the future development of a high-density residential or office project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are directly to the north and south, where residential development is located, however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant				
e) Less than Significant Impact - When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project. No objectionable odors are anticipated to occur as part of the project.				
Mitigation Measures: MM Air Quality 1: That the physical development of the site would be subject to the SJVAPCD Indirect Source Review (Rule 9510) if more than 50 residential units were proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. MM Air Quality 2: That the project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD for dust control measures. Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), San Joaquin Valley Air Pollution Control District, California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) http://www.arb.ca.agis;				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh,	☐	☐	☐	☒

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

Natural Communities

The natural communities tracked by the California Natural Diversity Database in the Study Area and surrounding vicinity include Valley Sacaton Grassland and Valley Sink Scrub.

Valley Sacaton Grassland is mid-height to three feet tussock-forming grassland dominated by alkali sacaton. The community is fine textured and poorly drained on usually alkaline soils with generally a seasonally high water table or are overflowed during winter flooding. This community was formerly extensive in the Tulare Lake Basin.

There are two patches of riparian woodlands identified by the State Dept. of Conservation mapping program that are within the study area (City of Hanford). Riparian woodlands are one of the richest wildlife habitats in the State; however, much has been severely degraded. Less than 1% of the Central Valley's riparian vegetation is in a natural, high-quality condition. Riparian woodlands in the study area are located on the west side of 12th Avenue between Houston and Iona Avenues, and along the west side of 13th Avenue, north of Iona Avenue. They are 30 and 14 acres in size, respectively. Valley oak woodland provides habitat components such as food, cover, nesting sites, and dispersal habitat for a wide variety of wildlife. The large oak trees present in this vegetation community provide nesting opportunities for many birds of prey. Typical wildlife species in this vegetation community include California ground squirrel, western fence lizard, western scrub jay, California quail, northern flicker, northern mockingbird, mourning dove, American kestrel, and red-tailed hawk.

Vegetation within the City of Hanford consists primarily of agricultural crops with little remaining non-agricultural vegetation. Agricultural crops consist of orchard, vineyard, annual dryland and irrigated grain crops, irrigated row and field crops, and some rice production. A good portion of the study area consists of urban development, but an almost equal portion of the study area is agricultural development.

Waters/Wetlands

Queries of the National Wetland Inventory and National Hydrology Dataset reveal the presence of numerous wetlands and waters within the Study Area. The largest of the water bodies are holding ponds off of Iona Avenue and South 11th Avenue. The system is artificially flooded and manmade. Other wetland and water features are reported including emergent wetlands, freshwater wetlands, freshwater ponds, canals and ditches, and blue-line stream courses.

The only natural watercourse is Mussel Slough, remnants of which still exist on the City's western edge. The People's

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south and portions of it still exist north of Grangeville Boulevard and west of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of SR 198. The Kings River is about 4 miles north of Hanford. Wildlife Corridors Wildlife corridors are areas of habitat that connect two or more habitat patches that would otherwise be fragmented or isolated from one another. Isolated "islands" of wildlife habitat have been created by the fragmentation of open space areas due to urbanization and other anthropogenic disturbance. Certain wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas in the absence of habitat linkages due to the loss of gene flow required to maintain genetic diversity. Within the urbanized areas of the Study Area, wildlife corridors are largely limited to linear water features, such as canals, water and flood control conveyance structures, and remnant natural ways. Surrounding the Study Area, agricultural fields and sparsely located and fragmented patches of lands containing non-agricultural vegetation located amongst the agricultural fields extend for many miles in all directions. Wildlife movement is largely uninhibited in this open space area of the Study Area outside of, and surrounding, the urbanized areas. Standards of Significance The project would have a significant effect on biological resources if it would: 1. Interfere substantially with the movement of any resident or migratory fish or wildlife species. 2. Substantially diminish habitat for fish, wildlife or plants. 3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species. Checklist Discussion a) Less than significant impact – the conversion to urban development was evaluated under the General Plan EIR. b) No Impact – the site does not contain any riparian habitat or other sensitive natural community. c) No Impact – the site is not identified as a federally protected wetland. d) Less than significant impact - The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area. e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy; there is not an adopted ordinance protecting biological resources. f) Less than Significant Impact – the project pertains to land that has no value as natural habitat; therefore, the plan does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Conclusion: The site is within an urban area of the City and contains no natural, undisturbed areas for habitat. The project would have a less than significant cumulative impact for biological resources. Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017)				
V. CULTURAL RESOURCES -- Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code 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?	☐	☒	☐	☐

Ethnographic Setting

Hanford is situated between the former "delta" formed by the Kaweah River to the south and the Kings River to the north. Yokuts lived in villages consisting of wood frame huts covered with large tule mats. The Hanford-Lemoore region on the south side of the Kings River was home to the Nutunutu Yokuts. Across the Kings River and north of the Nutunutu, were the Wimalche people. Only one village for the Wimalche and two for the Nutunutu have been described. The Wimalche village of Ugonia was located north of the Kings River, 7 miles below Laton. The Nutunutu village of Cheou was across the river and directly west of Ugonia. Kadistin, the other Nutunutu village of Cheou was across the river and directly west of Ugonia. Kadistin, the other Nutunutu village, was at old Kingston on the south bank of the Kings River downstream from Laton. The better known Tachi Yokuts occupied the north and west shores of Tulare Lake.

The Yokuts subsistence economy emphasized fishing; hunting waterfowl; and collecting shellfish, roots, and seeds. Tules were abundant in the sloughs and their prodigious use in constructing shelters, boats, and as a food source reflected their significance in Yokuts life.

The dead were buried in a cemetery separate from the village with head facing west or northwest. Cremation was most common for the occasional individual who died away from home or in the event that the deceased was a shaman or medicine man. Among the Tachi, anyone of higher social status was cremated.

The 1833 epidemic, brought south from Oregon by a party of trappers, decimated an estimated 75% of California's native people. Entire communities were wiped out, leaving few native people to consult during the early 1900s when anthropologists were recording the recollections of elderly survivors of what has been billed as a last attempt to reconstruct the lifeways of the native people before White contact.

In 1851, the tribes gave up their lands for reservations. However, such a treaty was never ratified by Congress. The remnant of native people in the southern San Joaquin Valley was placed at the Tejon

Reservation at the foot of the Tehachapis and at the Fresno reservation at Madera. However, Tejon was later abandoned in favor of a reservation on the Tule River. Many of the Tule river residents were Tachi for whom a settlement was established near Lemoore.

By 1970, some 325 people identifying themselves as Yokuts lived on the 54,000-acre Tule River Reservation. Many of the residents were employed in the lumber industry or as laborers on farms. About one-third of the population of the Tule River Reservation lived on the much smaller Santa Rosa Reservation. Santa Rosa families would follow seasonal agricultural work.

Pioneer Settlement Period

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Early development and success of the community was dictated by the railroad. Southern Pacific established a depot early in 1877 in what would become Hanford. In 1877, when the Southern Pacific Railway laid lines from Goshen to Coalinga, their path crossed through a Chinese shepherd's camp. This camp reportedly was the beginning of the City of Hanford. Hanford was named for James Madison Hanford, an auditor of the railroad, who also took a lively interest in the sale of town lots which began on January 17, 1877. Within a short time the settlement grew to a town, and, with the powerful backing of the railway interests, Hanford ultimately became the center of trade for the region. In McKenney's Pacific Coast Directory, San Francisco, 1886-1887, Hanford was described as having a post, express and telegraph office, located along the Southern Pacific Railroad Company's Goshen Division, 254 miles from San Francisco, and 22 miles from Visalia. At the time, the community numbered 1,000 inhabitants and was located in the heart of the "famous Mussel Slough country," a region of rich top soils and important agricultural zone. Hanford was the principal depot for the local wheat industry and had several flouring mills along with schools, churches, and hotels. Through the early pioneer years, a series of devastating fires dampened the growth of Hanford. On July 12, 1887, a fire destroyed most of the downtown business district. On June 19, 1891, another fire destroyed portions of the downtown business district. The fires of early 1890s spurred new development using fireproof materials. National Register of Historic Places Hanford has three buildings listed on the NRHP. They are the Hanford Carnegie Library, the Kings County Courthouse, and the Taoist Temple. All three buildings are also listed on the California Register of Historic Places. Hanford Carnegie Library The Hanford Carnegie Library, now the Hanford Carnegie Museum, was built in 1905 as one of the many Carnegie libraries that were funded by steel magnate, Andrew Carnegie. The library was replaced by a new structure at a different location in 1968. The old library was subsequently renovated and reopened as the Hanford Carnegie Museum in 1974. The building is of Romanesque Revival architecture, with displays of furniture and photos describing the history of the Hanford area. Kings County Courthouse The 1986 Kings County Courthouse was erected after Kings County was formed. The building served as the county's courthouse until 1976 when it was replaced by the new Kings County Government Center on West Lacey Boulevard. The building was listed on the National Register of Historic Places in 1978. Taoist Temple The Taoist Temple at 12 China Alley dates from 1893. It was listed on the NRHP in 1972. It is historically significant as a surviving authentic structure from Hanford's Chinatown. China Alley served the second largest population of Chinese in the U.S., behind San Francisco. While many urban Chinatowns continue to thrive, most rural Chinatowns have declined; Hanford's China Alley is unique for its retention of many original features. China Alley's survival is largely because many of its buildings are owned by a single third-generation family corporation that has, through the years, exhibited concern for the site's future. National Register of Historic Places – Eligible Resources There are a number of resources within Hanford that contribute to its unique culture, yet are not officially listed as historic resources, including the following: - Clark Center for Japanese and Art and Culture, 15770 10th Avenue - Temple Theater, 514 Visalia Street - Fox Theater				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- Kings Art Center, 605 N. Douty Street - Hanford Civic Auditorium, 400 N. Douty Street - Hanford Veteran's Memorial Building Paleontological Resources A paleontological resources report was not prepared for the General Plan, as there are recent paleontological resources reports for areas within the vicinity. The geology of the area includes the Modesto Formation, Tulare Lakebeds, and Quaternary alluvium. Between overlies sediments of the late-Pleistocene to early-Holocene Modesto Formation. From Hanford south to approximately Delano, Tulare Lakebed deposits are exposed at or near the surface. Consultation During pre-consultation, the City received a letter from Shana Powers, Cultural Specialist II for the Tachi Yokut Tribe, indicating the following: Based upon the cultural sensitivity of the area, the Tribe has concerns that burials and cultural resources will be disturbed during ground disturbing activities if this parcel is developed. If the area is developed, the Tribe would like to be retained to provide Native American Monitoring and then provide a cultural presentation for the construction staff prior to ground disturbing activities. In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures: • That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. (this condition applies as a mitigation measure to all projects that require an initial study). As a project-specific mitigation measure, the City is requiring: • 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. • That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities. Thresholds of significance The project would have a significant impact on cultural resources if it would: - Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5 - Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5; - Directly or indirectly destroy a unique paleontological resource or site or unique geological feature; or - Disturb any human remains, including those interred outside of formal cemeteries • 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.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Checklist Discussion				
a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource. b) Less than Significant Impact with Mitigation Measures – Due to the pre-consultation received from the Tachi Yokut Tribe, the lead agency is aware, that there is the possibility that cultural resources will be disturbed during ground disturbing activities if/when the parcel is physically developed. As mitigation, the Tachi Yokut tribe has requested the following: • That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. • 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. • That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities. c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature. d) See B. Mitigation Measures - MM Cultural Resources 1: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. - MM Cultural Resources 2: 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. - MM Cultural Resources 3: That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities. Conclusion: The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources. Source(s): Hanford General Plan (2017), California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b).				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication	☐	☐	☐	☒

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

Geology

The topography of the City is relatively flat with a gradual slope generally from east to west. The City is located at 249 feet above mean sea level (msl).

The soil is defined as alluvial fan surfaces that are mantled with very deep, well-drained, saline-alkali soils. An alluvial fan is a fan-shaped alluvial deposit formed by a stream where its velocity is abruptly decreased.

Soil

The City of Hanford consists of the following soil types: 1) Cajon sandy loam, 2) Excelsior sandy loam, 3) Garces loam, 4) Kimberlina fine sandy loam, saline alkali 5) Kimberlina fine sand loam, sandy substratum, 6) Kimberlina salie alkali-Garces complex 7) Nord fine sandy loam, 8) Nord fine sandy loam, saline alkali, 9) Nord complex, 10) Wasco sandy loam (0-5% slopes), and 11) Whitewolf coarse sandy loam. Each of these soil types is not subject to annual flooding or ponding, and for the most part has a very low to medium surface runoff class, and is well drained. A runoff class indicates the potential for a soil to become saturated when excess storm water begins to flow at the ground surface.

Seismicity

The greatest potential for seismic activity in the City is posed by the San Andreas Fault, which is located approximately 46.5 miles southwest of the western boundary of the Study Area. The White Wolf Fault, located near Arvin and Bakersfield to the southwest in Kern County, which has the potential to cause seismic hazards for the County to a much lesser degree than the San Andreas Fault.

Fault Rapture

Kings County doesn't have any major fault system within its boundaries.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Strong Seismic Ground Shaking Kings County has not experienced any damaging earthquake equal or greater than Richter Magnitude 6.0 over the last 200 years. The Uniform Building Code has four seismic zones in the US ranging from I to IV, the higher the number, the higher the earthquake danger. All of California lies within Seismic Zone III or IV, Kings County is within Zone III, which equates to the potential to experience 0.3 meters/second squared ground acceleration, which would result in very strong to severe perceived shaking and moderate to heavy potential. Liquefaction Liquefaction occurs when saturated, loose materials are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. For liquefaction to occur, surface and near-surface soil must be saturated and be relatively loose. Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 ft. below ground surface. In the City, the range is generally between 120 ft to 160 feet below ground surface, therefore, the potential for liquefaction is not very probable. Soil Erosion Soil erosion, which can be caused by wind and water runoff, is a type of soil degradation. The potential for erosion to occur is affected by the soil's properties. The soil in the City and surrounding study area is generally sandy loams, fine sandy loams, and loams. The area's erodibility factor ranges from 0.19 to 0.38 depending on the soil type and percentage of organic matter. Based on this range, the soils in the study area have medium susceptibility to sheet and rill erosion by rainfall. Lateral Spreading (Landslides) Lateral spreading is large horizontal ground displacements due to earthquake-induced liquefaction. Lateral spreading also refers to landslides that commonly form on gentle slopes that have rapid, fluid-like movement. Lateral spreading generally occurs on 0.3 to 5% slopes underlain by loose sand and shallow groundwater. Subsidence Land subsidence is the gradual settling or sudden sinking of the ground surface due to movement of the ground materials. It is generally caused by three distinct water-related causes: 1) compression of layers of clay and silt within an aquifer, 2) oxidation and drainage of organic soils, 3) dissolution and collapse of susceptible rocks. Subsidence is occurring within the San Joaquin Valley. The primary causes for subsidence in the SJV are groundwater-level decline (due to overdraft) and subsequent aquifer compaction and hydrocompaction of moisture-deficient deposits above the water table. Collapsible Soil Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. These soils are found in areas of young alluvial fans, debris flow sediments, and loess deposits. Since the City and surrounding area includes soils that are derived from alluvial fans, there is the potential for collapsible soils. Expansive Soil Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low. Septic Systems The City does not have septic requirements for septic systems within the City. 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

a) Less than Significant Impact with Mitigation Incorporation -

- i. No Impact - No portion of the project area is located within an earthquake fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act and therefore, development would not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault.
- ii. **Less than Significant Impact with Mitigation Measures** – Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.
- iii. **Less than Significant Impact with Mitigation Measures** – The potential for liquefaction in the project area is low. There is a minute possibility that a rain event coupled with a concurrent seismic event may create a condition where liquefaction could occur. Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.
- iv. **Less than Significant with Mitigation Measures** – the entire City is located within an area of low landslide incidence, but, there is still a possibility that landslides could occur within the City, as a result of erosion, slope weakening through saturation, or stresses by earthquakes that make slopes fail. Geotechnical and soil studies that identify potential hazards, including landslides, would be required prior to grading activities as part of the plan check and development review process for the physical development of the area. Such technical studies would provide structural design, as needed, pursuant to the California Building Code requirements to reduce hazards to people and structures as a result of landslides.

- b) **Less than Significant Impact with Mitigation Measures** – development would result in construction-related ground disturbance as a result of grading and excavation where topsoil is exposed, moved, and/or stockpiled. Such construction-related ground disturbance could loosen soil and remove vegetation, which could lead to exposed or stockpiled soils made susceptible to peak storm water runoff flows and wind forces. Such disturbances could result in substantial soil erosion or topsoil, which is a potentially significant impact. Adherence to the Hanford Municipal Code Chapter 15.52 Flood Damage Prevention Regulation, and the California Building Code, along with the plan check and development review process, would assist the development of property erosion controls during operation of future development to a less than significant impact.

c) Less than Significant Impact with Mitigation Measures: See a.

- d) Less than Significant Impact – Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.

- e) No impact- The City does not have septic requirements for septic systems within the City. Septic is not proposed.

Mitigation Measures:

MM Geology 1: That the physical development of the project comply with the applicable General Plan policies as well as the California Building Code.

MM Geology 2: That a geotechnical and soil studies be prepared as a requirement of the physical development of the project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
MM Geology 3: that the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.				
Conclusion The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively.				
Source(s): General Plan and General Plan EIR (2017);				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
Environmental Setting Kings County and the City of Hanford Climate change regulations require the City to take action to reduce emissions under its jurisdiction and influence. The countywide Regional Climate Action Plan (CAP) is a separate action through KCAG that was adopted by the City on May 27, 2014. The Kings County Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the San Joaquin Valley Blueprint are also incorporate policy into the General Plan. this strategy of integrating regional planning documents help Hanford identify land use, transportation, and related policy measures and investments that could reduce GHGs from passenger cars and light-duty trucks, as part of the development of a SCS in compliance with Senate Bill 375. Commercial and residential space heating and cooling comprise a large share of direct energy use in Kings County. Other major energy users include agricultural production and industrial facilities. In Kings County, automobiles and commercial vehicles are the largest energy consumers in the transportation sector.				
Global Climate Change Climate change is a change in the average weather of the Earth that may be measured by alterations in wind patterns, storms, precipitation, and temperature. These changes are assessed using historic records of temperature changes occurring in the past, such as during previous ice ages. The United Nations Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHG needed to stabilize global temperatures and climate change impacts. The IPCC predicted that global mean temperature change from 1990 to 2100, given six scenarios, could range from 1.1 degrees Celsius to 6.4 degrees C. Regardless of analytical methodology, global average temperatures and sea levels are expected to rise under all scenarios.				
Increased Temperatures and Extreme Heat events Climate change is expected to lead to an increase in ambient average air temperatures with greater increases expected in summer than in winter months. Larger temperature increases are anticipated in inland communities, as compared to the CA coast. The potential health impacts from sustained and significantly higher than average temperatures include heat stroke, heat exhaustion, and the exacerbation of existing medical conditions such as cardiovascular and respiratory diseases, diabetes, nervous system disorders, emphysema, and epilepsy. Increased temperatures also pose a risk to human health when coupled with high concentrations of ground-level ozone and other air pollutants, which may lead to				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
increased rates of asthma and other pulmonary diseases. Other impacts related to increased temperatures and heat waves include: - Increased urban "heat island" effect – urban heat islands are especially dangerous because they are both hotter during the day and do not cool down at night, increasing the risk of heat-related illness - Reduced freezing events –reduced freezes could lead to increase incidence of disease as vectors and pathogens do not die off. In addition, fewer events of freezing would impact CA's food production and indirectly the food supply in Kings County. - Increased energy demand for air conditioning and refrigeration Greenhouse Gases Gases that trap heat in the Earth's atmosphere are called greenhouse gases. Some of the solar radiation that enters Earth's atmosphere is absorbed by the Earth's surface, and some is reflected back toward space. of the radiation reflected back toward space, GHG's will absorb a part. As a result, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. Some levels of GHGs are essential for maintaining temperatures supportive of life on Earth. Without naturally-occurring GHGs, the Earth's surface would be about 61 degrees cooler. This phenomenon is known as the greenhouse effect. Many scientists believe that emissions from human activities – such as electricity generation, vehicle emissions, and farming and forestry practices have elevated GHGs in the atmosphere beyond naturally-occurring concentrations, contributing to global climate change. The six primary GHGs are: - Carbon dioxide (CO₂), emitted when solid waste, fossil fuels (oil, natural gas, and coal) and wood and wood products are burned - Methane (CH₄), produced through the anaerobic decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion. - Nitrous oxide (N₂O), typically generated as a result of soil cultivation practices, particularly the use of commercial and organic fertilizers, fossil fuel combustion, nitric acid production, and biomass burning - Hydrofluorocarbons (HFCs), primarily used as refrigerants - Perfluorocarbons (PFCs), originally introduced as alternatives to ozone depleting substances and typically emitted as by-products of industrial and manufacturing processes - Sulfur hexafluoride (SF₆), primarily used in electrical transmission and distribution systems There are currently no State regulations in CA that establish ambient air quality standards for GHGs. However, the State of CA has passed legislation directing the CA Air Resources Board to develop actions to reduce GHG emissions. Significance Criteria The project would have a significant impact on GHG emissions if it would: - Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or - Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs Checklist Discussion - Less than Significant Impact - The project complies with the General Plan policy, which includes emission reductions that mitigate GHG emission generation to a less than significant level. - Less than Significant Impact – The project is consistent with the policies of the General Plan, which consists of numerous land uses and goals and policies to provide for a more walk able community in the Hanford area. The goals and policies of the General Plan are intended to assist in reducing operational emissions. In addition, the General Plan policy meet 10 of the 12 Smart Growth Principles cited in the San Joaquin Valley Blueprint. Conclusion				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The project is consistent with the General Plan, which provides policy to mitigate impacts of GHG to a less than significant level.				
Source(s): General Plan Update (2017), General Plan Update EIR (2017), San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
Environmental Setting				
Hazardous material are substances that, because of physical or chemical properties, quantity, concentration, or other characteristics may either cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness or pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed. Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications and, to a limited extent, in residential areas.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. Large quantities of hazardous materials are transported along State Route 198, 43, and freight rail lines that pass through Hanford, making it susceptible to hazardous spills, releases, or accidents.

Pursuant to AB 2948, Kings County adopted the *County Hazardous Waste Management Plan*. Under state law, all industries and agricultural operations that store or handle specific quantities of hazardous materials must provide the County with a hazardous materials business plan detailing the location and quantities of their hazardous materials.

Brownfields

A brownfield site is land previously used for industrial purposes or some commercial uses that may be contaminated by low concentrations of hazardous waste or pollution, and has the potential to be reused once it is cleaned up. The City has one brownfield site, located south of Third Street, north of Davis Street, west of the BNSF railroad tracks, and east of 11th Avenue.

Airport Hazards

Hanford Municipal Airport – a general aviation facility serving Kings County and the surrounding communities of Hanford, Armona, and Lemoore in south-central CA.

Emergency Response

Kings County's Office of Emergency Management (OEM) is the County's emergency management agency, responsible for coordinating multi-agency responses to complex, large-scale emergencies and disasters within Kings County. OEM develops and maintains the Emergency Operations Plan (EOP), which serves as a guideline for who will do what, as well as when, with what resources, and by what authority- before, during, and immediately after an emergency.

Significance Criteria

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

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

Checklist Discussion

- a) **Less than Significant Impact with Mitigation** – any new development proposed in the area would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant.
- b) See a.
- c) **Less than Significant Impact**- there is a school within a ¼ mile radius of the project site; however, the General Plan restricts land uses around schools, such as industrial uses, that could result in emitted hazardous emissions or handled hazardous or acutely hazardous materials, substances, or wastes within ¼ mile of an existing or proposed school that would result in significant adverse impacts to school sites.
- d) **No Impact** – the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5
- e) **No Impact** -The project site is not located within two miles of a public airport/airstrip therefore there is no impact.
- f) **No Impact** -The project site is not located within two miles of a private airport/airstrip therefore there is no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Less than Significant Impact - development has the potential to strain the emergency response and recovery capabilities of federal, state, and local government. Compliance with the General Plan policies to ensure adequate emergency response and maintain current plans reduces the impact of development. This plan is consistent with the policy of the General Plan, therefore, impacts are considered less than significant.				
h) Less than Significant Impact- The City of Hanford is located within a zone considered by CAL FIRE to have low to no potential for wildland fires, therefore, the impact is considered less than significant.				
Mitigation Measures:				
MM Hazards 1: New development proposed in the area must comply with applicable federal, state, and local regulations related to hazardous materials.				
Conclusion				
The impact from hazards and hazardous materials are expected to be less than significant.				
Source: 2017 General Plan and General Plan EIR, State of California Hazardous Waste and Substance List				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☒
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

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

Climate

The City is located in the southwest portion of the Central Valley of CA and the City's climate is semi-arid. Semi-arid climates in CA tend to have precipitation patterns closer to Mediterranean climates with wet winters. The Central Valley has greater temperature extremes than coastal areas because it is less affected by the moderating influence of the Pacific Ocean. Most of the rainfall in Hanford occurs in the winter months as the Gulf Stream shifts southward from northern latitudes in the wintertime. However, because of the inland location and "rainshadow effect" caused by the coastal mountain ranges, Hanford typically gets less rainfall during the winter than coastal areas to the west. The rainshadow effect refers to a reduction of precipitation commonly found on the leeward side of a mountain. Average precipitation is about 8 inches.

Surface Water Resources

Tulare Lake Basin

The City and surrounding area is located in the Central Valley's Tulare Lake Basin. This Basin covers 10.5 million acres and encompasses the drainage area of the Central Valley south of the San Joaquin River. Surface water from this basin only drains into the San Joaquin River in years of extreme rainfall. The Tulare Lake Basin is within the jurisdiction of the Central Valley Regional Water Quality Control Board.

South Valley Floor Watershed

The Study Area is located in the South Valley Floor Watershed, which is the largest watershed in the Tulare Lake Basin at about 8,235 square miles (5.3 million acres). A large portion of the surface water supply in the watershed comes from imported water, including water supplied through the San Luis Canal/CA Aqueduct System, Friant-Kern Canal, and Delta-Mendota Canal. Agriculture is the primary land use type in the watershed, encompassing approximately 67% of the total land area. Open space is secondary at 25% of the total land area and urban land uses represents about 6%.

Local

Most of the water surface features in the City and surrounding nearby areas are manmade conveyance structures for stormwater control. The only natural watercourse is Mussel Slough, remnants of which still exist on the City's western edge. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south and portions of it still exist north of Grangeville Boulevard and east of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of State Route 198. The Kings River is about 4 miles north of Hanford.

Surface Water Quality

There are no surface water bodies within the vicinity of the City that are listed as impaired per the US Environmental

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Protection Agency 2010 CA List of Water Quality Limited Segments.				
Groundwater Resources				
Regional				
The City and surrounding area is located in the Tulare Lake Hydrologic Region, San Joaquin Valley Groundwater Basin, Tulare Lake Subbasin.				
Local				
The City exclusively uses groundwater for its potable water supply. The City's municipal water system extracts its water supply from underground aquifers via 14 active groundwater wells with depths that range from 1300 to 1700 feet below ground surface (bgs). In cooperation with the Peoples Ditch Company and the Kings County Water District, excess Kings River water and stormwater flows are conveyed to 125 acres of drainage and slough basins located throughout the City to help replenish groundwater. The basins account for approximately 568 acre-feet of available water retention and the City is planning to add approximately 317 acre feet of additional basins located along major drainage channels within the City for groundwater recharge as well as flood protection.				
Groundwater Quality				
Groundwater quality in the Tulare Lake Subbasin ranges from calcium bicarbonate in type in the northern portion to a sodium bicarbonate type in the lakebed. Total dissolved solids in the Subbasin typically range from 200 to 600 milligrams per liter and can be as high as 40,000 mg/L in shallow groundwater with drainage problems. the City reports electrical conductivity in 14 wells ranging from 560 micromhos per centimeter to 1,100 microhos per centimeter. There are also areas of shallow, saline groundwater in the southern portion of the Subbasin, localized areas of high arsenic and the City reports odors caused by the presence of hydrogen sulfide.				
The EPA and State Water Resource Control Board have set the arsenic standard for drinking water at 0.01 parts per million and, in order to meet these standards, the City now drills wells up to 1,500 feet deep.				
Floodplains				
Only 48.6 acres are located within the 100-year floodplain. This accounts for 0.003% of the total area in the Planned Area of the City.				
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 Measures –				
- Construction: potential impacts on water quality arise from erosion and sedimentation are expected to be localized and temporary during construction of new development. All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- Operation: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements. New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in that runoff to the maximum extent practical. The City Building Division would review and approve grading plans and site development requirements for the new development, when a physical project is proposed. b) Less than Significant Impact –The current and future efforts of the City and Kings County Water District coupled with the requirement to comply with the Sustainable groundwater management act through the Groundwater Sustainability Plan process ensures that future development as an implementation of the General Plan would not 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. c) See a. d) Less than Significant Impact with Mitigation Measures – with the approval of grading plans and site development requirements by the City Building Division that incorporates BMPs and design standards, new development operations would not substantial increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. e) Less than Significant Impact with Mitigation Measures and impact fee payment – new development would be required to undergo a site development requirements approval process with the City Building Division that would include developing necessary stormwater drainage improvements to sufficiently capture and treat polluted runoff. New development would also be required to pay a stormwater system development fee. This development fee is required for all new development in order to pay the cost of capital improvements for the City of Hanford stormwater system. f) See a. g) No Impact. – the project site is not 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. i) See g. j) No impact – the project site is not located by the ocean. Therefore, there is no risk that new development would be inundated by tsunami. A mudflow is a flow of soil or fine-grained sediment mixed with water down a steep unstable slope. The project area is relatively flat and does not contain slopes steep enough to cause mudflow. The project would not be downgrade from aboveground water storage tanks. Mitigation Measures: Conclusion: MM Hydrology 1: All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs. MM Hydrology 2: New development would be required to implement appropriate minimum control measures (MCMs)				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements. MM Hydrology 3: New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards. MM Hydrology 4: New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical. Less than Significant Impact with Mitigation Measures – With the incorporation of mitigation measures, the impacts to hydrology and water quality are considered less than significant. Source: 2017 General Plan, 2017 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
Environmental Setting The City is predominantly surrounded by agricultural land uses and is characterized as a low rise community dominated by low-density, single-family housing along with some limited pockets of multi-family housing, low-intensity commercial uses, and several industrial areas. The City's older urban development lies north of the Union Pacific railroad tracks and south of Grangeville Boulevard, while the newly urbanized areas are north of Grangeville Boulevard. The majority of land within the City's planned area consists of agricultural, open space, and single-family residential uses. Significance Criteria The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation. Checklist Discussion a) Less than significant impact – the project proposes a designation change from office to high-density residential on a portion of a vacant lot. The conversion to high-density residential does not propose physically dividing and established community, as the project pertains to a vacant lot. b) Less than significant impact- The project is consistent with the policy in the General Plan and will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigation and environmental effect. c) No Impact – The City is not included in any habitat conservation plan or natural community conservation plan, nor are there plans to be involved.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Conclusion The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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 Oil and Gas The planning area is not found within a Division of Oil, Gas, and Geothermal Resources recognized oil field and does not contain any areas that have been designated for mineral recovery by the Kings County General Plan. Sand and Gravel The only mineral resources that could occur within the vicinity of the City are sand and gravel operations for road and building construction, but there are currently no significant deposits and no active mines. 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 - No Impact – No portion of the vicinity of the City is located within the boundaries of a DOGGR-recognized oil field. There are currently no identified MRZ designated areas, no known significant sand and gravel deposits and no active mines within the vicinity of the City. - No Impact – no portion of the City or nearby vicinity is designated for mineral resources or zoned for mineral resources. Therefore, the project would not result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan. Conclusion There will be no impact to mineral resources.				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive	☐	☐	☒	☐

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

Environmental Setting

Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and has been cited as being a health problem, not just in terms of actual physiological damages such as hearing impairment, but also in terms of inhibiting general wellbeing and contributing to stress and annoyance. Vehicular traffic noise is the dominant source in most areas, but aircraft and rail activities are also significant sources of environmental noise in the local areas surrounding these operations. Sources of noise within the City include mobile and stationary sources.

Highways and Roadways

Existing noise levels in the City are primarily generated by transportation noise sources. Highway and roadway traffic noise levels are generally dependent upon three primary factors, which include the traffic volume, traffic speed, and percent of heavy vehicles on the roadway.

Railroad

Local railroad lines include an east-west Union Pacific Railroad (UP) line and a north-south Burlington Northern Santa Fe (BNSF) line. The east-west UP tracks are currently used by the San Joaquin Valley Railroad (SJVR), which operates two trains of approximately 5 to 10 cars per day, five days per week, at approximately 10 to 20 miles per hour. The BNSF is located in the central portion of the City in a heavy commercial/industrial area. The BNSF line carries eight Amtrak passenger trains and 18 to 22 freight trains per day. Most north-south rail traffic moves through the county at approximately 50 mph.

As of early 2014, the CA High Speed Rail Authority has been moving forward on an alignment for the HST that would run through the far easterly portion of the planning area.

Airport

Hanford Municipal Airport is a general aviation facility serving Kings County and the surrounding Communities of Hanford, Armona, and Lemoore in south-central CA. The Hanford Municipal Airport Master Plan identified existing and future year noise contours as a result of airport operations.

Stationary Noise Sources

Stationary noise sources include commercial operations, agricultural production, school playgrounds, generators, and lawn maintenance equipment.

The following operations have been identified as major stationary noise sources in and around Hanford

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Del Monte Foods
- Penny-Newman Milling Company
- Kings Waste and Recycling Authority Solid Waste Disposal Site
- Agricultural production
- Kings Speedway

Significance Criteria

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

Checklist Discussion

- a) **Less than Significant with Mitigation Incorporation** – the project would not result in exposure of persons to or generation of noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies. Short-term noise-related impacts would be temporary in nature, require compliance with applicable regulations, and policies of the General Plan further ensure that construction-related impacts would be attenuated to the greatest extent feasible.
- b) **Less than Significant.** - Ground vibration generated by common construction equipment would be 75 VdB or less at a distance of 100 feet or more. Given that the physical development of the parcel would be located on a vacant parcel in a moderately developed area, the nearest offsite structures to the new development site would be located in excess of 100 ft from construction activities. As a result, predicted vibration levels at the nearest offsite structures would not exceed vibration levels greater than 75 VdB.
- c) **Less than Significant** – full build out of the General Plan would possibly result in a maximum increase of 2 decibels when compared to existing conditions. According to the Caltrans Technical Noise Supplement, the average healthy ear can barely perceive noise level changes of 3 dBA. As a result, it is anticipated that full buildout of the General Plan, including development of this site, would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d) **Less than Significant with Mitigation Incorporation** - A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. As a mitigation measure, construction would be limited to the hours of 7 a.m. to 10 p.m.
- e) **Less than Significant Impact** - The project is approximately 2.5 miles away from airport and will not be impacted by the public airport.
- f) **No Impact** - The project is not located within the vicinity of a private airstrip, there is no impact.

Conclusion

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

Mitigation Measures:

MM Noise 1: Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.

MM Noise 2: Construction is limited to the hours of 7 a.m. to 10 p.m.

Source: 2017 General Plan Update, 2017 General Plan Update EIR

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through	☐	☐	☐	☒
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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

Population

The estimated population on January 1, 2013, was 55,122. It is estimated that the General Plan Update could result in a population increase of 47,367 people in 2035 for an estimated total population of 102,489.

Housing

In 2013, there were 17,867 housing units in the Study Area. It is estimated that the implementation of the General Plan could result in 15,633 additional housing units in 2035 for an estimated total number of 33,520 housing units.

Employment

In 2014, there were 20,900 jobs in the planning area. It is estimated that the implementation of the General Plan could result in 33,308 additional jobs in 2035 for an estimated total number of 54,208 jobs.

Jobs-Housing Balance

Jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. SCAG uses the jobs-housing balance as a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area.

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 is a request to change the designation on a portion of property, totaling 9.49 from office to high-density residential. The change from office to high-density residential has the potential to induce population growth in the area by approximately 855 persons (based on the maximum dwelling units per acre for high-density residential, 29, multiplied by the average household size, 3.11 persons per unit). This project is considered an implementation of the General Plan, for which a Statement of Overriding Considerations was adopted, due to substantial population growth.

b) No Impact - The project will not result in displacement of housing. The property is currently vacant.

c) No Impact - The project will not result in displacement of people.

Conclusion

Less than significant impact - The project will not result in a significant impact to population and housing.

Source: 2017 General Plan Update, 2017 General Plan Update EIR

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

Environmental Setting

The City of Hanford currently has two fire stations located within the north central and south central portions of the Study Area. These two stations protect approximately 16.5 square miles, Station 1 is located at 350 W. Grangeville Blvd and covers the city limits north of SR 198 and station 2 is located at 10533 Houston Avenue and covers the city limits south of SR 198. In addition, two properties have been purchase for future fire stations. The City currently owns sites at Centennial Drive and Berkshire Lane and Florinda Street and 9 ¼ Avenue, which have been planned for future fire stations. The Hanford Fire Department provides fires, rescue, hazardous materials response, and serves as a first responder for emergency medical service calls in the City. the HFD is also capable of responding to other situations such as high and low angle rescues, confined space emergencies, vehicle accidents, public assists, state-wide mutual aid responses and disaster management.

Police Protection

City residents receive police protection services from the Hanford Police Department, which currently operates out of a single station located at 425 N. Irwin Street. The City's recent growing problem that requires the need of police services includes gag and drug issues. The HPD's actual average response times are 6:30 minutes for Priority I incidents with an average of 32 Priority I incidents per day and a response time of 17:19 minutes for all other incidents with an average of 144 incidents per day. However, a response time of less than 2:30 minutes is a goal for the HPD to maintain in the future.

Schools

The City currently includes six elementary school districts and one high school district within the Study Area. These districts do not include the religiously affiliated private schools or charter schools located in the study area. The Hanford Elementary School District consists of 11 elementary and junior high schools that are all located in the study area.

Pioneer Union Elementary School District consists of two elementary schools and one junior high school that are all located in the study area.

The Hanford Joint Union High School District consists of four comprehensive high schools.

Parks

See Environmental Setting for Recreation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Other Public Services Library Services The current library is a branch of the Kings County Library. Consultation Preconsultation was mailed to the various agencies on August 21, 2017. The lead agency received a response from Gerry Mulligan of the Hanford Elementary School District stating the following: I received the Tentative Tract Parcel Map No. 2017-01 and have concerns. The children living in the proposed project area in grades 1-6 would be in the Simas Elementary School area of attendance and children in grades 7-8 would be in the Woodrow Wilson Junior High School area of attendance. Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve of Tentative Tract Parcel Map No. 2017-01, we respectfully request the City of Hanford to consider schools in the approval of future development. Analysis: No physical development of the site as office or high-density residential is being proposed at this time. The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. Further, a) Notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, the following provisions shall be the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental organization or reorganization, as defined in Section 56021 or 56073: (1) Section 17620 of the Education Code. (2) Chapter 4.7 (commencing with <u>Section 65970</u>) of Division 1 of Title 7. (b) The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and, notwithstanding Section 65858, or Division 13 (commencing with <u>Section 21000</u>) of the <u>Public Resources Code</u>, or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate. Significance Criteria The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services. Checklist Discussion a) (FIRE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees) – the increase in population as a result of a physical project for the area will increase demands on the HFD to provide fire protection and emergency services. The physical development of the project will be subject to Fire Impact fees in order to mitigate the effect of the project on Fire services.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) (POLICE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees) – the increase in population as a result of a physical project for the area will increase demands on the HPD to provide law enforcement services. The physical development of the project will be subject to Police Impact fees in order to mitigate the effect of the project on Police services. c) (SCHOOLS) Less than Significant Impact - The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. d) (PARKS) Less than Significant Impact with Mitigation Measures – See Recreation. e) (OTHER) Less than significant impact – Libraries – there is not a requirement or standard for the number or size of a library based on a city's population. Policies encourage residents to utilize the library's resources. Therefore, a significant impact is not anticipated. Mitigation Measures: MM Public Services 1: That the physical development of the project will be subject to Fire Impact Fees. MM Public Services 2: That the physical development of the project will be subject to Police Impact fees. Conclusion The project can be served by existing public services. Impact fees will be required of physical development. Sources: 2017 General Plan and General Plan Update				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐
Environmental Setting School Parks All school sites have limited public access since their primary purpose is to support the educational mission of the school districts that control their use. There are 16 school sites within the City. the school facilities include athletic fields, conference rooms, gymnasiums, auditoriums, and swimming pools, which are open to the public after hours, during the summer, and on weekends for recreational use. Indoor facilities The Hanford Parks and Recreation Department also provides a wide array of programs for City residents. The				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Recreation Department is responsible for coordinating activities for the entire family including special classes, youth programs, and older adult activities, sports for youth and adults, as well as community events. These activities are conducted in a variety of indoor rec. facilities. City of Hanford Parkland Standard Combining the City's 188 acres of parkland and 100 acres of school parks, the City has a total of 288 acres of developed parkland that go toward meeting the parkland standard. This does not include regional parks outside the planning area, greenways, private parks, or indoor recreation facilities. Based on the 2013 estimated population of 55,860 for the City of Hanford, the Study Area has approximately 5.2 acres of parkland for every 1,000 residents in the City. Significance Criteria The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities. Checklist Criteria a) Less than Significant Impact with Mitigation Measures – The City would be able to utilize the Quimby Act and AB 1600 as a funding mechanism for parkland acquisition along with the General Plan Update and Park Master Plan for guidance and priorities. As permitted in the Quimby Act, local jurisdictions can require the dedication of land for parks and or the payment of in-lieu fees for purchase of parkland. The physical development of the project site would be subject to park impact fees. b) Less than Significant Impact with Mitigation Measures – there is not a physical development proposed at this time. Future development of the project area as high-density residential would have the potential to increase the population in the area. An increase in population would necessitate the need to require/construct expansion of existing recreation facilities. The City would be able to utilize the Quimby Act and AB 1600 as a funding mechanism for parkland acquisition along with the General Plan Update and Park Master Plan for guidance and priorities. As permitted in the Quimby Act, local jurisdictions can require the dedication of land for parks and or the payment of in-lieu fees for purchase of parkland. The physical development of the project site would be subject to park impact fees. Mitigation Measures MM Recreation 1: that the physical development of the project would require dedication of land for parks and/or the payment of park in-lieu fees. Conclusion: The project would have a less than significant impact on recreation with the incorporation of mitigation measures. Source: 2017 General Plan, 2017 General Plan EIR				
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
standards established by the county congestion management agency for designated roads of highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐
Environmental Setting Existing Functional Roadway Classification System State Freeways and Highways There are two State Facilities serving the Study Area, namely SR-198 and -43. Arterial Roads Hanford's arterial street pattern is generally one-mile spacing between the existing arterials. Collector Streets Similar to some arterials, collector streets have evolved from heavy use as opposed to formal development standards. Local Streets Local street provide access to individual homes and businesses. Local streets have on lane in each direction. Local streets connect single-family homes and other uses not appropriate adjacent to major roadways, to the arterial-collector network. Existing Intersections All of the study intersections are operating at acceptable levels of LOS. Existing Roadway Segments Results of the analysis of existing roadway segments show that all of the study roadway segments are currently operating at acceptable LOS. Bicycle Facilities The 2011 Kings County Regional Bicycle Plan contains the specific "Bicycle Plan for the City of Hanford." The General Plan and the Bicycle Plan promote the establishment of a shared use roadway system, but encourages newly developing areas to provide for bicycle facilities along major roadways and off-road systems as part of open space and recreation amenities. The 2011 Regional Bicycle Master Plan then goes on to state Policy CI 8.4 of the 2002 General Plan: Bicycle lanes should be established where feasible along Major and Minor Collectors in newly developing areas. A bicycle route system should be identified which serves the existing developed City. This route system may not utilize Arterials or Collectors where travel ways are constrained, but rather parallel streets with less traffic. Where bicycle lanes are proposed they should be considered a shared facility with vehicular traffic on the street.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Mass Transit Kings Area Rural Transit Kings County Area Public Transit Agency (KCAPTA) is an intra-governmental agency with representatives from Avenal, Kings County, Hanford and Lemoore, and is responsible for the operation of the Kings Area Rural Transit (KART). KART offers scheduled daily bus service from Hanford to Armona, Lemoore, the Lemoore Naval Air Station, Visalia, Corcoran, Stratford, Kettleman City and Avenal. KART Dial-A-Ride Service Dial-A-Ride is an origin-to-destination service available to eligible residents of Hanford, Lemoore, Armona and Avenal. Park-and-Ride lots Park-and-Ride lots provide a meeting place where drivers can safely park and join carpools or vanpools or utilize existing public transit. Park-and-Ride lots are generally located near community entrances, near major highways or local arterial where conveniently scheduled transit service is provided. Hanford has one Park-and-Ride facility located at the northeastern entrance of the City at 10th Avenue and SR 43. KART-Vanpool Program KART defines vanpooling as 7 to 15 persons who commute together in a van-type vehicle and who share the operating expenses. The KART Vanpool Program provides passengers with reliable transportation to and from work. The vanpool program is not only to provide safe travel to work but to provide alternative transportation options, which would ultimately reduce the amount of vehicles on the road. Rail Service Amtrak Passenger Service Amtrak provides passenger rail service from Hanford station to the San Francisco Bay Area and Sacramento, and service to Southern CA by a combination of rail and bus. Freight service is available from both the BNSF Railway and the San Joaquin Valley Railroad. The Amtrak San Joaquin passenger train provides regularly scheduled intercity passenger rail service to Kings County. Stops are made daily at the Hanford and Corcoran stations for each northbound and southbound trains. Stops along the San Joaquin line also include Bakersfield, Wasco, Fresno, Madera, Merced, Turlock, Modesto, Stockton, Antioch, Martinez, Richmond, Emeryville, and Oakland, with connecting bus service to LA, Sacramento, SF, and many other points in Northern and Southern CA. Passengers can transfer to Amtrak Coast Starlight, which continues north to Portland and Seattle. High Speed Rail In November 2008, Proposition 1A, a High Speed Rail bond, was passed by California voters. In 2009, the US Department of Transportation through the American Recovery and Reinvestment Act program, announced the allocation of \$8 billion to high speed rail projects throughout the US. Of that amount, \$2.24 billion was allocated to California High Speed Rail. In November 2013, the California High Speed Rail Commission identified the preferred route through the Planning Area. The selected route, which runs along the eastern edge of Hanford, roughly follows a north-south route near the hgi voltage power lines between 7th and 8th Avenues. Freight Service Almost 87% of the total freight tonnage is moved out of the Valley by truck, while rail account for 11%. BNSF and SJVR railroads provide freight service to the Hanford Area. The BNSF mainline is double-tracked through the entire Planning Area. Over time, it is expected that the number of trains using the system will increase as demand for rail service increases. The BNSF railroad currently operates between 50 and 60 trains per day on the system. Consultation During Pre-Consultation, the City received the following comment from Cheryl Silva with the Hanford Joint Union High School District, "The proposed zoning change would significantly impact the intersection of 13th and Lacey Blvd. This is currently controlled by a 4-way stop sign and only one of two ways to get to Sierra Pacific High School and College				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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of the Sequoias. Additional housing (high density) would negatively impact our path to schools." In response, the Utilities and Engineering Director, John Doyel indicated that the intersection is controlled by the County and is currently approved for a traffic signal to be constructed in 2018.

Significance Criteria

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

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

Checklist Discussion

- a) Less than Significant Impact – there currently is not a physical project for the development proposed. In the future, the site would be able to be utilized for office uses on the northern portion of the site, and high-density residential uses on the southern portion of the site. Any future development of the vacant parcel would be required to comply with all applicable plans, ordinances and policies for circulation system effectiveness. The Public Works Engineering division will place conditions of approval on all future development to ensure circulation effectiveness in accordance with City standards.
- b) See a.
- c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located approximately 2.5 miles northwest from the nearest municipal airport.
- d) Less than Significant Impact- there currently is not a physical project for the development proposed. In the future, the site would be able to be utilized for office uses on the northern portion of the site, and high-density residential uses on the southern portion of the site. Any future development of the vacant parcel would be required to comply with all applicable standards of the Public Works Engineering Division to ensure hazards due to design are not incorporated into the development.
- e) Less than Significant Impact – new development as a result of the project would enhance the capacity of the roadway system by upgrading roadways and intersections if necessary. The physical development of the project would be evaluated for emergency access and conditions to address emergency access would be provided if necessary.
- f) See a.

Conclusion

There currently is not a physical project for the development proposed. In the future, the site would be able to be utilized for office uses on the northern portion of the site, and high-density residential uses on the southern portion of the site. Any future development of the vacant parcel would be required to comply with all applicable plans, ordinances and policies for circulation system effectiveness.

Source: City of Hanford General Plan and EIR 2017, City of Hanford Municipal Code

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

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

Environmental Setting

Wastewater

The City's wastewater system provides for treatment, disposal, and reuse of effluent, which meets all of the state's discharge requirements for the entire City of Hanford (City). The wastewater system consists of a treatment plant and 21 sanitary sewer lift stations located throughout the City. The treatment facility has a capacity of 8.0 million gallons per day and is located south of Houston Avenue and east of 11th Avenue.

While the City is constantly working to improve and provide adequate services to the population demand, the Irwin Street trunk main has become a priority issue for the City's wastewater system. The Irwin Street trunk main is located south of the Downtown East Precise Plan area and may eventually be undergoing capacity issues. Sections of the trunk line are in poor condition, with adverse grades, inadequate pipe sizing, and near full capacity.

The City's wastewater system has also pursued water conservation strategies to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and to recharge groundwater supplies for agriculture. By doing so, the City accomplishes two important water conservation efforts: 1) the additional supply for the City extends the surface water irrigation season and 2) reduces the need for agricultural pumping of groundwater in an area known to be low in groundwater.

Water Supply

The City's water system is a groundwater system. The City is located within the Tulare Lake Hydrologic Region. Within that region, the City is located within the Tulare Lake Groundwater Subbasin, which transmits, filters, and stores water from the main San Joaquin Valley Groundwater Basin.

The City's groundwater system consists of 13 supply wells, one standby well, three elevated storage tanks (all three of which have abandoned), one existing 0.5 million gallon ground-level storage tank at the Industrial Park, 3.5 million

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
gallon ground-level storage tanks, and a piping network for distributing the water throughout the City (2 million gallon storage tank at Grangeville and Centennial Drive facility and 1 million gallon storage tank at the Fargo Avenue facility). No surface water is used by the water system as groundwater is contained in both an unconfined and confined aquifer lying beneath the City. Currently, the City maintains 206 miles of main lines and 15,870 service connections, which includes 8-inch to 30-inch pipes with 12-inch mains laid out on an approximately 1-mile grid. Water is pumped from 13 deep wells. The well depth is determined by the water quality, but typically, is drilled to a minimum depth of 1,500 feet and below the Corcoran clay layer. The City's groundwater supply is recharged by rain and snowfall in the Sierra Nevada range and, to a lesser degree, from rainfall on the Valley floor. In addition, the City, along with the Peoples Ditch Company and the Kings County Water District, deliver excess water flows from the Kings River and storm water runoff into the drainage and slough basins located throughout the City. This, as well as percolation from storm water basins, local waterways, and agricultural irrigation, help to replenish the City's groundwater in surplus years. Storm Water Drainage The City is predominantly located within a 500-year Flood Zone as demined by FEMA Flood Insurance Maps. Areas subject to the 500-year flood zone have a moderate to low risk of flooding. There are two major irrigation ditches that flow through the City. Lakeside Ditch, which is operated and maintained by the Lakeside Water District, and the Peoples Ditch, which is operated and maintained by the Peoples Ditch Company. The Existing drainage infrastructure within the boundaries covered by the City's Storm Water Management Program includes natural drainage channels, retention basins, natural vegetation, piping, and pump stations. There are numerous areas where storm drainage is controlled via drainage inlets and underground structures. The storm drainage system consists of 30 pump stations, 57 miles of pipeline ranging in size from 6-inch through 60-inch , and 220 acres of drainage basins and drainage ditches. The storm drainage system removes rainfall from surface streets and disposes the accumulated stormwater in drainage basins. The City, in cooperation with the People's Ditch Company and the Kings County Water District, delivers excess water flows from the Kings River, along with storm water runoff, into the 125 acres of drainage and slough basins located throughout the City to help replenish the groundwater. Some of this acreage is located within the City's park facilities. Solid Waste Disposal The City's solid waste and recycling services are provided by the Kings Waste Recycling Authority (KWRA). The current KWRA facility is located at 7803 Hanford-Armona Road, southeast of the City near SR 43 and 198 and operates as a solid waste disposal and recycling facility. The responsibilities of the KWRA include the siting, permitting, financing, construction, and operation of landfills, as well as a Material Recovery Plan and Transfer Station. The KWRA also ensures all activities and waste diversion goals required by the State at the closure, post-closure monitoring, and liabilities of all identified former landfills in Kings County. The KWRA is the leading contributor to helping the City meet the State's recycling goals. Refuse from both municipal and commercial haulers is sorted at the KWRA facility to recover a variety of recyclable materials. Once waste is separated from recyclable materials, it is then hauled by transfer trucks from the Material Recovery Facility to the State-permitted 320-acre Chemical Waste Management Landfill site in Kettleman Hills. The landfills at the Kettleman Hills Facility are designed for municipal solid waste, which encompasses household and commercial trash. The facility is permitted to receive a maximum of 2,000 tons of municipal solid waste per day. The City has instituted a greenwaste collection mixed recycle collection program for single-family residential customers. Dry Utilities Gas and Electric Service The City's main electricity providers are Pacific Gas and Electric Company and Southern California Edison Company. Within the Study Area, PG&E provides power to sites south of Iona Avenue and north of Flint Avenue via 12 kv and 70kv lines. SCE supplies power to sites north of Iona Avenue and south of Flint Avenue via 12 kv and 66kv lines.				

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

AT&T and Comcast are currently available in Hanford. AT&T provides telephone services that include ISDN and all other necessary high-technological services. Many cellular and long-distance services are also available. Comcast, Dish Network, and Direct TV provide television services as well as internet access.

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 - the City's Wastewater Treatment Facility is currently up-to-date with all wastewater treatment requirements set forth by the Central Valley Regional Water Quality Control Board. The City's WWTF would continue to comply with the requirements set forth by the Central Valley Regional Water Quality Control Board, as required by law.
- b) Less than Significant – there are no concrete plans being proposed for the development of the parcel into office and high-density residential, however, under the General Plan Update it was determined that planned improvements and expansion development through various goals and policies will assist in providing wastewater services to the study area, as development continues. The current capacity of the WWTF is designed to accommodate 8 mgd, which is expected to provide adequate services to population growth for the foreseeable future.
- c) Less than Significant – The project is a request to change the designation on a portion of a parcel from office to high-density residential. There are no concrete plans being proposed for the development of the parcel into office and high-density residential. At the time of development, the project would be reviewed by the Public Works Department to ensure stormwater drainage is adequately addressed.
- d) **Less than Significant with Mitigation Measures** - there are no concrete plans being proposed for the development of the parcel into office and high-density residential. Future population growth in the area would create an increase in water usage. Water supply demand was addressed under the Urban Water Management Plan, which concluded that the Tulare Lake Groundwater subbasin would continue to reliably supply water to meet the City's projected water demands through the year 2035. This would be made possible through the implementation of water conservation goals and policies established in the General Plan Update.
- e) No Impact. The project will not require a determination by a wastewater agency.
- f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site, when developed. The City has achieved a 50% diversion rate from the landfill and has incorporated a green waste program and recycling at the Materials Recycling Facility.
- g) **Less than Significant impact with Mitigation Measures** – that the future of the project site be required to comply with all statutes and regulations related to solid waste.

Mitigation Measure:

Mitigation Measure Utilities 1: That any future development would be required to implement water conservation measures.

Mitigation Measure Utilities 2: that the future of the project site be required to comply with all statutes and regulations related to solid waste.

Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with all statutes and regulations related to water usage and solid waste.

Source: 2017 General Plan and General Plan EIR, State of California Department of Water Resources, Cal Recycle 2015

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

9/14/2017
 Date
 September 14, 2017

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

Cumulative Setting

The cumulative setting for the proposed project area includes previously-approved project, Site Plan Review No. 2015-05, a request to construction 210 multi-family units.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, and past projects.

Agriculture and Forest Resources

Less than Significant- the proposed project and previously-approved Site Plan 2016-05 are not in an area designated as prime farmland. Therefore, impacts to agriculture are not cumulatively considerable. Additionally, a right to farm disclosure must be recorded on properties within 1 mile of agricultural operations, which are permitted in the County.

Air Quality

Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts. Effects to air quality from this project will be mitigated with standards from the SJVAPCD for dust control.

Biological Resources

Less than Significant – the project area and surrounding project area contains no natural and undisturbed areas that may be considered habitat.

Cultural Resources

Less than Significant with Mitigation Incorporation – through consultation with the Tachi Yokut Tribe, it is anticipated the project and surrounding project area may contain culturally-sensitive materials. The effect of this project (when a physical project is proposed) and future development of the previously-approved plan would be mitigated by measures to address the discovery of sensitive materials.

Geology and Soils

Less than Impact with Mitigation Measures - The effect of this project (when a physical project is proposed) and future development of the previously-approved plan on geology and soils would be mitigated by compliance with the CBC, a geotechnical and soil studies (if required), and compliance with the Municipal Code Section 15.52.

Greenhouse Gas Emissions

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

The operational emission from the projects (planned and future) would be indirect emissions from electricity usage. Compliance with current building code standards will assist in the reduction of energy use. The emissions are considered less than significant.

Hazards and Hazardous Materials

Less than Significant – The projects (proposed and planned) are not expected to have a significant impact as a result of hazards or hazardous materials, as the project area plans office and high-density residential land uses, which typically do not generate/use hazardous materials.

Hydrology/Water Quality

Less than Significant with Mitigation Incorporation – this project and past projects have been developed in accordance with City requirements specific to hydrology and water quality. Mitigations have been required on a project by project basis.

Land Use Planning and Population

Less than Significant -The projects are being developed consistent with the General Plan policy. This project and existing projects in the area have been developed consistent with the General Plan.

Mineral Resources

No Impact - there are no known mineral resources in the City.

Noise

Less than Significant with Mitigation Incorporation- this project and future existing projects within the area are required to meet the decibel requirement prescribed by the General Plan for Noise. Construction-related noise would be mitigated through the limitation of hours construction is permitted (between 7 a.m. and 10 p.m.).

Population and Housing

Less than Significant - The future development of residences has the potential to impact population and induce growth into the area, which is considered an implementation of the General Plan.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect -The project any proposed development is subject to impact fees to reduce impacts to public service.

Recreation

Less than Significant with Payment of Impact Fees to Mitigate Effect - development of residences will impact recreation facilities, however, the impact will be mitigated through the payment of park impact fees.

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect – Traffic improvements in the area will result in a LOS D or above in year 2035, with the proposed future develop of the project site and surrounding planned projects. The circulation pattern in the vicinity has been designed to accommodate future build out in the area in accordance with the Circulation Element. The project will have a less than significant cumulative impact on traffic and circulation conditions through appropriate project design and payment of traffic impact fees, as required.

Utilities and Service Systems

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

**Tentative Parcel Map No. 2017-01, General Plan Amendment No. 2017-03 (A), and Rezone No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-11**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the physical development of the site (when proposed) be subject to the applicable development standards of the Hanford Municipal Code.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	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 the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM 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 parcel 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.	City to require; Developer to disclose
AIR QUALITY			
MM Air Quality 1:	Project could potentially	The physical development of the project would be subject to the	Developer to file

	conflict with or obstruct implementation of the applicable air quality plan? The project could 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?	SJVAPCD Indirect Source Review (Rule 9510) if more than 50 residential units were proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD.	application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The physical development of the project site would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) that a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities. 2) 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 shall continue until released by the Tachi Tribal Cultural Department. 3) that a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			

MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared as a requirement of the physical development of the project site (as determined by the Building Official)	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop	City to require; Developer to provide

	waste discharge requirements. That the project could potentially 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?	and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration 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?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	
NOISE			
MM 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	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce

	agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That when a physical project is proposed, construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM 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
MM 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
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such	That the physical development of the project would require dedication of land for parks and/or the payment of park in-lieu fees.	City to require; developer to provide or pay

	that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Any future development of the project site would be required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development of the project site would be required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

Pre-Consultation Received:

Cheryl Silva

Hanford Joint Union High School District

Attachment: Exhibit B Mitigated Negative Declaration No. 2017-11 (General Plan Amendment No. 2017-03 (A))

Gabrielle deSilva

From: Gabrielle deSilva
Sent: Tuesday, August 22, 2017 2:40 PM
To: 'Silva, Cheryl'
Cc: William Fishbough; Renee Creech
Subject: RE: Traffic Impact @ 13th and Lacey Blvd.

Follow Up Flag: Follow up
Flag Status: Flagged

Please see the response below from our Utilities and Engineering Director, John Doyel.

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

From: John Doyel
Sent: Tuesday, August 22, 2017 2:38 PM
To: Gabrielle deSilva; Samantha Long
Subject: RE: Traffic Impact @ 13th and Lacey Blvd.

That intersection is controlled by the County and is currently approved for a traffic signal to be constructed in 2018.



Johnathan Doyel, PE/PLS
 Utilities and Engineering Director
 City of Hanford
 900 S. 10th Avenue
 Hanford, CA 93230
 Ph: 559-585-2571
 Fax: 559-583-1529

From: Silva, Cheryl [<mailto:chsilva@hjuhsd.k12.ca.us>]
Sent: Tuesday, August 22, 2017 2:04 PM
To: Gabrielle deSilva
Cc: William Fishbough; Renee Creech
Subject: Traffic Impact @ 13th and Lacey Blvd.

Hi Gabrielle,

The proposed zoning change would significantly impact the intersection of 13th and Lacey Blvd. This is currently controlled by a 4-way stop sign and only one of two ways to get to Sierra Pacific High School and College of the Sequoias. Additional housing (high density) would negatively impact our path to schools.

Thank you,
Cheryl Silva

--

Cheryl Silva, Assistant Superintendent
823 W. Lacey Blvd.
Hanford, CA 93230
(559) 583-5901 ext 3116
fax (559) 583-5931

Pre-Consultation Received:

Shana Powers

Tachi Yokut Tribe

Attachment: Exhibit B Mitigated Negative Declaration No. 2017-11 (General Plan Amendment No. 2017-03 (A))

Diana Black

From: Shana Powers <SPowers@tachi-yokut-nsn.gov>
Sent: Thursday, August 31, 2017 1:19 PM
To: Diana Black
Cc: Robert G. Jeff; Greg Cuara; Hector Franco
Subject: RE: Pre-consultation Notices: GPA 2017-03 and GPA 2017-04, RZ 2017-02, AND SPR 2017-11

Dear Diana,
 Thank you for your follow-up. Based upon the cultural sensitivity of the area, the Tribe has concerns that burials and cultural resources will be disturbed during ground disturbing activities if this parcel is developed. If the area is developed, the Tribe would like to be retained to provide Native American Monitoring and the provide a cultural presentation for the construction staff prior to ground disturbing activities.

Sincerely,

Shana Powers
 Cultural Specialist II
SPowers@tachi-yokut-nsn.gov
 Office: (559)924-1278 Ext: 4013
 Cell: (559)997-9919

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Tuesday, August 22, 2017 3:10 PM
To: Shana Powers
Subject: RE: Pre-consultation Notices: GPA 2017-03 and GPA 2017-04, RZ 2017-02, AND SPR 2017-11

Hello, Shana:

Thank you for your quick reply. You indicated that you do have comments regarding GPA 2017-03, but I didn't see any comments attached or included. I thought I would check with you to be sure I didn't miss something.

Diana Black
 Development Services Technician
 Community Development Department
 317 N. Douty Street
 Hanford, CA 93230
 (559) 585-4768
 FAX: (559) 583-1633
 TDD/TYY, Dial 711

From: Shana Powers [mailto:SPowers@tachi-yokut-nsn.gov]
Sent: Tuesday, August 22, 2017 1:44 PM
To: Diana Black <DBlack@cityofhanfordca.com>
Cc: Hector Franco <HFranco@tachi-yokut-nsn.gov>; Greg Cuara <GCuara@tachi-yokut-nsn.gov>; Robert G. Jeff <RJeff@tachi-yokut-nsn.gov>
Subject: RE: Pre-consultation Notices: GPA 2017-03 and GPA 2017-04, RZ 2017-02, AND SPR 2017-11

Attachment: Exhibit B Mitigated Negative Declaration No. 2017-11 (General Plan Amendment No. 2017-03 (A))

Pre-Consultation Received:

Gerry Mulligan

Hanford Elementary School District

Hanford Elementary School District

September 5, 2017



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

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

Dear Ms. de Silva,

I received the Tentative Tract Parcel Map No. 2017-01 and have concerns. The children living in the proposed project area in grades 1 – 6 would be in the Simas Elementary School area of attendance and children in grades 7 - 8 would be in the Woodrow Wilson Junior High School area of attendance.

Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Tentative Tract Parcel Map No. 2017-01, we respectfully request the City of Hanford to consider schools in the approval of future development.

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

Sincerely,

Gerry Mulligan,
Director of Facilities and District Operations

GM:jb

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICEMAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

August 21, 2017

PROJECT REVIEW – PRE-CONSULTATION NOTICE

For: General Plan Amendment No. 2017-03, Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01

The Community Development Department of the City of Hanford is requesting your comments regarding General Plan Amendment No. 2017-03, Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01, filed by Village at Hanford Square, LLC. Tentative Parcel Map Waiver No. 2017-01: a request to divide a parcel into one parcel (Parcel A) and a designated remainder. See attached plan. General Plan Amendment No. 2017-03: A request to change the designation on Parcel A (cited above) from Office to High-Density Residential. Rezone No. 2017-01: a request to change the zoning designation on Parcel A (cited above) property from O Office to R-H High Density Residential. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

The proposal is being forwarded to the responsible and interested agencies and individuals for early consultation. 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 September 8, 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

RECEIVED

AUG 30 2017

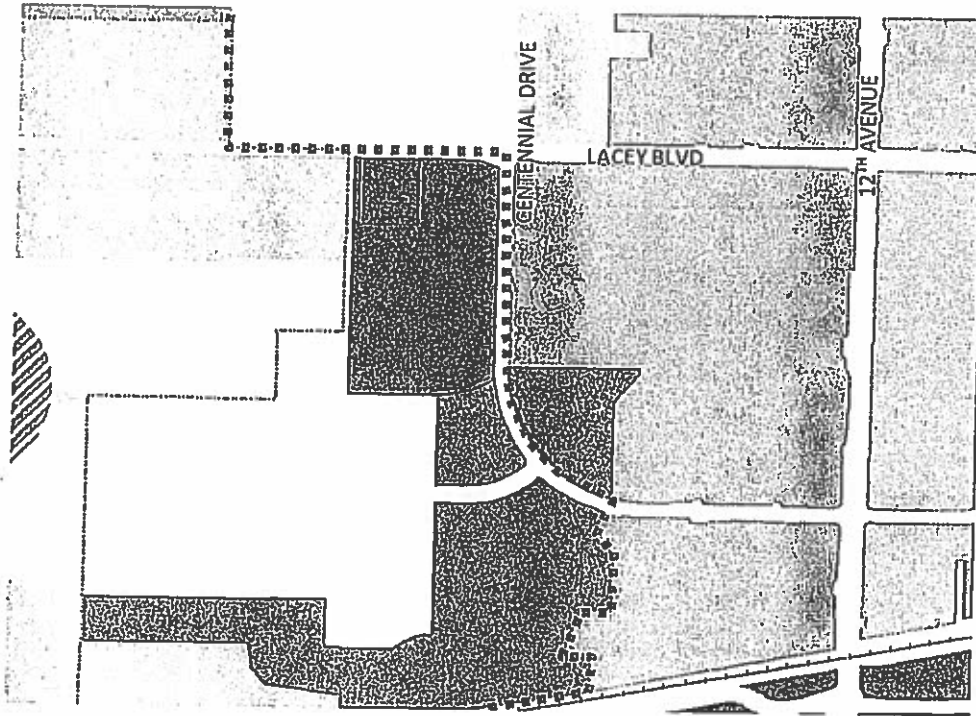
FISCAL SERVICES

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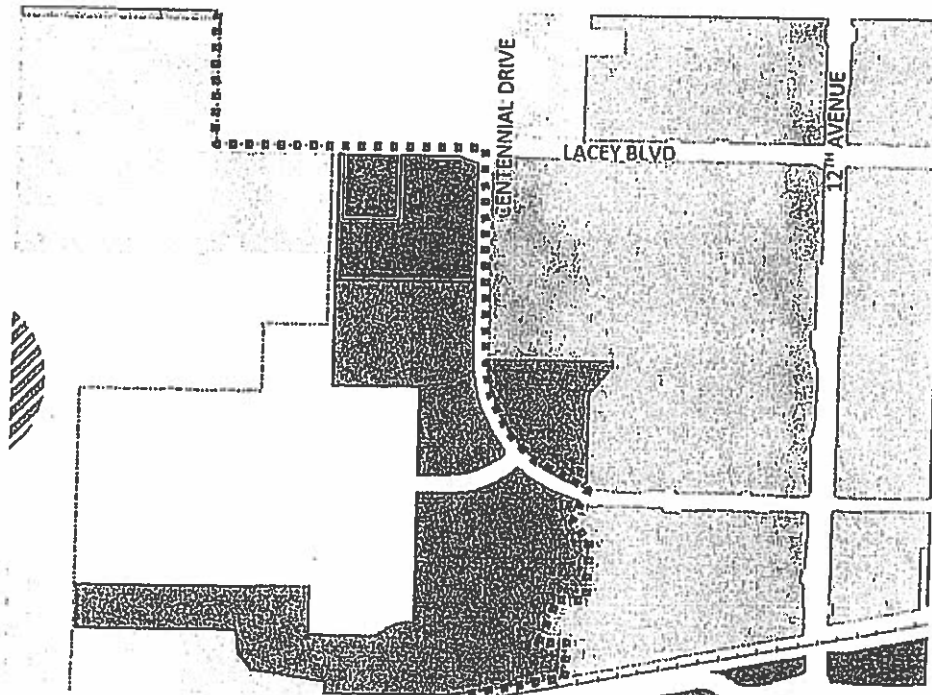
HESD
Agency

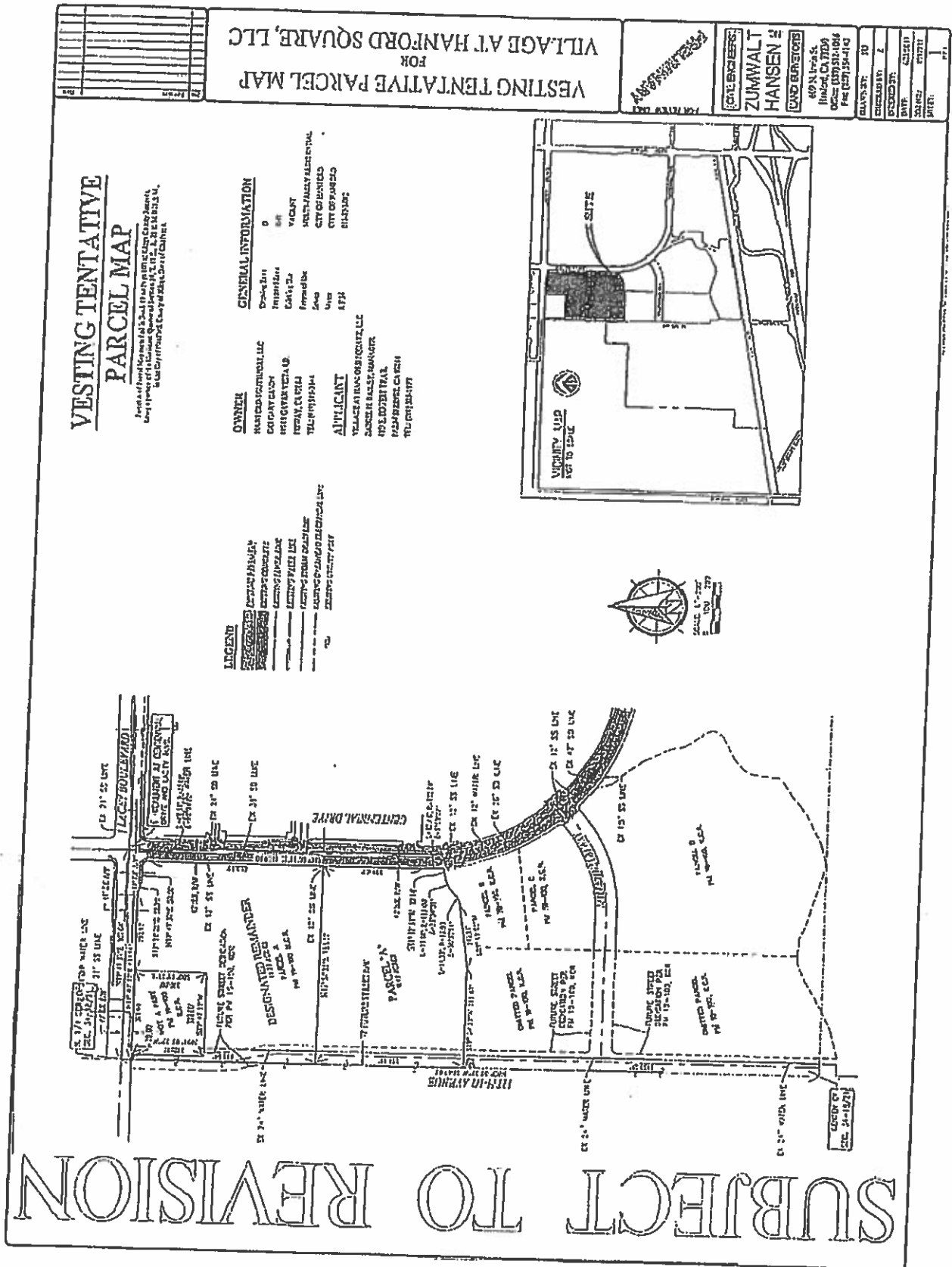
8/1/17
Date

General Plan Designation:
Existing: Office
(Property outlined in red)



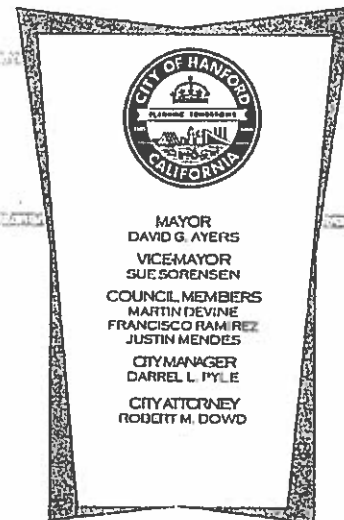
General Plan Designation:
Proposed: High-Density Residential
(Property outlined in red)





City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



September 14, 2017

PROJECT REVIEW - CONSULTATION NOTICE

**For: General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01,
and Tentative Parcel Map No. 2017-01.**

The Community Development Department of the City of Hanford is requesting your comments regarding General Plan Amendment No. 2017-03 (A), Rezone No. 2017-01, and Tentative Parcel Map No. 2017-01. The project has three components. Tentative Parcel Map No. 2017-01 is a request to divide the parcel located at APN 011-020-042 into one parcel, totaling 9.48 acres (Parcel A), and a designated remainder, totaling 10.2 acres. General Plan Amendment No. 2017-03 is a request to change the designation on Parcel A (cited above) from Office to High-Density Residential. Rezone No. 2017-01 is a request to change the zoning designation on Parcel A (cited above) property from O Office to R-H High Density Residential. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042). No physical development is proposed for the project area at this time. The project is located at the southwest intersection of Centennial Drive and Lacey Boulevard (APN 011-020-042).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. A public hearing pertaining to the project will be held by the City of Hanford Planning Commission on October 10, 2017 at 7:00 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street. You may review the Mitigated Negative Declaration, Initial Study, mitigation measures, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230. (Comment period September 15 – October 6, 2017).

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6. It is requested that your comments, if any, be transmitted to this office by October 6, 2017 via mail to the address above or emailed to gdesilva@cityofhanfordca.com. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project please call me at (559) 585-2580.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

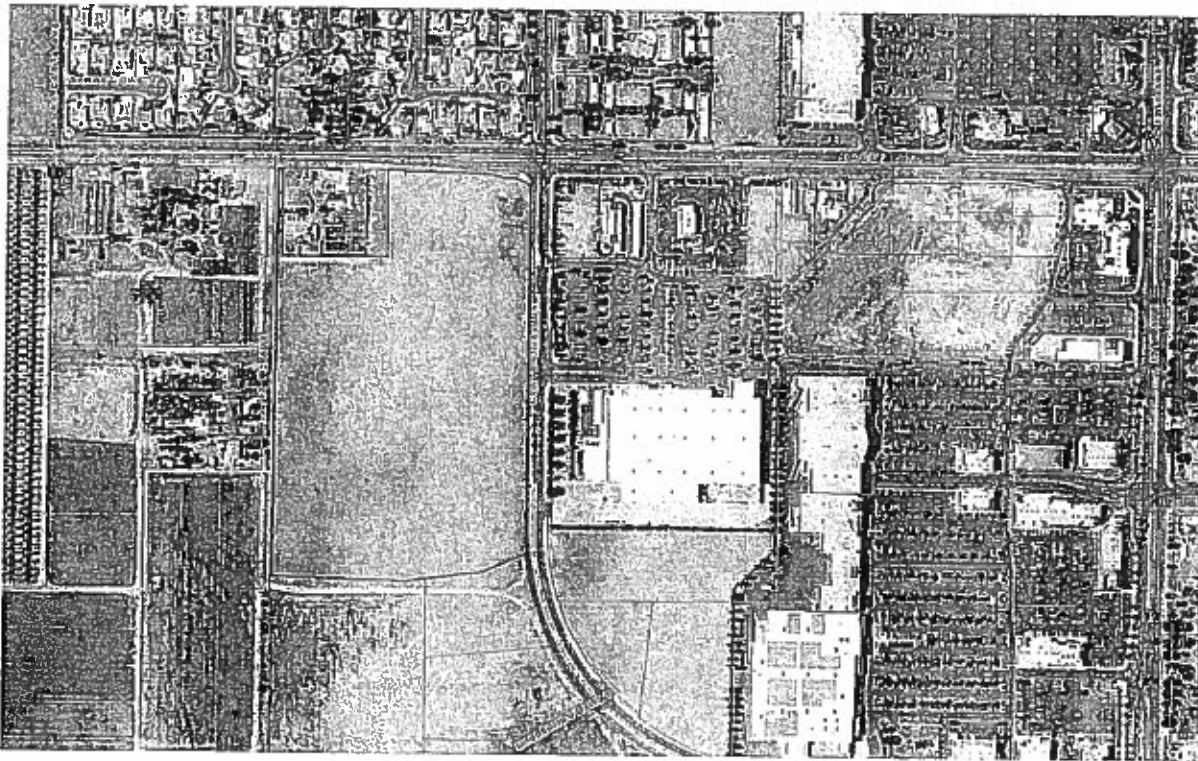
Gabrielle de Silva, Associate Planner

I ☒ do ☐ do not have comments regarding this Project

Mark Padvin KART 8/21/17
Signature Agency Date

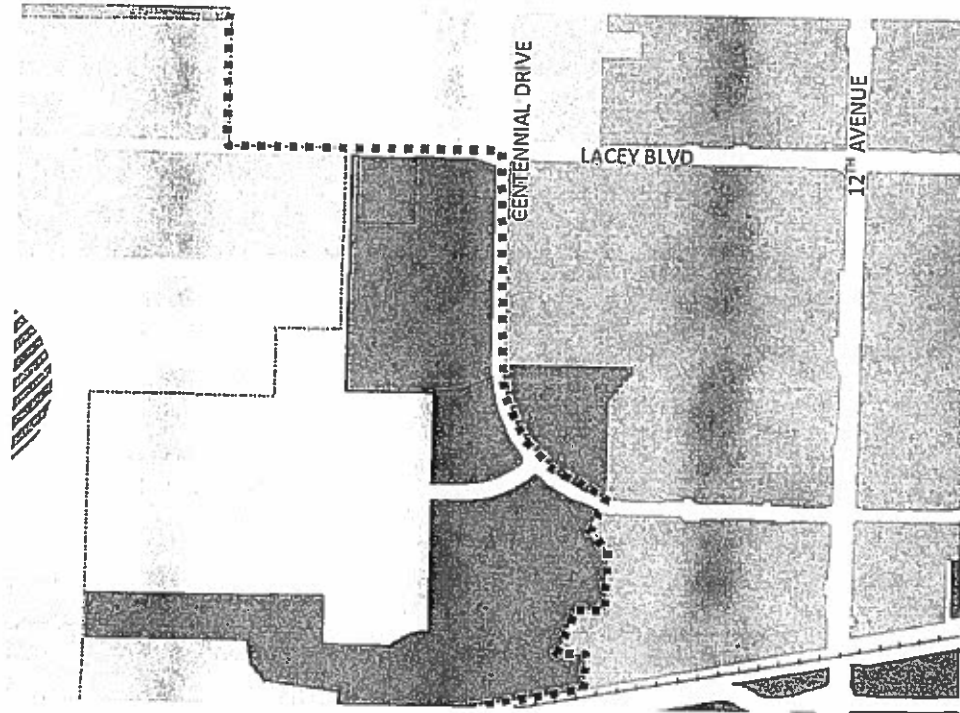
KART WOULD LIKE CONSIDERATION FOR A BUS STOP. A SECTION OF
SIDEWALK 7' WIDE FROM CURB TO BACK OF SIDEWALK. WITH 7' WE CAN
FIT A SIGN + BENCH AND 4' OF ADA CLEARANCE.

Land Use:
Vacant
(Property outlined in red)

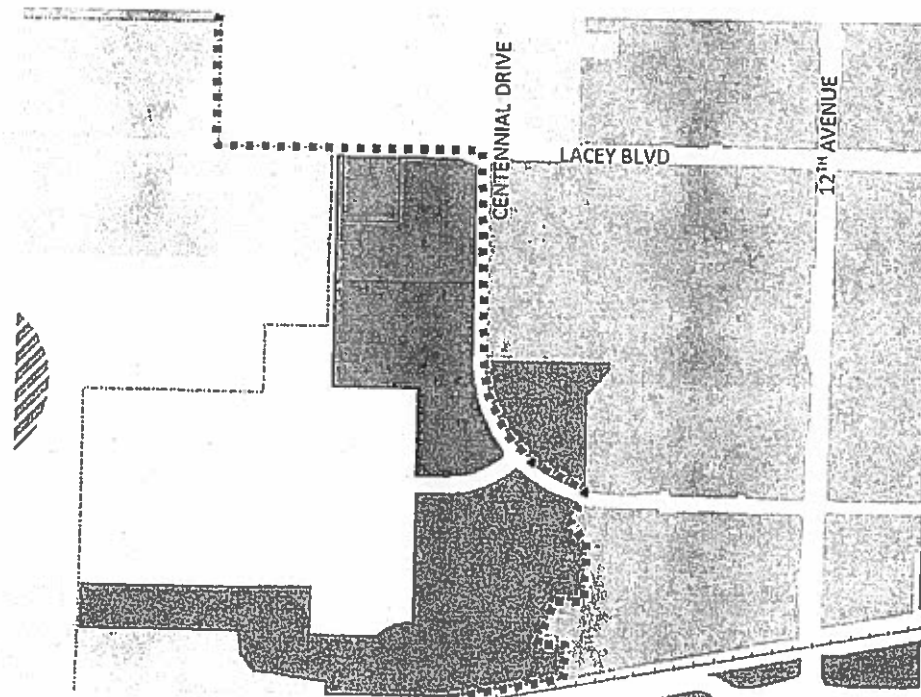


STOP WOULD BE FLAGGED BY NEW RESIDENTIAL
NEIGHBORHOOD STREET ENTRANCE.

General Plan Designation:
Existing: Office
(Property outlined in red)



General Plan Designation:
Proposed: High-Density Residential
(Property outlined in red)





AGENDA STAFF REPORT

MEETING DATE: 10/10/2017	AGENDA SECTION: 2
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SUBJECT:

General Plan Amendment No. 2017-03 (B): a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02: a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11: a request to convert an existing single-family residence to a professional office. Mitigated Negative Declaration No. 2017-12: a request to certify that the project would not have a significant impact on the environment with the incorporation of mitigation measures. The project is located at the northwest corner of Grangeville Boulevard and Leoni Drive, 206 W. Grangeville Boulevard (APN 008-282-003).

See the Planning Commission staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - GPA 2017-03 (B), RZ 2017-02, SPR 2017-11
 Resolution No. 2017-18 (GPA 2017-03 B)
 Resolution No. 2017-19 (RZ 2017-02)
 Resolution No. 2017-20 (SPR 2017-11)
 Exhibit A Site Plan Review No. 2017-11
 Exhibit B MND 2017-12 (GPA 2017-03 B)
 Exhibit C Kart Comments

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT**

MEETING DATE: Tuesday, October 10, 2017

PROJECT: **GENERAL PLAN AMENDMENT NO. 2017-03 (B):** a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential.

REZONE NO. 2017-02: a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential.

SITE PLAN REVIEW NO. 2017-11: A request to convert an existing single-family residential home to a professional office.

MITIGATED NEGATIVE DECLARATION NO. 2017-12: a request to certify that the project would not have a significant impact on the environment with the incorporation of mitigation measures.

LOCATION: The project is located at the northwest corner of Grangeville Boulevard and Leoni Drive, 206 W. Grangeville Boulevard (APN 008-282-003).

PROJECT PLANNER: Gabrielle de Silva, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend approval to the City Council of Mitigated Negative Declaration No. 2017-12 for the project.
2. Adopt Resolution No. 2017-18, recommending approval of General Plan Amendment No. 2017-03 (B) to the City Council.
3. Adopt Resolution No. 2017-19, recommending approval of Rezone No. 2017-02 to the City Council.
4. Adopt Resolution No. 2017-20, recommending approval of Site Plan Review No. 2017-11 to the City Council.

RECOMMENDED MOTION

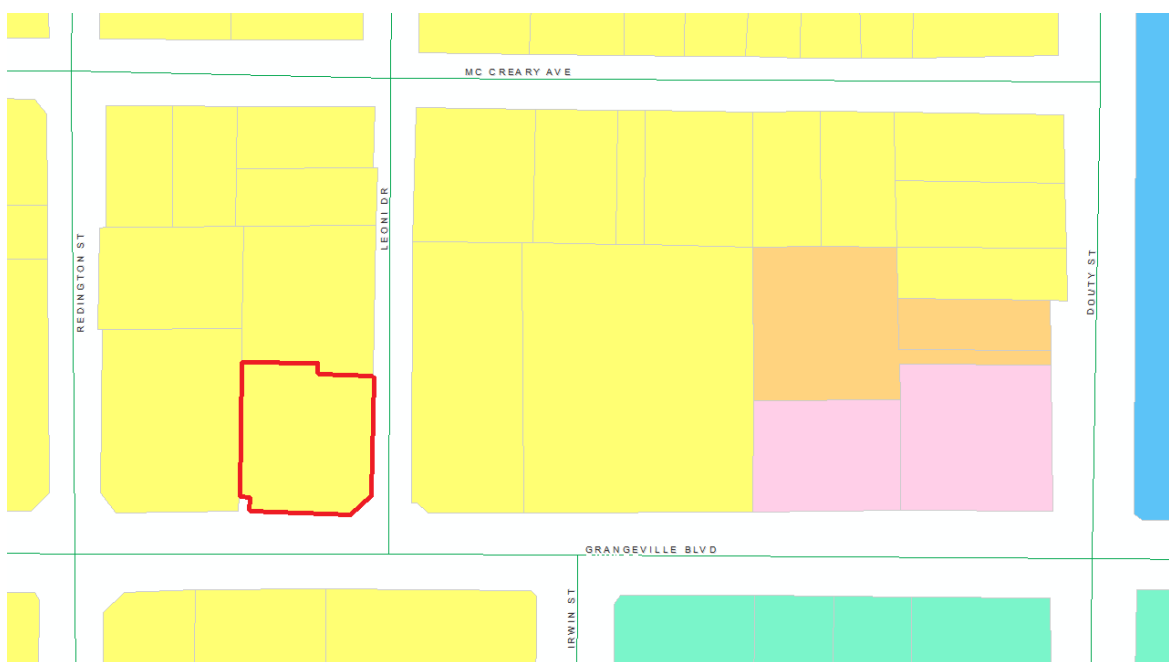
1. Recommend approval to the City Council of Mitigated Negative Declaration No. 2017-12 for the project.

2. Adopt Resolution No. 2017-18, recommending approval of General Plan Amendment No. 2017-03 (B) to the City Council.
3. Adopt Resolution No. 2017-19, recommending approval of Rezone No. 2017-02 to the City Council.
4. Adopt Resolution No. 2017-20, recommending approval of Site Plan Review No. 2017-11 to the City Council.

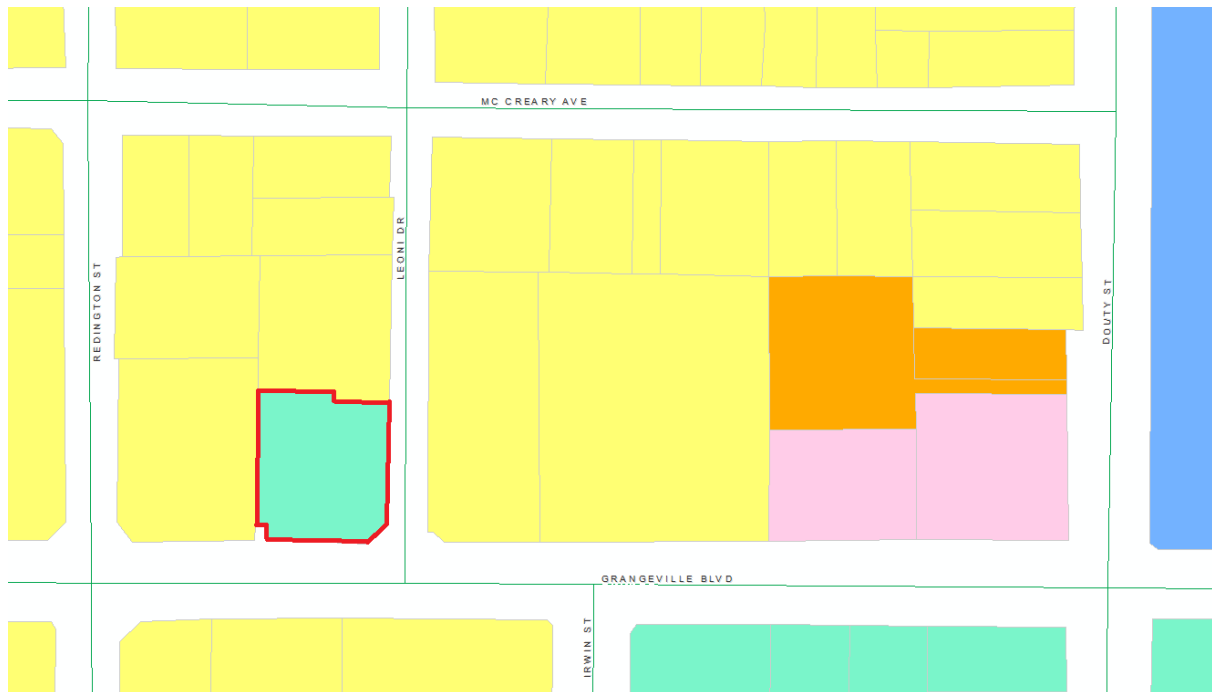
PROJECT DESCRIPTION

General Plan Amendment No. 2017-03 (B) is a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. See below.

General Plan Designation:
Existing

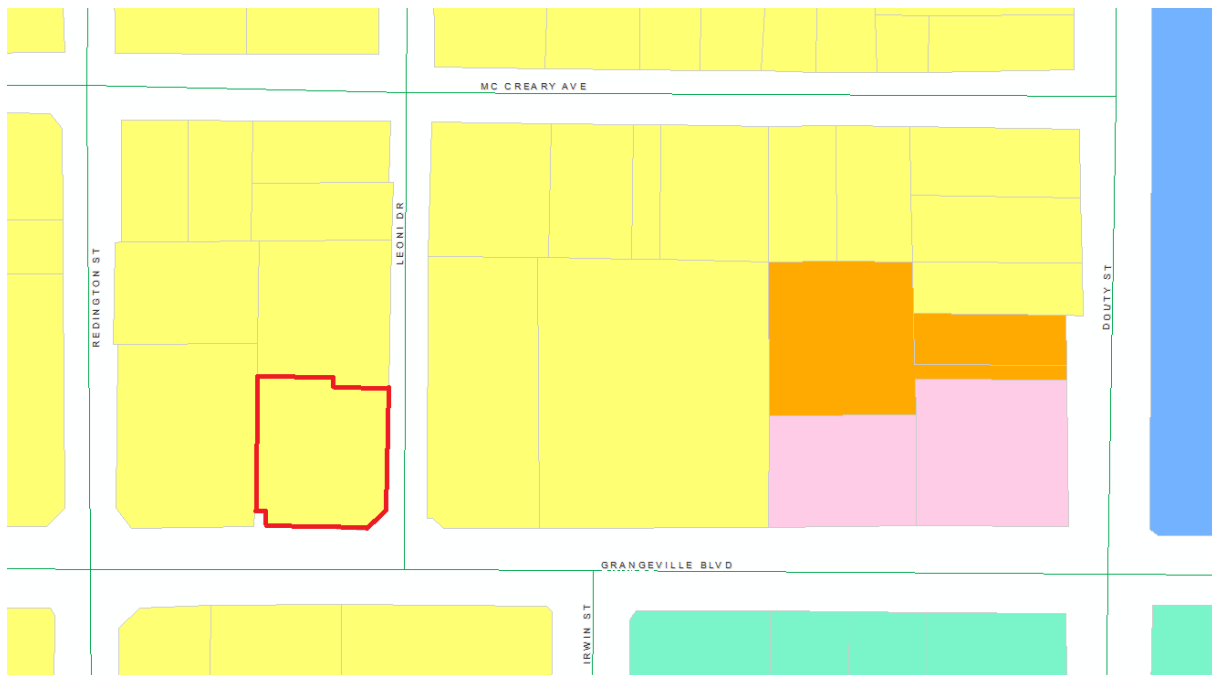


General Plan Designation:
Proposed under GPA 2017-03 (B): Office Residential

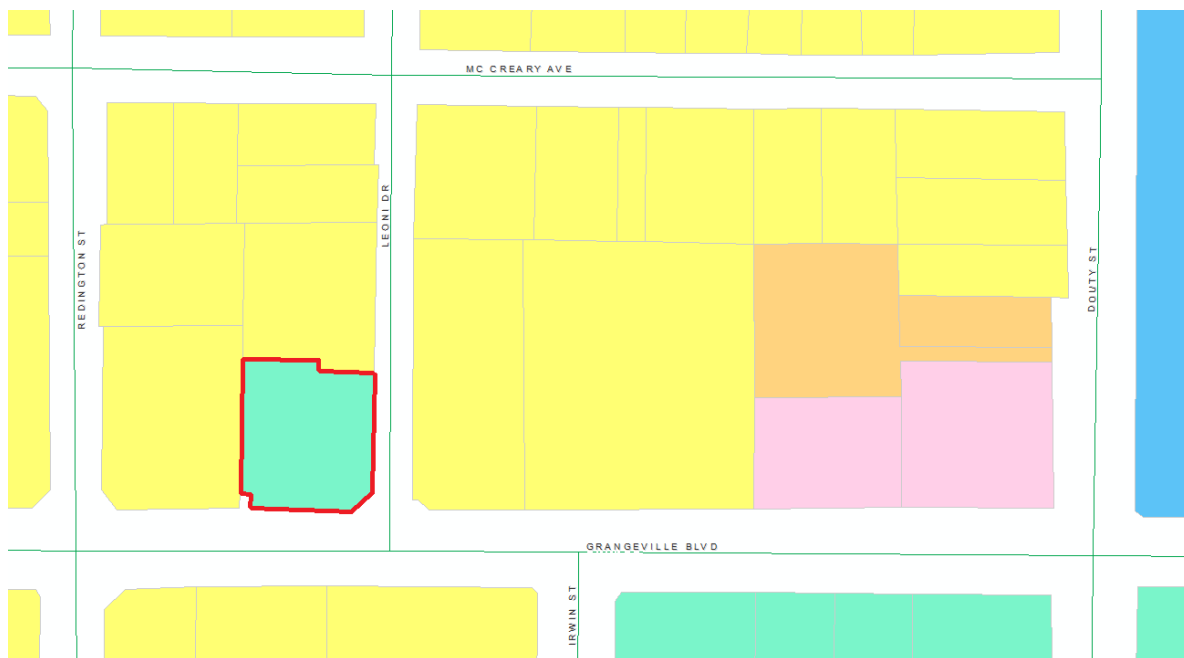


Rezone No. 2017-02 is a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. See below.

Zoning Designation:
Existing: R-L-5



Zoning Designation:
Proposed under Rezone 2017-02: O-R



Site Plan Review No. 2017-11 is a request to convert an existing single-family residential home to a professional office.

See Site Plan Review No. 2017-11, attached as **Exhibit A**.

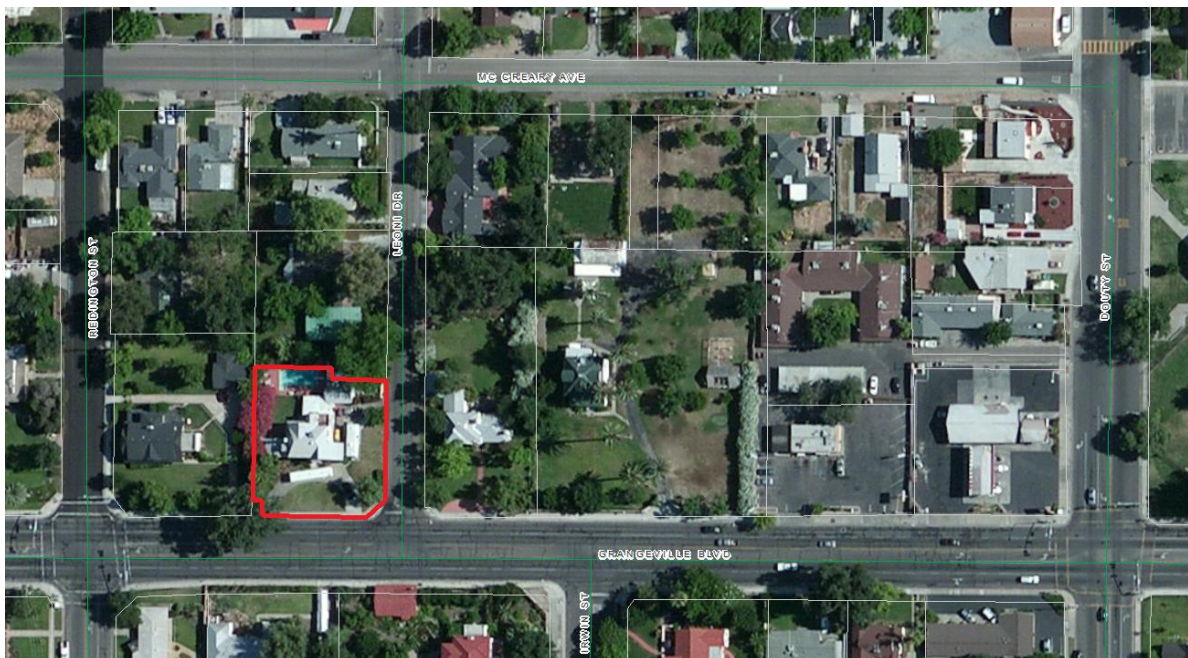
BACKGROUND

The project site is a 19,250-foot parcel with a single-family residence onsite. The project is located at the northwest corner of Grangeville Boulevard and Leoni Drive, 206 W. Grangeville Boulevard (APN 008-282-003). The property is currently designated Low-Density Residential by the General Plan and is zoned R-L-5 Low-Density Residential.

Surrounding land uses are as follows:

	Zoning	General Plan Designation	Land Use
North	R-L-5	Low-Density Residential	Residential
East	R-L-5	Low-Density Residential	Residential
South	R-L-5	Low -Density Residential	Residential
West	R-L-5	Low-Density Residential	Residential

Land Use
Parcel outlined in red



PROJECT EVALUATION

General Plan Amendment No. 2017-03 (B)

General Plan Amendment No. 2017-03 (B) is a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential.

The applicant is requesting to change the designation of the parcel from Low-Density Residential to Office Residential, in order to permit the location of a real-estate office in a single-family residential home, to be converted under Site Plan Review No. 2017-11.

According to the General Plan, the Office Residential designation is an area, where older homes, some of which are in the process of converting from conventional single-family units to offices, are located. Many of these structures are large and have stunning architectural features.

The property in question is a large single-family home, which was constructed in 1931. Below is an image of the single-family dwelling obtained from Google Maps.



Policy L79 Purpose of Office Residential Land Use Designation: Establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed-and-breakfast inns, or a combination of office and residential units.

Analysis: The applicant purchased the single-family home with the intent to convert the structure into a real estate office. The proposed use of the building as an office is consistent with Policy L79.

Policy L80 Location of Office Residential Land Use Designations: The Office Residential land use designation shall be located near the Downtown Mixed Use designation or other areas that have concentrations of historic or heritage residential dwellings. General locations include houses along Grangeville Boulevard, between 10th and 11th Avenues, Redington, Irwin, and Douth Streets between Ninth Street/Dewey Street, and Ninth Street between Brown Street and 10th Avenue.

Analysis: This project is located along Grangeville Boulevard, which has concentrations of historic and heritage residential dwellings. The property in question has a residence which features historic architectural details and was constructed in 1931. Surrounding Office Residential properties feature converted residences with similar character and constructed in the same time period.

Policy L81 Design of Office Conversions: Ensure that the houses converted to non-residential uses maintain the residential character of the neighborhood by minimizing changes to landscaped front yards and exterior building elevations, by not allowing new on-site parking in front yards, and by allowing only low-profile signage for businesses.

Policy L82 Design of Conversions Historic Character Ensure that the historic architectural character is maintained when a house is converted to non-residential uses.

Analysis: The conversion of the residential dwelling to office, as proposed under Site Plan Review No. 2017-11, involves minor changes to the site. The exterior of the building is proposed to remain the same. Conditions of approval of the site plan include the following:

- That in accordance with Section 17.30.100 Conversion to non-residential uses, no exterior alterations or additions shall be permitted that significantly alter the original architectural style of the building.
- Exterior alterations or additions to buildings shall be minimized to the extent possible.

Rezone No. 2017-02

Rezone No. 2017-02 is a request to change the designation on the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential.

17.06.060 Zone Changes. Changes to the zoning map shall be approved by ordinance of the City Council, in accordance with Chapter 17.86. Section 17.86 of the Municipal Code describes the process for consideration of a Rezone. The reviewing authority is required to make the required findings below:

1. That the amendment is internally consistent with the goals, objectives, and policies of the general plan and the Municipal Code.
2. The amendment would not be detrimental to the public health, safety, or welfare of the community.
3. The amendment would maintain the appropriate balance of land uses within the City.
4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

An analysis of the required findings appears below.

Site Plan Review No. 2017-11

A site plan review is generally an administrative application; however, when accompanied by additional projects requiring approval from the Planning Commission and/or City Council, the project is forwarded with the proposal.

Site Plan Review No. 2017-11 is a request to convert the existing residence located at 206 W. Grangeville Boulevard to an office.

See Site Plan Review No. 2017-11, attached as **Exhibit A**.

Analysis

The project meets the requirements of the O-R Office Residential Zone District.

Permitted Uses (17.30.020)

The use of a professional or commercial office is a permitted use in the O-R Office Residential Zone District.

Lot Area (17.30.030)

The lot is 19,250 square feet, which meets and exceeds the minimum 5,000 square feet lot size of the O-R Office-Residential Zone.

Building Setback Areas (17.30.070)

The structure meets the required setbacks of the O-R Office Residential Zone District, which are as follows for a two-story structure:

Front: 15 feet

Rear: 25 feet

Interior Side: 5 feet

Street Side: 10 feet

Conversion to Non-Residential Use (17.30.100)

When an existing building which has been used as a residence is converted to a non-residential use, the following standards apply:

- No exterior alterations or additions shall be permitted that significantly alter the original architectural style of the building.
- Exterior alterations or additions to buildings shall be minimized to the extent possible.

The above appear as conditions of approval of Site Plan Review No. 2017-11.

Off-Street Parking (17.30.140 and 17.54)

The applicant provides 12 parking stalls onsite, which satisfies the parking ratio required by the Hanford Municipal Code for all office uses, which is 1 space per 250 square feet.

Calculation: 2,900 square feet of office space ÷ 250 = 11.6 stalls

In accordance with Section 17.54.040 C, if, in the application of the requirements of this section (17.54), a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half. Therefore, 12 parking stalls would be required to satisfy the off-street parking requirement.

Landscaping (17.30.160)

The applicant provides landscape which satisfies the conditions of the Code. In accordance with the Hanford Municipal Code, except for driveways and approved parking areas, all yard areas

and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100 percent of the yard area and setback area may be landscaped with artificial turf and other permeable surfaces.

Additionally, in the O-R District, the parking area must have one tree placed at every four lineal parking spaces. The applicant's proposal satisfies this condition.

FINDINGS FOR APPROVAL

General Plan Amendment No. 2017-03 (B)

In accordance with Section 17.88.040 of the Hanford Municipal Code, before a general plan amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan.

Analysis: That General Plan Amendment No. 2017-03 (B) is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistency with Policy L79, L80, L81, and L82.

2. That this amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program and in the conditions of approval for Site Plan Review No. 2017-11.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area. The proposal to change the land use designation on the property from Low-Density Residential to Office Residential will not affect the ability of the City to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be Office Residential. Several properties within the nearby vicinity are designated as Office Residential. The Office Residential designation includes residences, offices, and partially converted residences with

offices. Office and residential are compatible uses. Both generate minimal noise, congestion, and traffic.

Rezone No. 2017-02

In accordance with the Hanford Municipal Code Section 17.86.030, before a zone change may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 2017-02 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Policy L79, L80, L81, and L82. The development proposed under Site Plan Review No. 2017-11 is consistent with the applicable development requirements of the Hanford Municipal Code.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area. The proposal to change the land use designation on the property from R-L-5 Low-Density Residential to O-R Office Residential will not affect the ability of the City to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be Office Residential. Several properties within the nearby vicinity are designated as Office Residential. The Office Residential designation includes residences, offices, and partially converted residences with offices. Office and residential are compatible uses. Both generate minimal noise, congestion, and traffic.

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 on August 22, 2017. No responses were received.

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 September 14, 2017. Comments were received from the following agencies:

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

1. Kings County Area Public Transit Agency (KART) – Mark Pedriro

During normal consultation, Mark Pedriro with Kings County Area Public Transit provided the following:

KART would like consideration for a future bus stop. If sidewalk improvements are made, please consider a section of sidewalk seven feet wide from curb to back of sidewalk for a sign and possible bench.

Analysis: The project has been conditioned to include the request.

See KART consultation comments received, attached as **Exhibit C**.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11 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. 2017-12 has been prepared, attached as **Exhibit B**.

PUBLIC COMMENTS

Notice of Intent to Adopt a Negative Declaration and noticing of the proposed projects was published in the newspaper on September 15, 2017 and mailed to property owners within 500 ft. of the project site on September 14, 2017. The environmental document was made available for comment for a period of 20 days, September 15 – October 6, 2017. The Community Development Department has not received comments on the mitigated negative declaration or associated projects, as of the date of preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend approval to the City Council of Mitigated Negative Declaration No. 2017-12 for the project.
2. Adopt Resolution No. 2017-18, recommending approval of General Plan Amendment No. 2017-03 (B) to the City Council.
3. Adopt Resolution No. 2017-19, recommending approval of Rezone No. 2017-02 to the City Council.
4. Adopt Resolution No. 2017-20, recommending approval of Site Plan Review No. 2017-11 to the City Council.

Applicant and Property Owner

David J. Conner (c/o London Properties)
6442 N. Manoa Avenue
Fresno, CA 93704

RESOLUTION NO. 2017-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2017-03 (B) TO THE CITY COUNCIL. GENERAL PLAN AMENDMENT NO. 2017-03 (B) IS A REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION ON THE PROPERTY LOCATED AT 206 W. GRANGEVILLE FROM LOW-DENSITY RESIDENTIAL TO OFFICE RESIDENTIAL. THE PROJECT IS LOCATED AT THE NORTHWEST INTERSECTION OF GRANGEVILLE BOULEVARD AND LEONI DRIVE (APN 008-282-003).

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on October 10, 2017, at 7:00 p.m., it was moved by Commissioner _____, and seconded by Commissioner _____, that the following resolution be adopted:

WHEREAS, an application, filed by Daniel Conner, for General Plan Amendment No. 2017-03 (B) requesting a General Plan Amendment to change the General Plan designation of the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential, as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on October 10, 2017; and

WHEREAS, the City of Hanford Planning Commission considered the general plan amendment, in accordance with Section 17.88 of the Hanford Municipal Code, at its regularly scheduled meeting on October 10, 2017; and,

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2017-12, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2017-12 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.88.040 of the Hanford Municipal code, recommends approval to the City Council of General Plan Amendment No. 2017-03 (B), based upon the following findings and on the evidence presented:

In accordance with Section 17.88.040 of the Hanford Municipal Code, before a general plan amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan.

Analysis: That General Plan Amendment No. 2017-03 (B) is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistency with Policy L79, L80, L81, and L82.

2. That this amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program and in the conditions of approval for Site Plan Review No. 2017-11.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area. The proposal to change the land use designation on the property from Low-Density Residential to Office Residential will not affect the ability of the City to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be Office Residential. Several properties within the nearby vicinity are designated as Office Residential. The Office Residential designation includes residences, offices, and partially converted residences with offices. Office and residential are compatible uses. Both generate minimal noise, congestion, and traffic.

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

AYES: Commissioners

NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of October 2017.

Darlene R. Mata

Exhibit A
General Plan Amendment No. 2017-03 (B)

**General Plan Designation:
Existing**



**General Plan Designation:
Proposed under GPA 2017-03 (B): Office Residential**

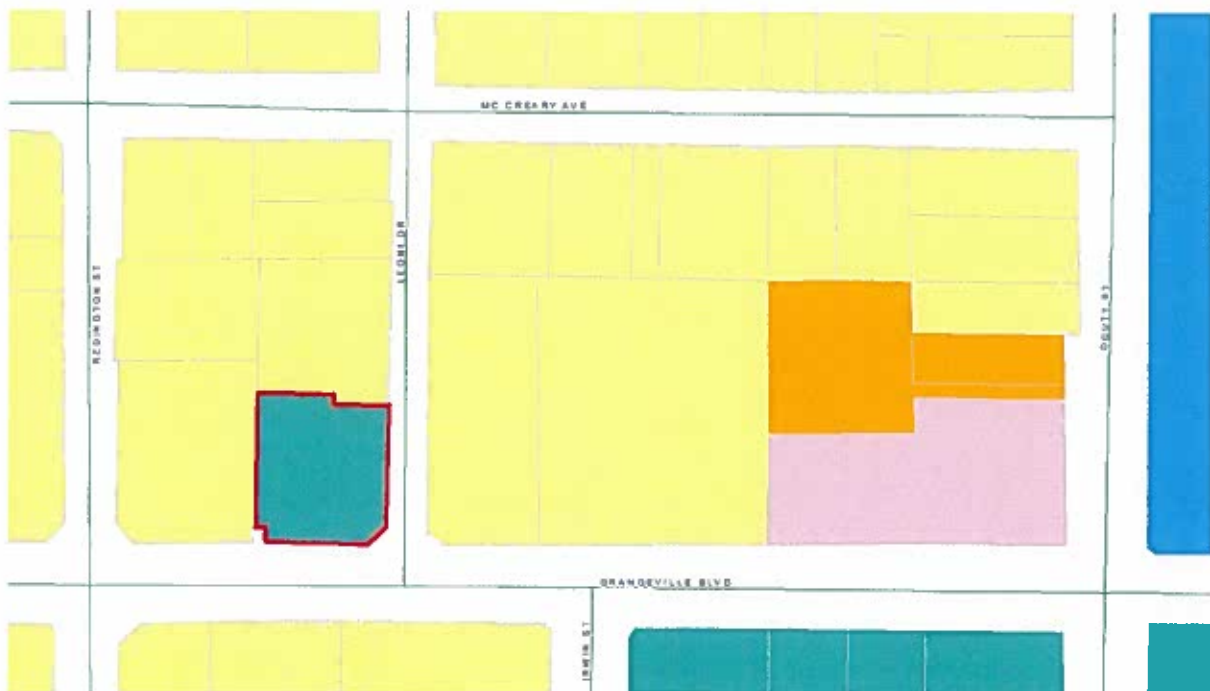


Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2017-18 (GPA 2017-03 B) (General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No.

General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11
Mitigation Measures
Mitigated Negative Declaration 2017-12

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the appropriate development standards of the Hanford Municipal Code, specifically standards to regulate the conversion of old single-family homes into offices	Developer to provide
MM Aesthetics 2	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 the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.	Developer to provide; City to inspect
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could 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	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.	Developer to file application with San Joaquin Valley Air Pollution Control District

	ambient air quality standard? The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	
CULTURAL RESOURCES		
MM Cultural Resources 1	The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1. 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. 2. That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS		
MM Geology 1:	That the project could result in substantial soil erosion or the loss of topsoil?	MM Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development. City to require; developer to comply
GREENHOUSE GAS EMISSIONS		
MM Greenhouse Gas 1:	The project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Developer That all development comply with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District to reduce GHG emissions.
NOISE		

MM 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 meet the noise level standards established by the General Plan (measured from the property line).	developer; Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
TRANSPORTATION AND TRAFFIC			
MM Transportation 1:	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	That the applicant eliminates one drive approach along Grangeville Boulevard.	Developer to pay
MM Transportation 2:	Result in inadequate parking capacity?	That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for office uses, one space per 250 sq. ft.	Developer to pay
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and	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; developer and future occupants

	resources, or are new or expanded entitlements needed?	to adhere
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RESOLUTION NO. 2017-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF REZONE NO. 2017-02. THE PROJECT IS A REQUEST TO CHANGE THE ZONING DESIGNATION FOR THE PROPERTY LOCATED AT 206 W. GRANGEVILLE BOULEVARD FROM R-L-5 LOW-DENSITY RESIDENTIAL TO O-R OFFICE RESIDENTIAL. THE PROJECT IS LOCATED AT THE NORTHWEST INTERSECTION OF GRANGEVILLE BOULEVARD AND LEONI DRIVE (APN 008-282-003).

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 10, 2017, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, an application, filed by Daniel Conner, for Rezone No. 2017-02, requesting a zone change for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential, as shown in **Exhibit A**, was presented to the Hanford City Planning Commission on October 10, 2017; and

WHEREAS, the City of Hanford Planning Commission considered the rezone, in accordance with Section 17.86 of the Hanford Municipal Code, at its regularly scheduled meeting on October 10, 2017; and,

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2017-12, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2017-12 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.86.030 of the Hanford Municipal Code, recommends approval to the City Council of Rezone No. 2017-01, based upon the following findings and on the evidence presented:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and the Municipal Code.

Analysis: That Rezone No. 2017-02 is internally consistent with the goals, objectives, and policies of the General Plan, specifically consistent with Policy L79, L80, L81, and L82. The development proposed under Site Plan Review No. 2017-11 is consistent with the applicable development requirements of the Hanford Municipal Code.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community.

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Division, and other involved departments. Any mitigation required for public health and safety were applied to the proposal and required in the mitigation monitoring and reporting program.

3. That the amendment would maintain the appropriate balance of land uses within the City.

Analysis: That jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area. The proposal to change the land use designation on the property from R-L-5 Low-Density Residential to O-R Office Residential will not affect the ability of the City to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That the land uses on the subject property would be Office Residential. Several properties within the nearby vicinity are designated as Office Residential. The Office Residential designation includes residences, offices, and partially converted residences with offices. Office and residential are compatible uses. Both generate minimal noise, congestion, and traffic.

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

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

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of October 2017.

Darlene R. Mata

Exhibit A
Rezone No. 2017-02

Zoning Designation:
Existing: R-L-5



Zoning Designation:
Proposed under Rezone 2017-02: O-R



Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2017-19 (RZ 2017-02) (General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No.

General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11
Mitigation Measures
Mitigated Negative Declaration 2017-12

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the appropriate development standards of the Hanford Municipal Code, specifically standards to regulate the conversion of old single-family homes into offices	Developer to provide
MM Aesthetics 2	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 the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.	Developer to provide; City to inspect
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could 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	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.	Developer to file application with San Joaquin Valley Air Pollution Control District

	ambient air quality standard? The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	
CULTURAL RESOURCES		
MM Cultural Resources 1	The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1. 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. 2. That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS		
MM Geology 1:	That the project could result in substantial soil erosion or the loss of topsoil?	MM Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development. City to require; developer to comply
GREENHOUSE GAS EMISSIONS		
MM Greenhouse Gas 1:	The project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	That all development comply with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District to reduce GHG emissions. Developer
NOISE		

MM 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 meet the noise level standards established by the General Plan (measured from the property line).	developer; Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
TRANSPORATION AND TRAFFIC			
MM Transportation 1:	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	That the applicant eliminates one drive approach along Grangeville Boulevard.	Developer to pay
MM Transportation 2:	Result in inadequate parking capacity?	That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for office uses, one space per 250 sq. ft.	Developer to pay
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and	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; developer and future occupants

	resources, or are new or expanded entitlements needed?		to adhere
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RESOLUTION NO. 2017-20

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF SITE PLAN REVIEW NO. 2017-
11, A REQUEST TO CONVERT AN EXISTING RESIDENCE INTO AN OFFICE. THE
PROJECT IS LOCATED AT THE NORTHWEST INTERSECTION OF GRANGEVILLE
BOULEVARD AND LEONI DRIVE (APN 008-282-003).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on October 10, 2017, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, an application, filed by Daniel Conner, for Site Plan Review No. 2017-11 requesting to convert an existing residence into an office for the property located at 206 W. Grangeville Boulevard, as shown in attached **Exhibit A**, was presented to the Hanford City Planning Commission on October 10, 2017; and

WHEREAS, the City of Hanford Planning Commission considered the site plan at its regularly scheduled meeting on October 10, 2017; and,

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2017-12, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2017-12 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford hereby recommends approval of Site Plan Review No. 2017-11 to the City Council of the City of Hanford subject to the following conditions:

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.

PLANNING DIVISION

Contact Associate 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 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 the site be developed according to the approved site plan, titled Site Plan Review No. 2017-11, with minor modifications to be approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.
6. That all conditions of the Mitigation Monitoring and Reporting Program, attached as Exhibit B, shall also be conditions of approval of Site Plan Review No. 2017-11.

Conversion to Non-Residential Use (Section 17.30.100)

1. That no exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
2. That exterior alterations or additions shall be minimized to the extent possible.

Cultural Resources:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth-disturbing activities.

Building Setback Areas (17.30.070)

1. That the appropriate setbacks be maintained, as follows for a two-story structure:
 - a. Front (along Grangeville Boulevard): 15 feet
 - b. Garage: 20 feet

- c. Rear: 25 feet
- d. Interior Side: 5 feet
- e. Street Side (Along Leoni Drive): 10 feet

Off Street Parking: (Section 17.54).

1. That the applicant shall provide 12 parking stalls on site, one of which is ADA-accessible, as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, all office and medical uses, except call center, hospital, and pharmacy, shall require one space per 250 square feet.

Calculation: 2,900 sq. ft. ÷ 250 sq. ft. = 11.6 parking stalls minimum (12 stalls minimum)

2. That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
3. That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
 - That parking stall number 1 on the site plan be marked for compact cars.
4. That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

Signage: (Section 17.56).

1. That any/all signs proposed for this development shall be subject to the requirements and standards prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Fencing and Walls: (Section 17.50.110 and 17.50.120).

1. That fences and walls in the OR zone district shall be constructed or installed in accordance with the following:
 - a. Along a rear lot line not exceeding seven feet in height
 - b. Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
2. That any proposed fencing on the site be maintained in good repair.
3. That no fence or wall shall be placed within the public right-of-way.
4. That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
5. That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a

front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.52.060).

1. General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - a. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - b. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - c. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - d. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - e. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - f. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - g. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
2. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - a. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - b. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - c. The size of groundcover at planting shall be one (1) gallon or larger.
 - d. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - e. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
3. That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

4. That not less than five percent of the interior square footage of the parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking spaces.** Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. (Section 17.54.180).
5. That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
6. That not less than 15 ft. from the property line adjoining Grangeville Boulevard shall be landscaped and permanently maintained (Section 17.52.050).
7. That not less than 10 ft. from the property line adjoining Leoni Drive shall be landscaped and permanently maintained, exclusive of drive isles.

Trash Collection Areas (Section 17.50.090).

1. That a suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.
2. That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Outdoor Lighting Standards (Section 17.50.120)

1. That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
2. That the height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:
 - a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and
 - b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and
 - c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and
 - d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.
3. That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

Dust Control:

1. That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control

District shall be implemented.

2. That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

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**
 - 4.3.9 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 school impact fee of \$0.56 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. 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.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits.

FIRE DEPARTMENT

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

General:

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

Fire Extinguisher(s):

2. Fire extinguishers shall be mounted onto a secure surface and/or installed inside approved fire extinguisher cabinets in accordance with the most currently adopted edition of the California Fire Code (CFC).
3. Fire extinguishers that are not easily visible due to being installed inside of a fire extinguisher cabinet or are blocked from view due to building and/or other obstructions, shall have a sign posted nearby with the words Fire Extinguisher on the cabinet or above the location where the fire extinguisher is installed.
4. The size, type and location of all fire extinguishers shall be approved by the fire department, typically a 2-A:10-B:C.

Emergency Access:

5. A Knox Box is required to be installed at the main entrance area to the building. Any 3200 Series Model number is appropriate. The Knox Box shall be installed in an area visible and accessible to the fire staff with the top of the box no higher than 6'-0" AFF. 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.

Fire Hydrants:

6. Existing fire hydrants installed within the sphere of utilization for this project shall meet City Standard WA-20 if the existing fire hydrant is the old wharf model.

Special Requirements:

7. All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- o Downtown area (existing buildings): 4-inch numbers,
 - o Buildings 20-ft. or less from the street: 6-inch numbers,
 - o Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - o Buildings more than 40-ft. from street: 12 inch numbers.
8. Solar photovoltaic installations shall conform to CFC 605.11 and require separate fire department plan check.

UTILITIES

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 of Grangeville Blvd. or Leoni Drive.
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.

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve each of the buildings on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within Leoni Drive.
2. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. Floor drain run through a sand/grease interceptor and shall be connected via sanitary sewer lateral to City's Sanitary Sewer System.

ENGINEERING DIVISION

Contact Assistant Engineer 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 **\$4,200.00** 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.

Curb, Gutter, and Sidewalk Requirements:

1. That the existing concrete curbs and gutters located along the Grangeville Blvd. project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs and gutters installed

in conformance with City Standard CO-11 and CO-14. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

2. That new curb, gutter, and sidewalk shall be installed in conformance with City Standard CO-11 and CO-14 along the Leoni Drive project frontage and shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the existing substandard drive approaches located on the Grangeville Blvd. and Leoni Drive frontage shall be removed and replaced with a new concrete drive approach installed in accordance with City Standard CO-41 (26' minimum width) located as shown on the site plan. All drive approaches shall be constructed in compliance with ADA requirements in order to provide continuous pedestrian and disabled access along the project frontage

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

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 July 1, 2017. All fees are payable prior to issuance of building permits. (Building area: 2,900 sf – Commercial (Office) – Site Area: 0.58 Acres).
- A. That the development is subject to a **\$8,234.85 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
- B. That the development is subject to a **\$3,885.42 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 **\$4,259.23 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
- D. That the development is subject to a **\$4,286.92 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 **\$1,875.43 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 **\$1,181.46 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 **\$1,475.66 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof. (Based on 1 - 3 yard Trash bin picked up 2x per week, and 1 - 3 yard Recycle bin picked up 2x per week).

REFUSE DIVISION

Contact Ruben Carrillo 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).**

KINGS COUNTY AREA PUBLIC TRANSIT (KART)

Contact Mark Pedreiro, Facilities and Fleet Specialist at (559) 852-2624

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

1. That KART requires a bus stop at this location. A section of sidewalk seven feet wide from curb to back of sidewalk would be required in order to accommodate a sign, a bench, and four feet of ADA-clearance.

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

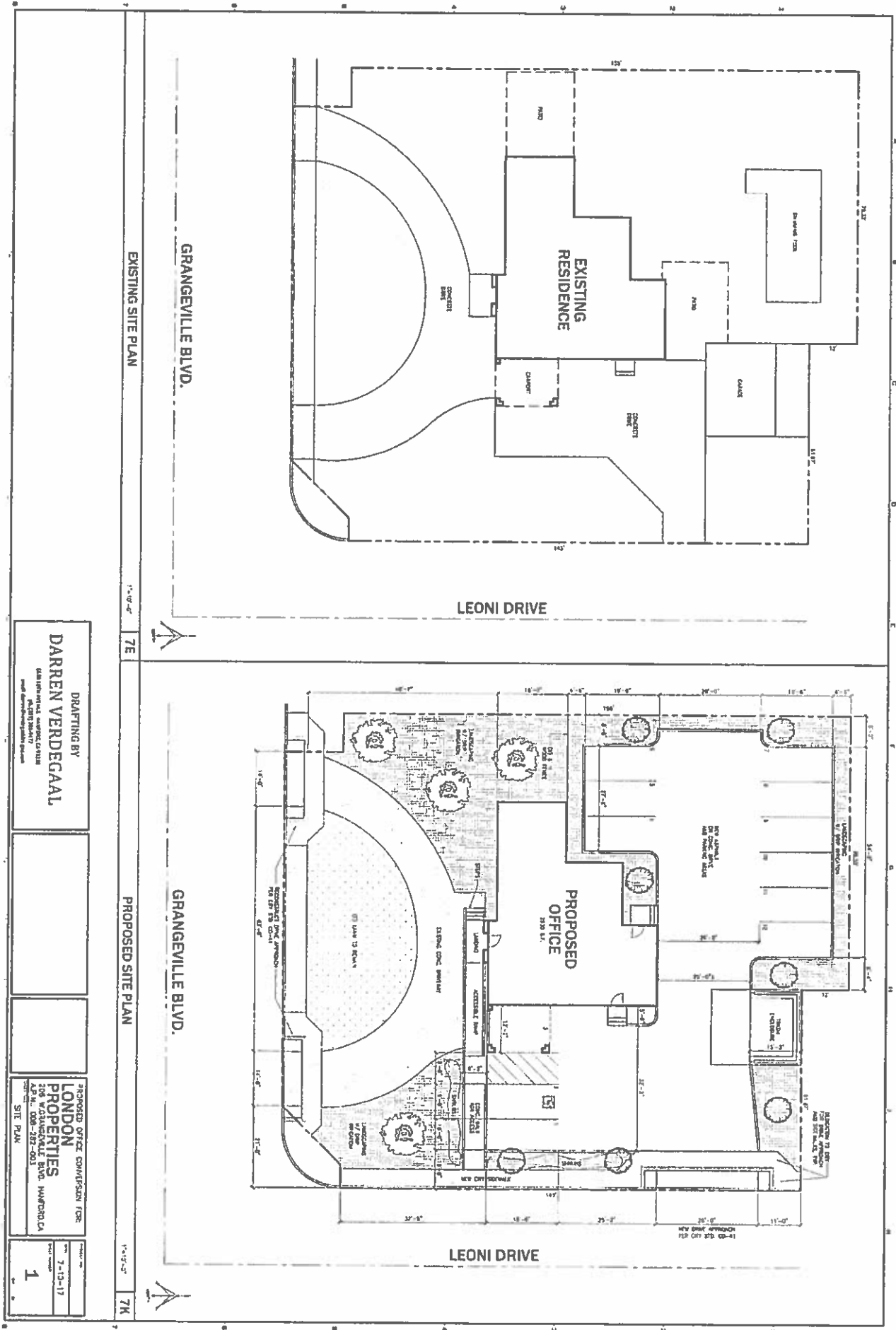
AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 10th day of October 2017.

Darlene R. Mata

Exhibit A
Site Plan Review No. 2017-11



EXISTING SITE PLAN

7E

PROPOSED SITE PLAN

7K

DRAFTING BY
DARREN VERDEGAL
DARREN VERDEGAL, ARCHITECT, C.A.S.T.A.
ARCHITECTURE
206 W. GRANGEVILLE BLVD., HAWAII, HI 96741
PHONE: (808) 435-0633

APPROVED OFFICE COMMISSION FOR
LONDON PROPERTIES
206 W. GRANGEVILLE BLVD., HAWAII, HI 96741
PHONE: (808) 435-0633

1

7-13-17

Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2017-20 (SPR 2017-11) (General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No.

General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11
Mitigation Measures
Mitigated Negative Declaration 2017-12

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the appropriate development standards of the Hanford Municipal Code, specifically standards to regulate the conversion of old single-family homes into offices	Developer to provide
MM Aesthetics 2	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 the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.	Developer to provide; City to inspect
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could 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	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.	Developer to file application with San Joaquin Valley Air Pollution Control District

	ambient air quality standard? The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	
CULTURAL RESOURCES		
MM Cultural Resources 1	The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1. 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. 2. That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS		
MM Geology 1:	That the project could result in substantial soil erosion or the loss of topsoil?	MM Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development. City to require; developer to comply
GREENHOUSE GAS EMISSIONS		
MM Greenhouse Gas 1:	The project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	That all development comply with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District to reduce GHG emissions. Developer
NOISE		

MM 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 meet the noise level standards established by the General Plan (measured from the property line).	developer, Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer, Police to enforce
TRANSPORATION AND TRAFFIC			
MM Transportation 1:	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	That the applicant eliminates one drive approach along Grangeville Boulevard.	Developer to pay
MM Transportation 2:	Result in inadequate parking capacity?	That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for office uses, one space per 250 sq. ft.	Developer to pay
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and	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; developer and future occupants

	resources, or are new or expanded entitlements needed?	to adhere
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Exhibit C
KART Comments

Attachment: Resolution No. 2017-20 (SPR 2017-11) (General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No.

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. ATCHS
VICE MAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
JUSTIN MENDES
CITY MANAGER
DARRELL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

September 14, 2017

PROJECT REVIEW – Consultation Notice

For: General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02,
and Site Plan No. 2017-11

The Community Development Department of the City of Hanford is requesting your comments regarding General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan 2017-11, filed by London Properties. General Plan Amendment No. 2017-03 (B) is a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02 is a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11 is a request to convert an existing single-family residential home to a professional office. The project is located at the 206 W. Grangeville Boulevard (APN 008-282-003), the northwest corner of Grangeville Boulevard and Leoni Drive.

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. A public hearing pertaining to the project will be held by the City of Hanford Planning Commission on October 10, 2017 at 7:00 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street. You may review the Mitigated Negative Declaration, Initial Study, mitigation measures, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230. (Comment period September 15 – October 6, 2017).

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6. It is requested that your comments, if any, be transmitted to this office by October 6, 2017 via mail to the address above or emailed to gdesilva@cityofhanfordca.com. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project please call me at (559) 585-2580.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

Gabrielle de Silva, Associate Planner

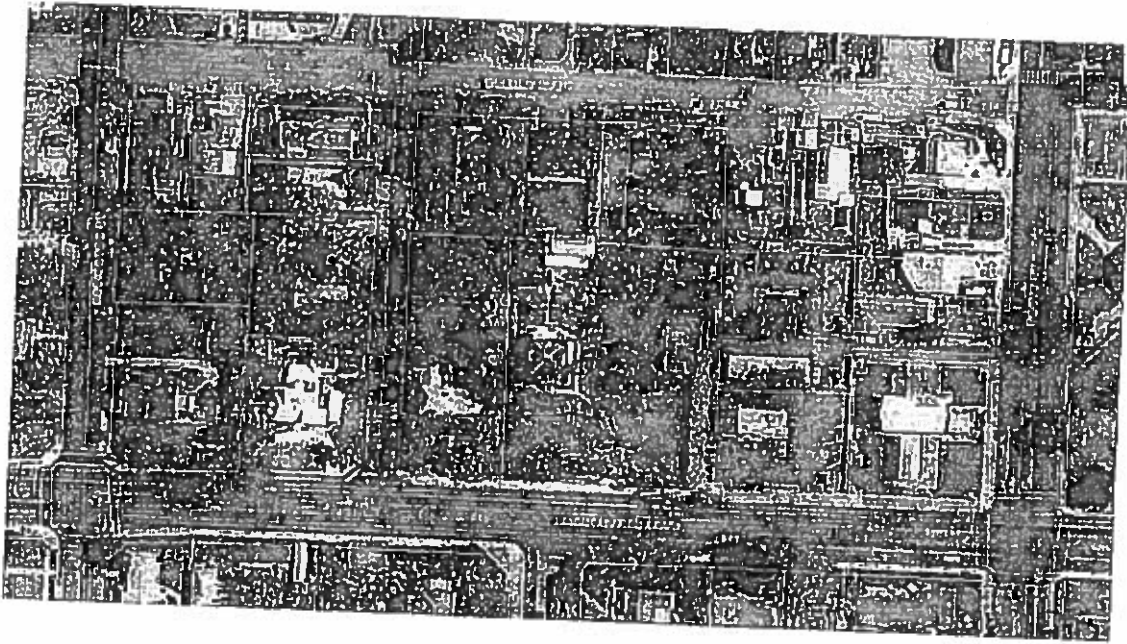
I ☒ do ☐ do not have comments regarding this Project

Mark Pedreira
Signature

AAPI
Agency

9/21/17
Date

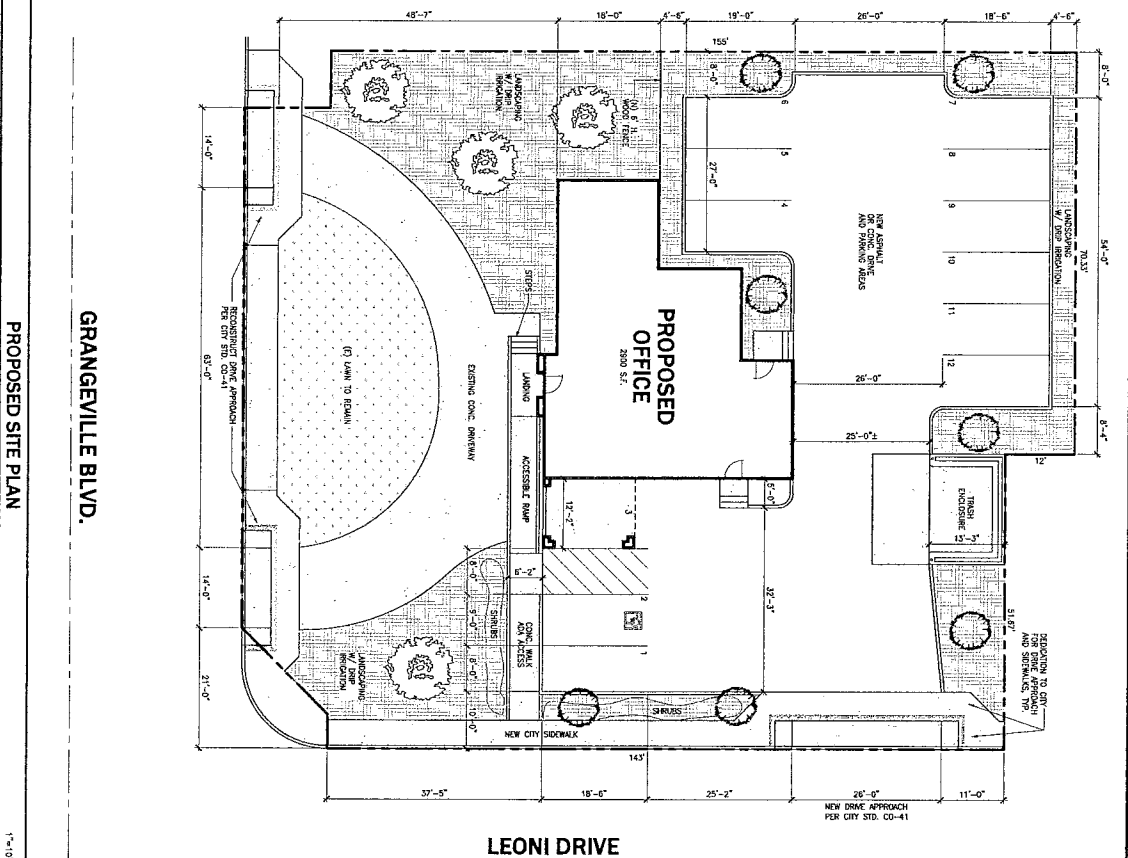
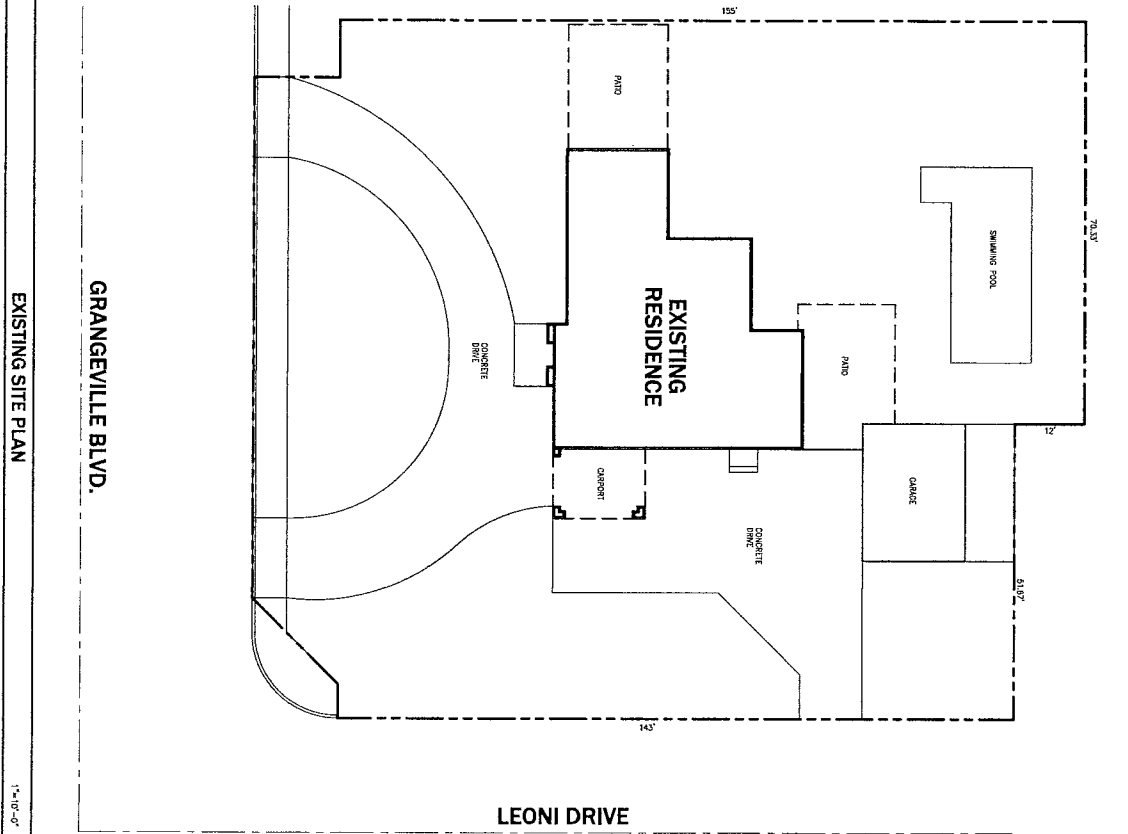
Land Use:



General Plan Designation:
Proposed under GPA 2017-03 (B): High-Density Residential



KART WOULD LIKE CONSIDERATION FOR A FUTURE BUS STOP.
IF SIDEWALK IMPROVEMENTS ARE MADE PLEASE CONSIDER A
SECTION OF SIDEWALK 7' WIDE FROM CURB TO BACK OF
SIDEWALK FOR SIGN & POSSIBLE BENCH.



DRAFTING BY
DARREN VERDEGAL
5800 UPTON AVENUE, HANFORD, CA 91730
TEL: (559) 381-8472
CELL: (559) 381-8472
WWW.DARRENVERDEGAL.COM

PROPOSED OFFICE CONVERSION FOR:
LONDON PROPERTIES
405 W. GRANGEVILLE BLVD., HANFORD, CA
TEL: (559) 381-8472
CELL: (559) 381-8472
WWW.LONDONPROPERTIES.COM

PROJECT NO.
DATE: 7-10-17
SCALE: AS SHOWN
1

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

NOTICE IS HEREBY GIVEN that on Tuesday, October 10, 2017 at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

GENERAL PLAN AMENDMENT NO. 2017-03 (B): a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential.

REZONE NO. 2017-02: a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential.

SITE PLAN REVIEW NO. 2017-11: A request to convert an existing single-family residential home to a professional office.

LOCATION: The project is located at the northwest corner of Grangeville Boulevard and Leoni Drive, 206 W. Grangeville Boulevard (APN 008-282-003).

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

COMMENT PERIOD: September 15, 2017 – October 6, 2017 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by October 6, 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

Attachment: Exhibit B MND 2017-12 (GPA 2017-03 B) (General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No.

MITIGATED NEGATIVE DECLARATION NO. 2017-12

Project Title: General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11

File Number: GPA 2017-03 (B) (515.0151), RZ 2017-02 (510.0231), and SPR 2017-11 (502.0983)

State Clearinghouse Number: n/a

Lead Agency: City of Hanford

Responsible Agency: N/A

Applicant: David J. Conner (c/o London Properties) 6442 N. Manoa Avenue Fresno, CA 93704	Property Owner(s): David J. Conner (c/o London Properties) 6442 N. Manoa Avenue Fresno, CA 93704
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Project Description:

GENERAL PLAN AMENDMENT NO. 2017-03 (B): a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. **REZONE NO. 2017-02:** A request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. **SITE PLAN REVIEW NO. 2017-11:** A request to convert an existing single-family residential home to a professional office.

LOCATION: The project is located at the 206 W. Grangeville Boulevard (APN 008-282-003), the northwest corner of Grangeville Boulevard and Leoni Drive.

Attachments:

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

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

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

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

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

Contact Person: Gabrielle de Silva

Phone: (559) 585-2578

Signature: Gabrielle de Silva

Date: September 14, 2017

Review Period: 20 days [September 15, 2017 to October 6, 2017]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2017-12

Prepared For

David J Conner (c/o London Properties)

General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11

Prepared By

The City of Hanford

September 14, 2017

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

The City of Hanford prepared a General Plan Update and certified a Program level Environmental Impact Report (EIR) on April 18, 2017. The CEQA Guidelines Section 15168 states that subsequent activities must be examined in the light of the program EIR to determine if the later activity would have effects that were not examined in the program EIR. Consistent with 15165, if a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

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

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

PROJECT DESCRIPTION:

The project has three components. General Plan Amendment No. 2017-03 (B) is a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02 is a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11 is a request to convert an existing single-family residential home to a professional office. The project is located at the 206 W. Grangeville Boulevard (APN 008-282-003), the northwest corner of Grangeville Boulevard and Leoni Drive. The projects meet all General Plan policies and development standards of the City of Hanford.

ENVIRONMENTAL SETTING

The project pertains to a developed site in an urban area. There is a single-family dwelling on site, which is proposed to be converted to an office. The site is surrounded by single-family residential lots. The surrounding land uses are as follows:

	Zoning	General Plan Designation	Land Use
North	R-L-5	Low-Density Residential	Residential
East	R-L-5	Low-Density Residential	Residential
South	R-L-5	Low -Density Residential	Residential

West	R-L-5	Low-Density Residential	Residential
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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 Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2017 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 17-20-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 proposed General Plan Amendment and Rezone are consistent with the policy of the General Plan and Zoning Ordinance. The change in designation from low-density residential to office residential is consistent with the surrounding area.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, Tentative Parcel Map No. 2017-01, and Site Plan Review No. 2017-11, 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 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the City Council on April 15, 2017, for which a Statement of Overriding Considerations was adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update.

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 2035 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 2035 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: Agriculture and Forestry Resources, Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures. The initial study utilized the full build out of the General Plan Planning Area as the area for consideration of cumulative impacts. Significant and unavoidable impacts to Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) were identified with the full build out of the General Plan Planning Area. These impacts were analyzed in the 2035 General Plan EIR and determined to be a significant and unavoidable impact associated with implementation of the 2035 General Plan, of which the Project is a part and consistent with. A Statement of Overriding Considerations for these significant unavoidable impacts was adopted by the City Council as part of the approval of the 2035 General Plan Update. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to

less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is re-affirmed for the proposed Project and a Mitigated Negative Declaration is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

CONSULTATION

Pre-consultation was sent to the interested agencies on August 21, 2017.

No responses were received.

SOURCES:

Sources:

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

California Building Standards Code 2016 (Title 24, California Code Regulations). *Codes*.

City of Hanford 2035 General Plan Update (2017).

City of Hanford General Plan Update, 2035 – Environmental Impact Report. (2017). Hanford, California.

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

City of Hanford Public Works Construction Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

County Important Farmland Data Information. Department of Ag

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

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

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

Hanford Municipal Code (Hanford, California). (2017). *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)

APPENDIX G: Initial Study and Findings
ENVIRONMENTAL ASSESSMENT NO. 2017-12

1. Project Title: General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02 and Site Plan Review No. 2017-11
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: n/a
4. Contact Person/Phone Number: Gabrielle de Silva
Community Development Department
(559) 585-2578
5. Project Location: The project is located at 206 W. Grangeville Boulevard (APN 008-282-003), the northwest corner of Grangeville Boulevard and Leoni Drive.
6. Project Sponsor's Name/Address: David J. Conner (c/o London Properties)
6442 N. Manoa Avenue
Fresno, CA
7. General Plan Designation: Low-Density Residential, proposed Office Residential
8. Zoning: R-L-5, Proposed O-R
9. Description of the Project:

The project has three components. General Plan Amendment No. 2017-03 (B) is a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02 is a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11 is a request to convert an existing single-family residential home to a professional office. The project is located at the 206 W. Grangeville Boulevard (APN 008-282-003), the northwest corner of Grangeville Boulevard and Leoni Drive.
10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	R-L-5	Low-Density Residential	Residential
East	R-L-5	Low-Density Residential	Residential
South	R-L-5	Low -Density Residential	Residential
West	R-L-5	Low-Density Residential	Residential

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

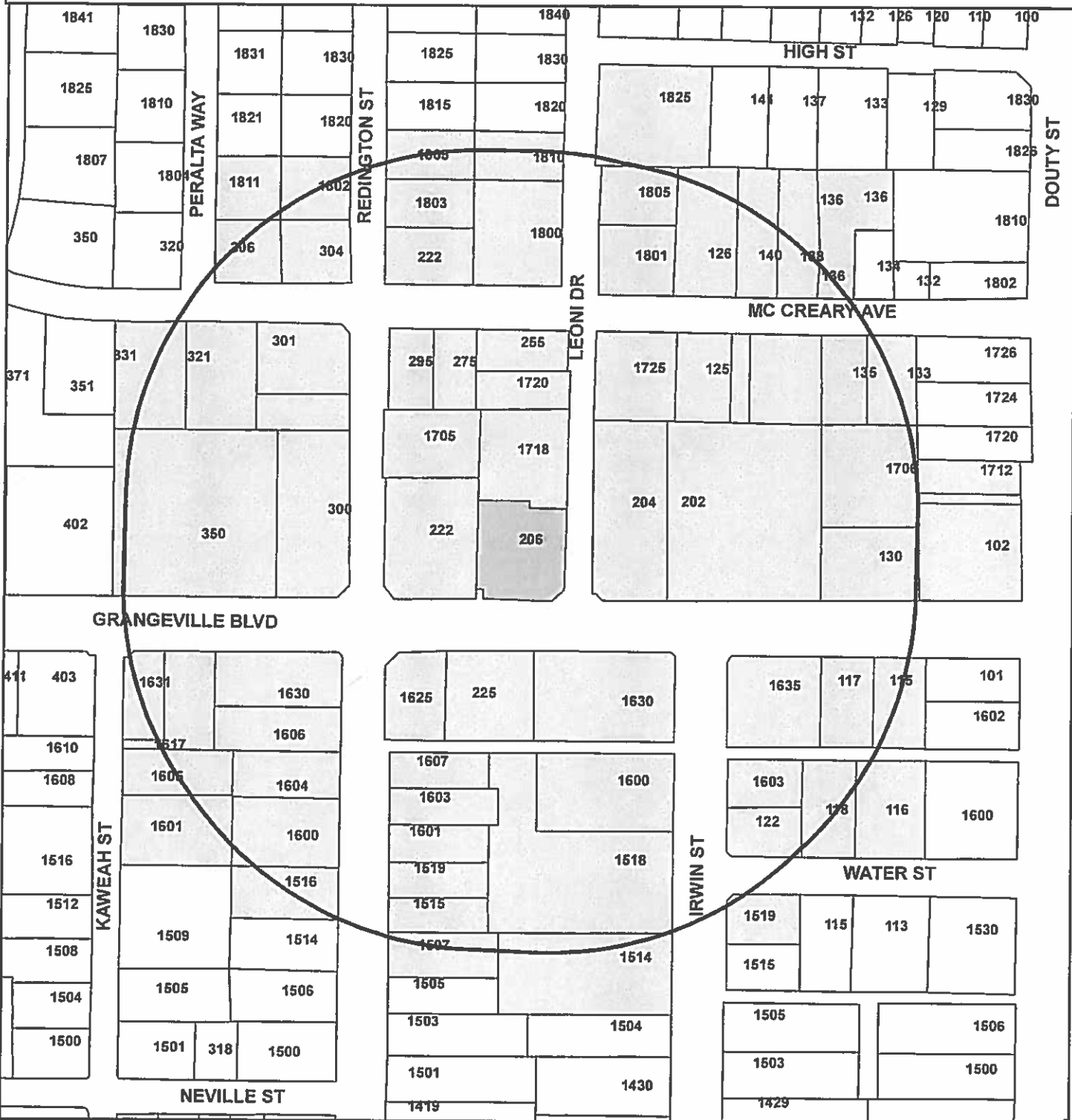
September 14, 2017
 DATE

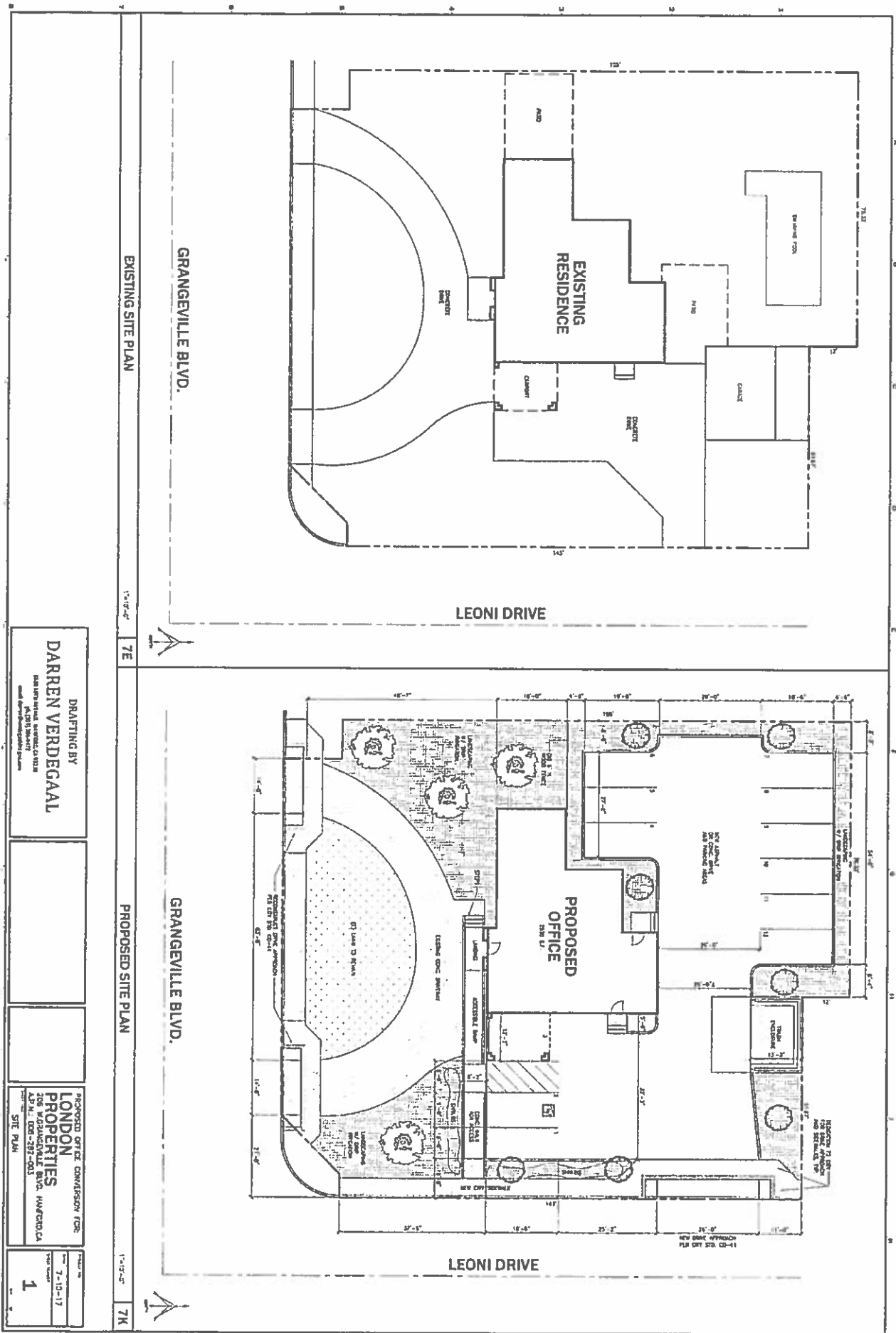
Attachment: Exhibit B MND 2017-12 (GPA 2017-03 B) (General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No.

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.

Site and Notification Map





DRAFTING BY
DARREN VERDEGAL
DARREN VERDEGAL, LICENSED ARCHITECT
A 005136-0017
and Development Plans

APPROVED OFFICE CONVERSION FOR
LONDON PROPERTIES
206 GRANGEVILLE BLVD, HAWFORD, CA
APN: 008-282-003
SITE PLAN

1

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
ENVIRONMENTAL SETTING:				
SCENIC VISTAS AND CORRIDORS				
Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. The grasslands, grazing land, and large farms create open vistas at the northern and eastern edges of the City.				
SCENIC HIGHWAYS				
According to the California Scenic Highway Mapping System, there are no adopted Scenic Highways within the planning area. (Caltrans 2015).				
VISUAL CHARACTER				
Hanford is located in the northern portion of Kings County and has a total area of 16.6 square miles, all of which is flat land not covered by water. The only natural watercourse is Muscle Slough, remnants of which still exist on the City's western edge. The Kings River is about 6.5 miles north of Hanford. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south.				
The Planning Area consists of urban agricultural, and grassland habitat areas located in transitional zone in the Central Valley between the flat valley floor and the Sierra Nevada foothills to the east. Hanford is surrounded by productive agricultural land, much of which is encumbered by Williamson Act contracts that prohibit development.				
LIGHT AND GLARE				
The majority of the City includes existing sources of daytime glare and nighttime lighting and illumination.				
Significance Criteria				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, cause's substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) Less than Significant Impact – Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. The grasslands, grazing land, and large farms create open vistas at the northern and eastern edges of the City. These projects are along the western edge of the city and an existing developed area; therefore, the project would not have a significant effect on any scenic vista. b) Less than Significant Impact – There are no designated State Scenic Highways, as identified by the California Scenic Highway Mapping System within the City's General Plan Study area. There are also no rock outcroppings within the Study Area. The City does have an ordinance protecting trees in Chapter 12.12 Street Trees and Shrubs of the Municipal Code. The projects would be consistent with the tree ordinance. The projects would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway and impacts would be less than significant. c) Less than Significant Impact with Mitigation Incorporation– Several sections of the Hanford Municipal Code regulate physical development by controlling not only the appearance of new development, but also by controlling the placement of new development with consideration for surrounding uses. The projects would be held to appropriate development standards of the Hanford Municipal Code to mitigate impacts to aesthetics. (MM Aesthetics 1) d) Less than Significant Impact with Mitigation Incorporation– The projects would be subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation light power and brightness, shielding, and sensor controls (MM Aesthetics 2) Mitigation Measures: MM Aesthetics 1: that the projects are subject to the appropriate development standards of the Hanford Municipal Code, specifically standards to regulate the conversion of old single-family homes into offices MM Aesthetics 2: That the projects would be subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare. Conclusion: Impacts to aesthetics are anticipated to be less than significant after mitigation. Source(s): General Plan Environmental Impact Report, General Plan, Hanford Municipal Code, and California Building Code (2016) 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:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Significance Criteria The Project may result in significant impacts to agricultural resources since the project results in the removal of lands designated as prime farmland by the Department of Conservation.				
Checklist Discussion: a) No Impact – The project proposed at 206 W. Grangeville is located within an area listed as Urban and Built-Up Land on the Department of Conservation website. Therefore, the project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural impacts. b) No impact - The project does not conflict with any agricultural zoning. The property is not enrolled in a Williamson Act contract. c) No impact – the projects would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland, or Timberland Zoned Timberland Production, as these designations do not exist within the City. There would be no impact. d) No Impact – There is no forest land within the City. The projects would not result in the loss of forest land or conversion of forest land to non-forest use, as these designations do not exist within the City. There would be no impact. e) No impact – The property is within a fully-developed urban area of the City. There will be no impacts to which would result in the conversion of farmland to non-agricultural uses.				
No Impact.				
Source(s): Department of Conservation Farmland Mapping and Monitoring Program map – Kings County (2012), Hanford General Plan (2017), General Plan Environmental Impact Report (2017)				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

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

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.

Pre-Consultation was mailed to the San Joaquin Valley Air Pollution Control District. The District indicated they did not have comments.

Checklist Discussion

- a) **Less than Significant with Mitigation Incorporation-** The project is located within the San Joaquin Valley Air Basin, which is in non-attainment for the federal and state ambient air quality standards for zone and PM10. The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. With these mitigation measures, the project will have a less than significant impact.
- b) **Less than Significant with Mitigation Incorporation -** The project is located within the San Joaquin Valley Air Basin, which is in non-attainment for the federal and state ambient air quality standards for zone and PM10. The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. With these mitigation measures, the project will have a less than significant impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Less than Significant Impact - the conversion from a residence to an office building would not result in a cumulatively considerable net increase in criteria pollutants. d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the conversion to an office, which would expose sensitive receptors to substantial pollutant concentrations. e) Less than Significant Impact - When developed, the project will include uses typical of a processional office development. No objectionable odors are anticipated to occur as part of the project. Mitigation Measures: 1. MM Air Quality 1 The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD for dust control measures. Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), San Joaquin Valley Air Pollution Control District, California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) http://www.arb.ca.agc;				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other	☐	☐	☐	☒

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

No undisturbed, natural habitat remains within the Planning Area.

Standards of Significance

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

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

Checklist Discussion

- a) Less than significant impact - The site is already developed and does not contain natural, undisturbed areas that may be considered habitat.
- b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.
- c) No Impact – the site is not identified as a federally protected wetland.
- d) Less than significant impact - The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area.
- e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy.
- f) Less than Significant Impact – the project pertains to land that has no value as natural habitat; therefore, the plan does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Conclusion: The site is within an urban area of the City and contains no natural, undisturbed areas for habitat. The project would have a less than significant cumulative impact for biological resources.

Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
Environmental Setting The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is within one mile of the proposed project. Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources: - That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Significance Criteria The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act, directly or indirectly destroys a unique paleontological resource or site. Checklist Discussion a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource. b) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource. c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature. • Less than Significant with Mitigation Incorporation – The Santa Rosa Rancheria Tachi Yokut Tribe has requested all projects requiring an initial study be subject to the following mitigation:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Also, project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98. Mitigation Measures: Mitigation Measure Cultural Resources 1: the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98. Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Conclusion: The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources. Source(s): Hanford General Plan (2017), California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b).				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading,	☐	☐	☒	☐

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

Environmental Setting

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

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

Significance Criteria

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

Checklist Discussion

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Less than Significant Impact –Sewer and water systems exist onsite. The project will not utilize septic or alternative disposal methods. Mitigation Measures: MM Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development. Conclusion The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively. Source(s): General Plan and General Plan EIR (2017);				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐
Significance Criteria The project related effects of GHG emissions are cumulative; therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts: Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then, Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)? Project that meet one of these guidelines would have less than significant impact. Checklist Discussion a. Less than Significant Impact - The project complies with the adopted Climate Action Plan and will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions. b. Less than Significant with Mitigation Incorporation - Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant. Mitigation Measures:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
MM Greenhouse Gases 1: That all development comply with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District to reduce GHG emissions. 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): General Plan Update (2017), General Plan Update EIR (2017), San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
physically interfere with an adopted emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Environmental Setting

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

Significance Criteria

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

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

Checklist Discussion

- a) Less than Significant Impact – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of an office is not associated with substantial transportation, use, or disposal of hazardous materials.
- b) Less than Significant Impact – the project to convert an existing residence to an office and change the general plan and zoning designation will not create a significant hazard to the public or the environment through conditions involving the release of hazardous materials into the environment. All construction activities would be subject to the dust control measures set forth by the SJVAPCD.
- c) Less than Significant Impact- there is a school within a ¼ mile radius of the project site; however, the routine use of an office would not emit hazardous emissions or require the handling of hazardous materials, substances, or waste.
- d) Less than Significant Impact - The project site is located 1.5 miles from the Hanford Municipal Airport. The project would not result in a safety hazard for people working in the project area.
- e) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact.
- f) Less than Significant Impact – the proposed project is located on Grangeville Blvd, which is an adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route.
- g) Less than Significant Impact– the proposed project is located within an urbanized area of the City and the risk of wildfire is very low.

Conclusion

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Source: 2017 General Plan and General Plan EIR, State of California Hazardous Waste and Substance List				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood	☐	☐	☐	☒

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

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) No Impact - The project will not violate any water quality standard or waste discharge requirements.
- b) Less than Significant Impact - 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.
- c) Less than Significant Impact – the project would have a less than significant impact on the existing drainage pattern of the site, as it is already developed, with minor changes proposed.
- d) Less than Significant Impact – the project would have a less than significant impact on the existing drainage pattern of the site, as it is already developed, with minor changes proposed.
- e) Less than Significant– the project would not create or continue runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of pollutant runoff. The project proposed minor changes to an existing developed site.
- f) No impact – the project would not otherwise substantially degrade water quality.
- g) No Impact. The project does not include a housing component.
- h) No Impact – the project site is not 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.
- i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact.
- j) No Impact. The project is not located near any ocean, coast, or seiche hazard area; therefore there is no impact.

Conclusion

Less than Significant Impact – The project proposed minor changes to an existing developed site, which would not impact hydrology and water quality.

Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Department of Water Resources				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
Environmental Setting The proposed project is consistent with the policy in the General Plan.				
Significance Criteria The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.				
Checklist Discussion a) Less than significant impact – the project proposes the conversion of a single-family residential home and lot to office-residential for the use of an office. The project is consistent with the policy of the General Plan and does not physically divide an established community. b) Less than significant impact- The project is consistent with the policy in the General Plan. c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact.				
Conclusion The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
recovery site delineated on a local general plan, specific plan or other land use plan?				
Environmental Setting There are no known mineral resources on the project site based on Hanford's 2002 General Plan EIR; therefore, no impacts are anticipated to occur.				
Significance Criteria The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.				
Checklist Discussion a) No Impact – there are no known mineral resources in the City, therefore, the project could not result in the loss of availability of a known mineral resource. b) No Impact. There are no known locally-important mineral resource recovery sites within the City of Hanford; therefore, the project would create an impact.				
Conclusion There will be no impact to mineral resources.				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
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	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
Significance Criteria Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.				
Checklist Discussion a) Less than Significant with Mitigation Incorporation – the property would be required to meet the noise level standards established by the General Plan. The use of an office does not typically generate excessive noise. b) Less than Significant. The project may result in a temporary increase in ground borne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant. c) Less than Significant – the change from residential to office may cause an increase in noise, however, the noise level would be required to meet the noise level standards established by the General Plan. Also, the use of an office does not typically generate excessive noise. d) Less than Significant with Mitigation Incorporation - A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. As a mitigation measure, construction would be limited to the hours of 7 a.m. to 10 p.m. e) Less than Significant Impact - The project is approximately 1.5 miles away from airport and will not be impacted by the public airport. f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.				
Conclusion The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the development of the property.				
Mitigation Measures: MM Noise 1: that noise meet the noise level standards established by the General Plan (measured from the property line). MM Noise 2: Construction is limited to the hours of 7 a.m. to 10 p.m. Source: 2017 General Plan Update, 2017 General Plan Update EIR				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
elsewhere?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
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 is a general plan amendment and rezone to change the designation of the property from R-L-5 low-density residential to O-R office residential and to convert an existing single-family dwelling into an office. The project will not induce population growth in the area. b) No Impact - The project will not result in displacement of housing. The property's current use is for a single-family residence, under the office-residential zone district, single-family residences are still a permitted use. c) No Impact - The project will not result in displacement of people.				
Conclusion Less than significant impact - The project will not result in a significant impact to population and housing.				
Source: 2017 General Plan Update, 2017 General Plan Update 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?	☐	☐	☒	☐
Significance Criteria				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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– impact fees for Fire have been paid for the property. Any proposed addition would be subject to further impact fees. b) (POLICE) Less than Significant Impact - impact fees for Police have been paid for the property. Any proposed addition would be subject to further impact fees. c) (SCHOOLS) Less than Significant Impact - school impact fees, as required by law, have been paid for the property. Any proposed addition would be subject to further impact fees. d) (PARKS) Less than Significant Impact – park impact fees have been paid for the property. Any proposed addition would be subject to further impact fees. e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies concerns were not cited. Conclusion The project can be served by existing public services. Impact fees have been paid for the site. Therefore, there would be no significant impact. Sources: 2017 General Plan and General Plan Update				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
Environmental Setting 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 is a conversion of an existing single-family home to an office. The use of an office will not increase the use of parks or other recreational facilities. b) See a. Conclusion. No impact.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Source: 2017 General Plan, 2017 General Plan EIR				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☒	☐	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐
Significance Criteria				
The project may result in significant transportation/circulation impact if it does the following:				
1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards. 2. Creates traffic conditions which expose people to traffic hazards. 3. Substantially interferes or prevents emergency access to the site or surrounding properties. 4. Conflicts with adopted policies or plans for alternative transportation.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Checklist Discussion				
a) Less than Significant impact—The project site will be subject to traffic impact fees and responsible for right of way improvements to Leoni Drive. b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Grangeville Boulevard between 12th Avenue to 10th Avenue has an existing level of service C. c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located 1.5 miles northwest from the nearest municipal airport. d) Less than Significant Impact with Mitigation Incorporation – the applicant is making improvements to the project site to create safer traffic conditions, such as eliminating a drive approach along Grangeville Boulevard, per the request of the Public Works Department. e) Less than Significant Impact - the proposed project is located on Grangeville Blvd, which is an adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. f) Less than Significant with Mitigation Incorporation – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for Office uses, 1 space per 300 sq. ft. (HMC Section 17.54). g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation.				
Mitigation Measures				
MM Transportation 1: That the applicant eliminate one drive approach along Grangeville Boulevard.				
MM Transportation 2: That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for office uses, one space per 250 sq. ft.				
Conclusion				
The project has been evaluated by the various departments; mitigations to reduce the impact to traffic are incorporated as conditions of approval of the project.				
Source: City of Hanford General Plan and EIR 2017, City of Hanford Municipal Code				
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?	☐	☐	☐	☒

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

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- the project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board.
- b) No Impact – the project would not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The property is already developed. The project proposes a designation change and a conversion of the existing single-family residence to office.
- c) No Impact – the project would not result in or require the construction of new storm water drainage facilities. The property is already developed. The project proposes a designation change and a conversion of the existing single-family residence to office.
- d) **Less than Significant with Mitigation Incorporation** - Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.
- e) No Impact. The project will not require a determination by a wastewater agency.
- f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site. The City has achieved a 50% diversion rate from the landfill and has incorporated a greenwaste program and recycling at the Materials Recycling Facility.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) No Impact. The project will be required to comply with all federal, state and local statutes regulating solid waste. Mitigation Measure: Mitigation Measure Utilities 1: Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping. Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. Source: 2017 General Plan and General Plan EIR, State of California Department of Water Resources.				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
not have environmental effects that will cause substantial adverse effects on human beings.				

Gabrielle de Silva

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Associate Planner

September 14, 2017

Date
September 14, 2017

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

Cumulative Setting

The cumulative setting for the proposed project is the full build out of the surrounding area. All projects in the area are developed, past projects.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, and past projects.

Agriculture and Forest Resources

Less than Significant- The area has been fully developed, therefore, impacts to agriculture and forest resources are anticipated to be less than significant.

Air Quality

Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts. Effects to air quality from this project will be mitigated with standards from the SJVAPCD for dust control. Past projects are fully developed and would have no impact.

Biological Resources

Less than Significant – the project area and surrounding project area contains no natural and undisturbed areas that may be considered habitat.

Cultural Resources

Less than Significant with Mitigation Incorporation – it is anticipated the project and surrounding project area would have a less than significant impact on cultural resources with the mitigation stipulation that, a burial treatment plan be implemented and that if any remains are found, construction halt and the city be notified.

Geology and Soils

Less than Impact - The project and existing projects in the area will not result in significant impacts to geophysical conditions.

Greenhouse Gas Emissions

Less than Significant

Hazards and Hazardous Materials

Less than Significant - The impact from hazards and hazardous materials from this project and existing projects are expected to be less than significant.

Hydrology/Water Quality

Less than Significant with Mitigation Incorporation – this project and past projects have been developed in accordance with City requirements specific to hydrology and water quality. Mitigations have been required on a project by project basis.

Land Use Planning and Population

Less than Significant -The projects are being developed consistent with the General Plan policy. This project and existing projects in the area have been developed consistent with the General Plan.

Mineral Resources

No Impact - there are no known mineral resources in the City.

Noise

Less than Significant with Mitigation Incorporation- this project and future existing projects within the area are required to meet the decibel requirement prescribed by the General Plan for Noise.

Population and Housing

Less than Significant - The proposed project is consistent with the General Plan policy. The area is fully developed and considered an implementation of the General Plan.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect -The project any proposed development is subject to impact fees to reduce impacts to public service.

Recreation

Less than Significant with Payment of Impact Fees to Mitigate Effect -The existing development in the area was subject to impact fees for parkland development.

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect - Grangeville Boulevard between 12th Avenue to 10th Avenue has an existing level of service C. Any proposed development in the area is subject to review by the Public Works department and may be subject to transportation impact fees to mitigate the effect to traffic and transporation.

Utilities and Service Systems

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

General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11
Mitigation Measures
Mitigated Negative Declaration 2017-12

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the appropriate development standards of the Hanford Municipal Code, specifically standards to regulate the conversion of old single-family homes into offices	Developer to provide
MM Aesthetics 2	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 the conversion to office from single-family residential, under Site Plan Review No. 2017-11 is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.	Developer to provide; City to inspect
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could 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	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.	Developer to file application with San Joaquin Valley Air Pollution Control District

	ambient air quality standard? The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	
CULTURAL RESOURCES		
MM Cultural Resources 1	The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1. 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. 2. That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS		
MM Geology 1:	That the project could result in substantial soil erosion or the loss of topsoil?	MM Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development. City to require; developer to comply
GREENHOUSE GAS EMISSIONS		
MM Greenhouse Gas 1:	The project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Developer
NOISE		

MM 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 meet the noise level standards established by the General Plan (measured from the property line).	developer; Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	That construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
TRANSPORATION AND TRAFFIC			
MM Transportation 1:	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	That the applicant eliminates one drive approach along Grangeville Boulevard.	Developer to pay
MM Transportation 2:	Result in inadequate parking capacity?	That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for office uses, one space per 250 sq. ft.	Developer to pay
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and	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; developer and future occupants

	resources, or are new or expanded entitlements needed?	to adhere
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City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICEMAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

September 14, 2017

PROJECT REVIEW – Consultation Notice

For: General Plan Amendment No. 2017-03 (B) , Rezone No. 2017-02,
and Site Plan No. 2017-11

The Community Development Department of the City of Hanford is requesting your comments regarding General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan 2017-11, filed by London Properties. General Plan Amendment No. 2017-03 (B) is a request to change the designation for the property located at 206 W. Grangeville Boulevard from Low-Density Residential to Office Residential. Rezone No. 2017-02 is a request to change the zoning designation for the property located at 206 W. Grangeville Boulevard from R-L-5 Low-Density Residential to O-R Office Residential. Site Plan Review No. 2017-11 is a request to convert an existing single-family residential home to a professional office. The project is located at the 206 W. Grangeville Boulevard (APN 008-282-003), the northwest corner of Grangeville Boulevard and Leoni Drive.

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. A public hearing pertaining to the project will be held by the City of Hanford Planning Commission on October 10, 2017 at 7:00 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street. You may review the Mitigated Negative Declaration, Initial Study, mitigation measures, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230. (Comment period September 15 – October 6, 2017).

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6. It is requested that your comments, if any, be transmitted to this office by **October 6, 2017** via mail to the address above or emailed to gdesilva@cityofhanfordca.com. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project please call me at (559) 585-2580.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

Gabrielle de Silva, Associate Planner

I ☒ do ☐ do not have comments regarding this Project

Mark Padreira
Signature

KART
Agency

9/21/17
Date

Attachment: Exhibit C Kart Comments (General Plan Amendment No. 2017-03 (B), Rezone No. 2017-02, and Site Plan Review No. 2017-11)

Land Use:



General Plan Designation:
Proposed under GPA 2017-03 (B): High-Density Residential



KART WOULD LIKE CONSIDERATION FOR A FUTURE BUS STOP.
IF SIDEWALK IMPROVEMENTS ARE MADE PLEASE CONSIDER A
SECTION OF SIDEWALK 7' WIDE FROM CURB TO BACK OF
SIDEWALK FOR SIGN & POSSIBLE BENCH.