

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 8, 2018

CALL TO ORDER

ROLL CALL

INVOCATION-REV. KYLE JOHNSON, GLAD TIDINGS

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 April 10, 2018 Minutes

PUBLIC HEARING

1. **Conditional Use Permit No. 2018-05: a request to allow a Type-42 liquor license for on-sale beer and wine, in conjunction with an instructional art studio. Beer and wine sales will be limited to class times. The use will occupy an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 207 N. Irwin Street (012-053-014).**
2. **Conditional Use Permit No. 2018-02: a request to allow a Commercial Medical Cannabis Business for manufacturing and distribution to be developed in three phases in the HI – Heavy Industrial zone district. The project is located at 10757 Energy Street. (APN 018-242-070)**
3. **Variance No. 2018-01: a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces to be located within the rear-yard setback for a 100-unit multi-family development. Mitigated Negative Declaration No. 2018-04: 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 north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).**

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. Dooty 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. Dooty 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. Dooty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 5/8/2018	AGENDA SECTION:
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SUBJECT:

Approval of the April 10, 2018 Minutes

RECOMMENDATION:

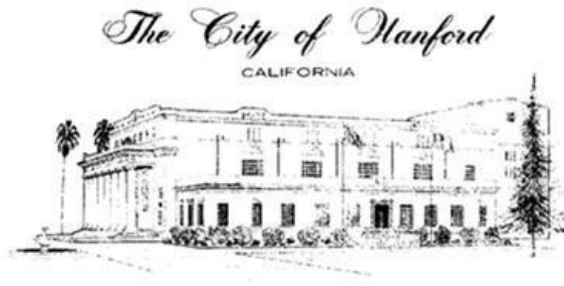
Approve the April 10, 2018 Minutes.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

04-10-18 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 10, 2018

CALL TO ORDER

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

ROLL CALL

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

INVOCATION

Chairperson PADEN provided the invocation.

FLAG SALUTE

Commissioner SANCHEZ 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.*

There was no public comment.

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 March 13, 2018 Minutes

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

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

PUBLIC HEARING

Conditional Use Permit No. 2018-03: a request to allow a trampoline park within a portion of an existing building. The project is located at 1673 W. Lacey Boulevard (APN 011-060-037).

Chairperson PADEN opened the Public Hearing at 7:04 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 PADEN opened Public Comment:

FAVOR

Spencer Freeman, applicant, expressed excitement about the project and answered questions from the Commissioners.

OPPOSED

None

Chairperson PADEN closed Public Comment. There being no further questions or discussion, he then closed the Public Hearing at 7:15 p.m. and called for a motion.

Motion by Commissioner SANCHEZ, seconded by Commissioner HAM, to adopt Resolution 2018-08, approving Conditional Use Permit No. 2018-03. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata reported the following:

The Faraday Futures project is still in process and is progressing. City Manager Pyle, Public Works Director Camara, and Building Official Tom Webb visited the Southern California location today and were able to ride in one of the cars.

There is a new shell building going in at the Costco center.

The Commissioners are invited to the April 17 City Council Study Session. Director Mata will be presenting an overview of the General Plan, Zoning Ordinance, and development. Staff will notify the Commissioners of the time set for this Study Session. She plans to also make the presentation to the Planning Commission, to allow more time for questions related to their purview, and to the Parks and Recreation Commission. There may also be a Brown Act review/update coming from the City Attorney.

COMMISSIONERS' ITEMS OF INTEREST

There were no comments from the Commissioners.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 7:19 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 5/8/2018	AGENDA SECTION: 1
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SUBJECT:

Conditional Use Permit No. 2018-05: a request to allow a Type-42 liquor license for on-sale beer and wine, in conjunction with an instructional art studio. Beer and wine sales will be limited to class times. The use will occupy an existing building in the MX-D Downtown Mixed Use zone district. The project is located at 207 N. Irwin Street (012-053-014).

See the attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Conditional Use Permit No. 2018-05 - Staff Report
 Resolution No. 2018-10
 Exhibit A - Operational Statement
 Exhibit B - Site Plan Review No. 2018-24
 Exhibit C - Site Plan Review 2018-24 approval letter
 Exhibit D - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 8, 2018**

PROJECT: **Conditional Use Permit No. 2018-05:** a request to allow a Type-42 liquor license for on-sale beer and wine, in conjunction with an instructional art studio. Beer and wine sales will be limited to class times. The use will occupy an existing building in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 207 N. Irwin Street (012-053-014).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-10, approving Conditional Use Permit No. 2018-05.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-10, approving Conditional use Permit No. 2018-05.

PROJECT DESCRIPTION

The project is a request to allow a Type-42 liquor license for on-sale beer and wine, in conjunction with an instructional art studio, Board and Brush Creative Studio. In an excerpt from the submitted operational statement, "Board and Brush Creative Studio, Hanford will offer a wide variety of hands-on, private experiences from workshops, private parties, bridal showers, bachelorette gatherings, children's birthday bashes, corporate events, and fundraisers. All educational workshops are scheduled 48+ hours ahead of time on our website for a flat fee of \$65. Beer and wine will be available for sale and consumption for those 21 and older in our licensed portion of the workshop during class time only. All classes include everything a participant will need to leave with a beautiful, classic wooden piece to adorn their walls and the skills to make another at home." The full operational statement is attached, as **Exhibit A**.

The project is located within an existing building at 207 North Irwin Street (APN 012-053-014), shown in Figure 1. See the Site Plan Review No. 2018-24, attached as **Exhibit B**. The site plan features interior changes only. 207 N. Irwin Street is designated by the General Plan as Downtown Mixed Use and zoned MX-D Downtown Mixed Use, within the Historic Overlay District.

Site Plan Review No. 2018-24 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, attached as **Exhibit C**. All conditions of approval cited in the approval letter are also conditions of approval of this conditional use permit application.

In accordance with Section 17.08.030 Commercial, Office, and Industrial Use Table C14, a “studio for martial arts, music, dance, yoga, exercise, gymnastics or similar” is a permitted use in the MX-D Downtown Mixed Use zone district. A “studio for martial arts, music, dance, yoga, exercise, gymnastics or similar, means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include a health or fitness facility.” The activities of Board and Brush Creative Studio can be classified under this definition. However, due to the on-site sale of beer and wine, the California Department of Alcoholic Beverage Control (ABC) requires a Type 42 license. An ABC Type 42 license meets the Municipal Code definition for a bar, nightclub, or lounge, which requires a conditional use permit in the MX-D Downtown Mixed Use zone district. A bar, nightclub, or lounge means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license.

Figure 1: Land Use
(Property outlined in red)

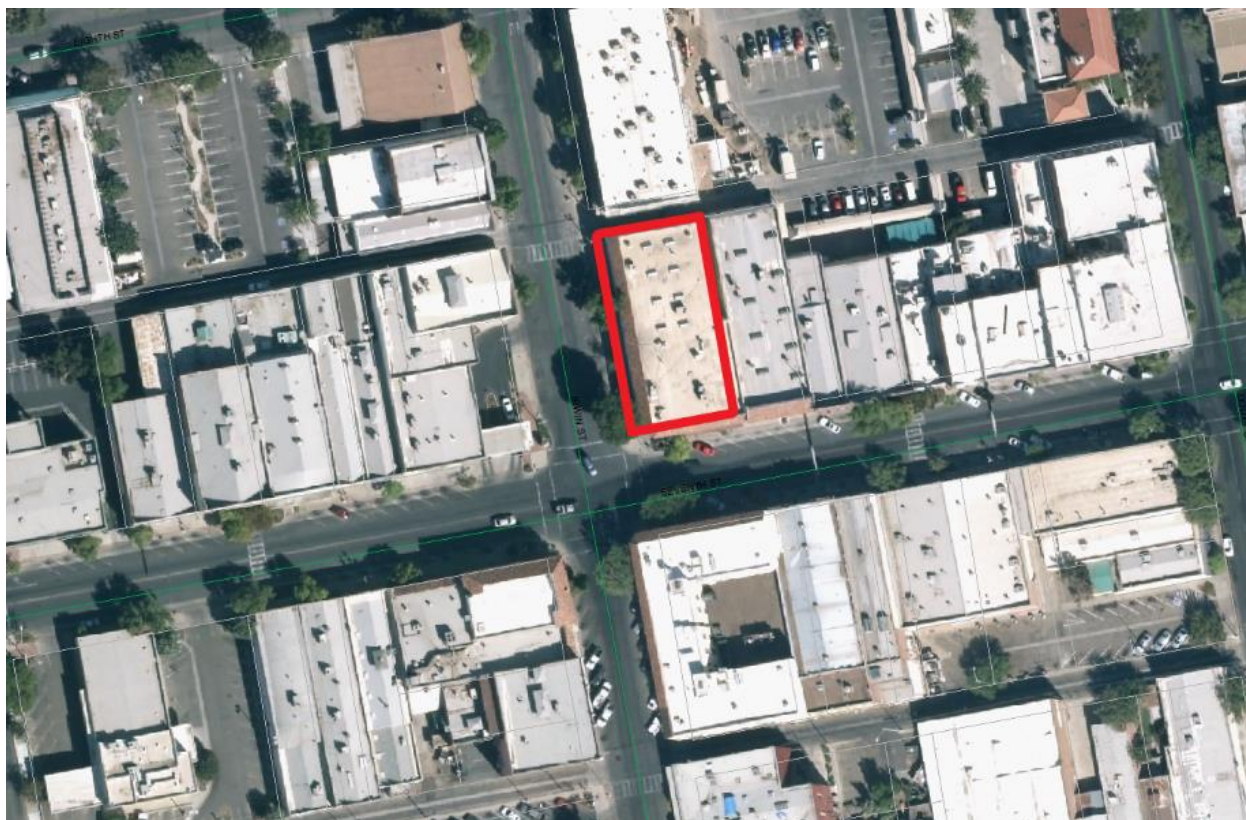
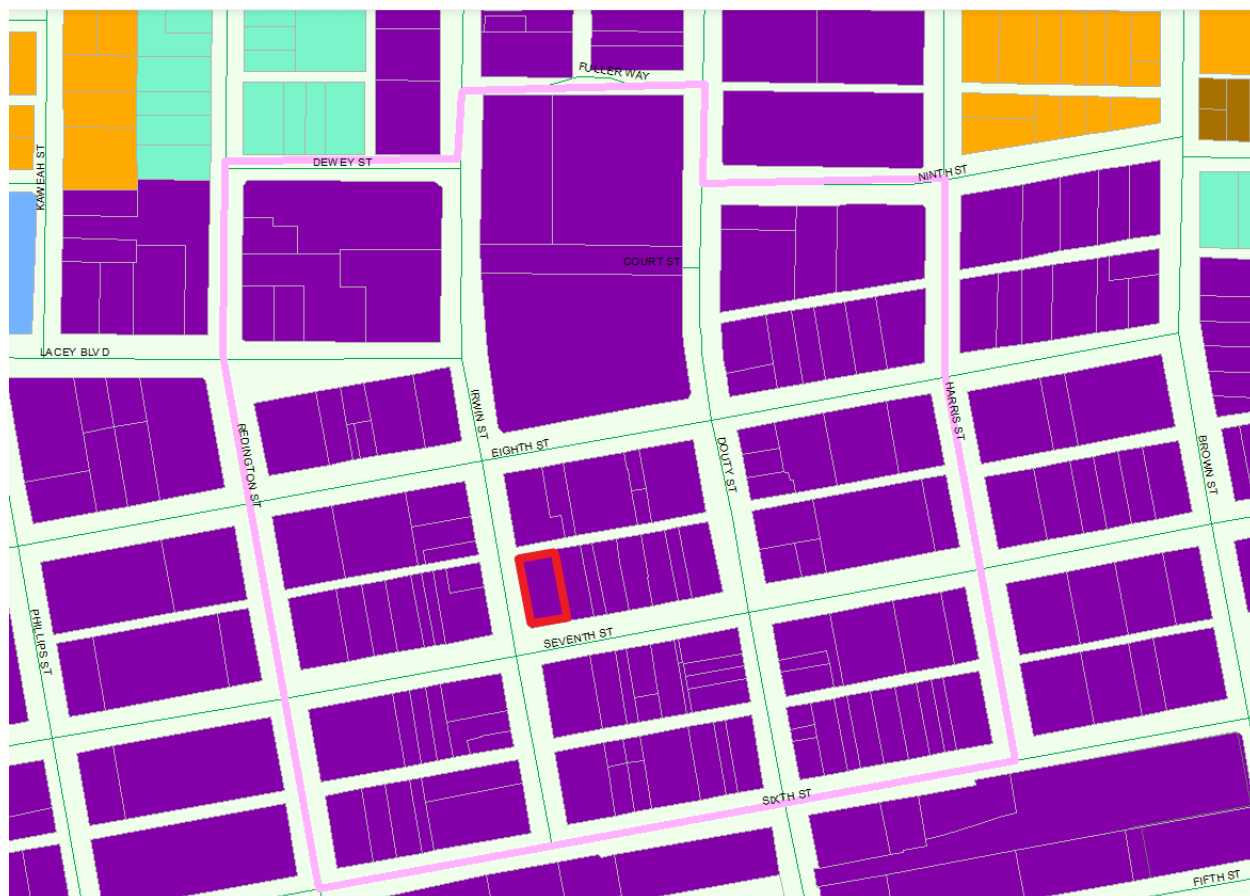


Figure 2: Zoning Designation
MX-D Downtown Mixed Use
Within the Historic Overlay District – Boundary represented in pink



BACKGROUND INFORMATION

The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. According to General Plan Policy L70, typical uses in the Downtown Mixed Use district include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan.

Zoning Designation

The applicant seeks to allow a Type 42 ABC liquor license for on-sale beer and wine, in conjunction with an instructional art studio, Board and Brush Creative Studio. Having a Type 42

ABC liquor license, although only limited to class participants during class times, meets the Municipal Code definition for a bar, nightclub, or lounge, which requires a conditional use permit in the MX-D Downtown Mixed Use zone district. A bar, nightclub, or lounge means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license.

Commercial, Office, and Industrial Use Table														
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed														
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Eating and Drinking Establishment Uses														
B1 Artisan food and beverage production and sales	P	P	P	P	P	P	P			P				
B2 Bar, nightclub, or lounge		C	C	C		C	C							

PROJECT EVALUATION

Conformance with the standards of the MX-D Downtown Mixed Use zone district

17.28.030 Site Area

In the MX-D Downtown Mixed use zone district, the minimum site area shall be 5,000 square feet. The entire parcel totals 11,322 square feet and was developed as one building, including addresses 209 N. Irwin Street, 207 N. Irwin Street, 130 W Seventh Street, and 128 W. Seventh Street. The minimum site area is exceeded, and no changes to the lot configuration are included in the request for a conditional use permit.

17.28.040 Lot Dimensions

The minimum lot frontage in the MX-D Downtown Mixed Use zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The property has street frontage on two public streets, 150 feet

along Irwin Street and 75 feet along Seventh Street. The required street frontage is exceeded, and no changes to the lot configuration are included in the request for a conditional use permit.

17.28.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. The site is fully developed; no expansion of the existing building is proposed in the request for a conditional use permit.

17.28.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the MX-D Downtown Mixed Use zone district, there is no front building setback area required. The rear, side, and street side setbacks may also be zero, as the property does not abut a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. The site is fully developed, no expansion of the existing building is proposed in the request for a conditional use permit.

17.28.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures on site.

17.28.080 Height of Structures

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The structure does not exceed the height maximum of the District. No building expansion is proposed in the request for a conditional use permit.

17.28.090 Driveways

Whenever possible, developments in the MX-D Downtown Mixed Use zone district shall share driveways to minimize the number of driveways on public streets. The nearest driveway is north of the parcel providing entrance into the alley. There are no plans to alter the driveway access.

17.28.100 Off-Street Parking

According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. There is on-street parking available along Irwin and Seventh Streets. Additionally, in accordance with the Hanford Municipal Code Section 17.54.050 Exceptions to Required Number of Spaces, no additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone or the East Downtown Overlay Zone.

17.28.110 Usable Open Space

In the MX-D Downtown Mixed Use zone district there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval. Staff is not requiring the applicant to provide usable open space for the use.

17.28.150 General Provisions and Standards

All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure. The use proposed will occur within an existing, completely enclosed, permanently fixed structure.

All requirements of the MX-D Downtown Mixed Use zone district are met.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-05

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use of a creative art studio with associated beer and wine sales, during class times only, within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the designation, as it proposes entertainment activities within the Downtown Mixed Use zone district, which is consistent with the General Plan Policy L69. Due to the on-site sale of beer and wine, the Alcoholic Beverage Control Department (ABC) requires a Type 42 license. An ABC Type 42 license meets the Municipal Code definition for a bar, nightclub, or lounge, which requires a conditional use permit in the MX-D Downtown Mixed Use zone district. A bar, nightclub, or lounge means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. A bar, nightclub, or lounge is a permitted use with approval of a conditional use permit in the MX-D Downtown Mixed Use zone district. A condition of approval, that the Type 42 license be limited to the creative art studio, will ensure that a future bars, nightclubs, or lounges cannot establish without approval of a new conditional use permit, which requires a public hearing, noticing in the local newspaper, and mailed notification to neighbors within 500 feet of the project site.

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

ANALYSIS: That the use of a creative art studio with associated beer and wine sales during class times only within an existing building is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The proposed use will occupy an existing building within a fully developed block. The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown

Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. According to General Plan Policy L70, typical uses in the Downtown Mixed Use district include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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

ANALYSIS: That the use of a creative art studio with associated beer and wine sales during class times only, within an existing building, is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. According to General Plan Policy L70, typical uses in the Downtown Mixed Use district include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Exhibit D**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2018-24 and Resolution No. 2018-10.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on April 27, 2018 and mailed to property owners within 500 feet of the project site on April 26, 2018. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Exhibit D**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-10, approving Conditional Use Permit No. 2018-05.

RESOLUTION NO. 2018-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-05, A REQUEST A REQUEST TO ALLOW A TYPE-42 ABC LIQUOR LICENSE FOR ON-SALE BEER AND WINE, IN CONJUNCTION WITH AN INSTRUCTIONAL ART STUDIO. BEER AND WINE SALES WILL BE LIMITED TO CLASS TIMES. THE USE WILL OCCUPY AN EXISTING BUILDING IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 207 N. IRWIN STREET (APN 012-053-014)

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 8, 2018 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-05, a request to allow a Type-42 ABC liquor license for on-sale beer and wine, in conjunction with an instructional art studio, as described in the operational statement, attached in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located at 207 N. Irwin Street (APN 012-053-014); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-24, attached as **Exhibit B**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit application and have made recommendations thereon; and

WHEREAS, the project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared for the project; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use of a creative art studio with associated beer and wine sales, during class times only, within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the designation, as it proposes entertainment activities within the Downtown Mixed Use zone district, which is consistent with the General Plan Policy L69. Due to the on-site sale of beer and wine, the Alcoholic Beverage Control Department (ABC) requires a Type 42 license. An ABC Type 42 license meets the Municipal Code definition for a bar, nightclub, or lounge, which requires a conditional use permit in the MX-D Downtown Mixed Use zone district. A bar, nightclub, or lounge means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. A bar, nightclub, or lounge is a permitted use with approval of a conditional use permit in the MX-D Downtown Mixed Use zone district. A condition of

approval, that the Type 42 license be limited to the creative art studio, will ensure that a future bars, nightclubs, or lounges cannot establish without approval of a new conditional use permit, which requires a public hearing, noticing in the local newspaper, and mailed notification to neighbors within 500 feet of the project site.

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

ANALYSIS: That the use of a creative art studio with associated beer and wine sales during class times only within an existing building is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The proposed use will occupy an existing building within a fully developed block. The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. According to General Plan Policy L70, typical uses in the Downtown Mixed Use district include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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

ANALYSIS: That the use of a creative art studio with associated beer and wine sales during class times only, within an existing building, is compatible with the existing land uses and the future permitted land uses within the MX-D Downtown Mixed Use zone district. The General Plan designates the property as Downtown Mixed Use. The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L69, the purpose of the Downtown Mixed Use district is to provide a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high-density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community. According to General Plan Policy L70, typical uses in the Downtown Mixed Use district include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high-density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan to develop the Downtown Mixed Use Zone District for entertainment activities.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use zone district. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2018-24 and this resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2018-05 be approved, subject to the conditions of approval for Site Plan Review No. 2017-24, attached as Exhibit C, and the following condition:

PLANNING DIVISION

Contact Associate Planner Gabrielle de Silva at (559)585-2578
Concerning the following condition(s):

1. That the Type 42 ABC license be limited to the creative art studio. Future bars, nightclubs, or lounges cannot establish without approval of a new conditional use permit, as required in the MX-D Downtown Mixed Use zone district, subject to the process described in Section 17.70 and 17.80 of the Hanford Municipal Code.

EXPIRATION

That this variance shall become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of May 2018.

Darlene R. Mata, Secretary

Exhibit A
Operational Statement

Attachment: Resolution No. 2018-10 (Board and Brush Conditional Use Permit No. 2018-05)

Board & Brush Creative Studio, Hanford

This business model combines woodworking techniques with the latest trends and custom graphics to created the do it yourself (DIY) Board & Brush Creative Studio concept.

Our DIY wood sign workshops started as a “Girl’s Night Out” with wine and crafts in our founder’s basement and quickly turned into a business idea. What started out as one studio in Wisconsin has now grown to more than 150 locations across the U.S.—the Hanford, CA location will be the 158th studio in the country and the 5th to open in California.

Our Vision and Mission

At Board & Brush Creative Studio, our goal is to turn participants into “DIY masters” by educating them to understand and appreciate the beauty of raw materials—the wood, the knots, the color variations and the simple imperfections that will make individual projects unique. Distressing, sanding with the grain, and staining are a few of the important steps we will guide attendees through to make their personalized wood sign look as though it has been with them for years—like a vintage heirloom.

We work with top graphic designers from all over the country to provide participants with farmhouse, vintage designs that will adorn their walls for years to come. In addition, our custom stencil process allows for personalization for each piece with surname, monogram, the year of a special event or the names of beloved children ... the possibilities are endless and design choices are expansive.

Personalized Wood Sign Events for All Occasions

Board & Brush Creative Studio, Hanford will offers a wide variety of hands-on, private experiences from workshops, private parties, bridal showers, bachelorette gatherings, children’s birthday bashes, corporate events, and fundraisers. All educational workshops are scheduled 48+ hours ahead of time on our website for a flat fee of \$65. Beer and wine will be available for sale and consumption for those 21 and older in our licensed portion of the workshop during class time only. All classes include everything a participant will need to leave with a beautiful, classic wooden piece to adorn their walls and the skills to make another at home.

Operations of Board & Brush

Hours of Operation and Calendar

Board & Brush, Hanford will schedule workshops to meet the demands of our customers and meet the demands of my own family and personal schedule. We anticipate adding more workshops to our schedule as the business grows and word spreads about our studio in downtown. Workshops will typically be held in the evenings and weekend afternoons, but will occasionally hold them during the weekday. We will have a calendar live on our website for participants to schedule a class up to 72 hours ahead of said scheduled class. Customers usually register for workshops online; occasionally, customers may register in

person or over the phone. Customers can access our workshop's calendar of events through the Board & Brush Creative Studio website where they can see dates and times of upcoming workshops. Pre-registering for a workshop is imperative in order to collect payment, print stencil, and prepare materials in advance of the workshop.

- Online calendar will be published 6-8 weeks out.
- Time requirements:
 - Adult and parent/child workshops are 3 hours.
 - Tween, kid and corporate time crunch workshops are 2 hours.
 - Double-sided sign workshops are 3.5 hours.
- All prices will be included in the title of the workshop posted online unless private party.

Prices for Workshops

- Adult 3-hour workshop: \$65
- Adult couples 3-hour workshop: \$130
- Corporate time crunch 2-hour workshop: \$35
- Tween 2-hour workshop: \$35
- Kid 2-hour workshop: \$25
- Family Friendly 3-hour workshop (Parent/Child): \$90 (parent with kid) or \$100 (parent with tween)
 - Additional adult, \$65
 - Additional tween, \$35
 - Additional child, \$25
- Adult double sided-sign 3.5 hour workshop: \$85
- 2-hour pillow workshop: \$35
- Adult clock 3-hour workshop: \$85 (including the cost of components)
- Bonus add-on signs: \$15

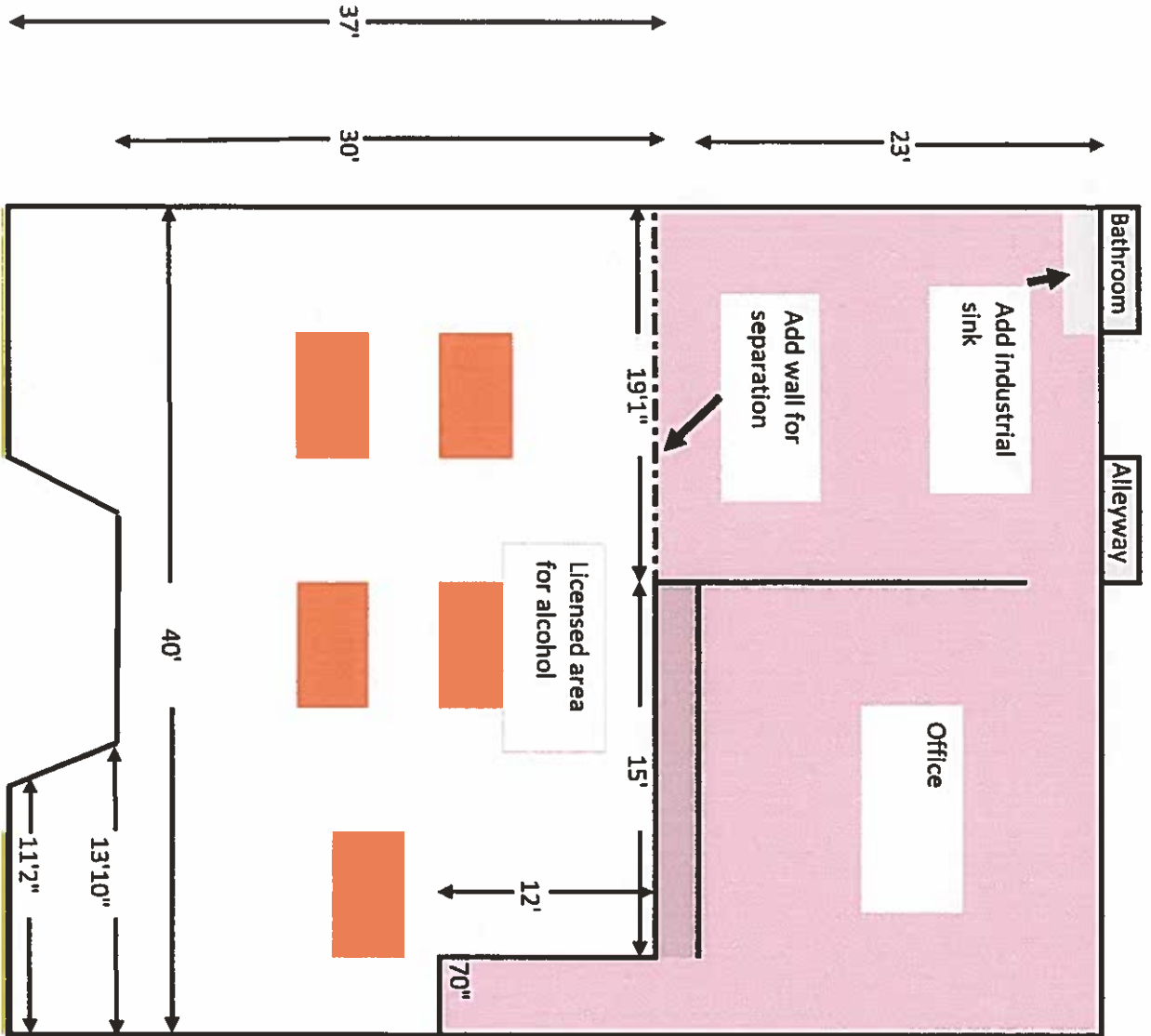
Class Operations

Once class participants arrive, they will be guided to their seat where all the supplies to make a hand crafted wooden sign will be waiting for them. While creating a personalized DIY project, customers will gain the experience of distressing the wood, sanding, assembling the boards, and choosing the stain and paint options to their personal preference to match the décor of their home or to give as a gift. Our instructors and assistants are the hand that leads each participant through each and every step. At the end, they will have a custom wood sign that they will be proud to hang in their home for years to come.

Step-by-step Instructor and Assistant responsibilities are listed in the attached documents titled, "Responsibilities of Instructors: Running a Workshop from Beginning to End" and "Responsibilities of Assistants".

Exhibit B
Site Plan Review No. 2018-24

Attachment: Resolution No. 2018-10 (Board and Brush Conditional Use Permit No. 2018-05)



6ft	
2ft	
Table	
Unlicensed for alcohol	
Windows	
Licensed Area	1305 FT ²
Total Area	2295 FT ²

Exhibit C
Site Plan Review No. 2018-24 Conditions of Approval

Attachment: Resolution No. 2018-10 (Board and Brush Conditional Use Permit No. 2018-05)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICE MAYOR
SUE SORENGEN

COUNCIL MEMBERS
MARTIN DEVINE
DIANE GHARP
JUSTIN MENDES

CITY MANAGER
DARRELL L. PYLE

CITY ATTORNEY
ROBERT M. DOWD

DATE: May 3, 2018

PROJECT: Site Plan Review 2018-24 (502-1018)

APPLICANT: Joan and Colin Price

LOCATION: 207 N. Irwin Street

PROPOSAL: Board and Brush Creative Studio with a Type-42 ABC license for the sale of beer and wine for consumption on-site, during class times only

ZONING: MX-D Downtown Mixed Use within the Historic Overlay Zone District

SITE PLAN REVIEW COMMITTEE REVIEW DATE: April 18, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Changes to your plans are required, prior to accepting construction drawings for a building permit. Please revise the site plan and resubmit.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

☒ Approved subject to the following and the attached conditions of approval. A conditional use permit is required in order to proceed.

☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.

☒ Your Plans must be reviewed by:

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission CUP

☐ Parks and Recreation Commission

Signed,

Gabrielle de Silva

Gabrielle de Silva, Associate Planner
Community Development Department

May 3, 2018
DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ ADMINISTRATION
- ☒ PLANNING
- ☒ BUILDING
- ☐ ENGINEERING
- ☐ SOLID WASTE
- ☐ WASTEWATER
- ☐ POLICE
- ☐ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2018-24 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION

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

MX-D Downtown Mixed Use**General: (all comments checked shall apply)**

- ☒ That the project is subject to approval by the Planning Commission through the Conditional Use Permit process.
- ☒ That the sale of beer and wine for consumption on site be limited to class times only.
- ☒ That the applicant comply with all conditions required by the California Department of Alcoholic Beverage Control (ABC).
- ☒ That any façade changes will be subject to a historic resource permit, in accordance with Hanford Municipal Code Section 17.48.070, which is required for any alteration of the exterior features of a building within a designated historic district. The City Council shall determine whether a historic resources permit shall be issues. A permit shall not be required for ordinary maintenance and repairs.
 - An application is required (no fee)
 - Complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building, or structure on the site shall be submitted
- ☒ 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.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2018-24 with minor modifications to be approved by the Community Development Department.
- ☒ 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.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ 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.

Building Setback Areas (Section 17.28.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area may be zero.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback may be zero.

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That no additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.

Usable Open Space: (Section 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☒ Conditional uses may be required to provide usable open space as a condition of approval (will not be required)

Signage: (Section 17.56).

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

required. Any signage will be required to conform to the requirements of the Historic Overlay zone (Chapter 17.48).

Landscaping: (Section 17.20.120 and 17.52).

- ☐ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☐ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☐ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☐ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☐ 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.
 - ☐ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☐ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☐ 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.
 - ☐ 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.
- ☐ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☐ 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.
 - ☐ 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.
 - ☐ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☐ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☐ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

- ☒ 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.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ 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.
- ☒ 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.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ 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.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ 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 30 feet.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

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

BUILDING DIVISION
SPR 2018-024(502-1018) Board and Brush
5-2-18
207 N Irwin

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 Reserved
 - 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 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 Reserved

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

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 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.
7. 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.
8. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

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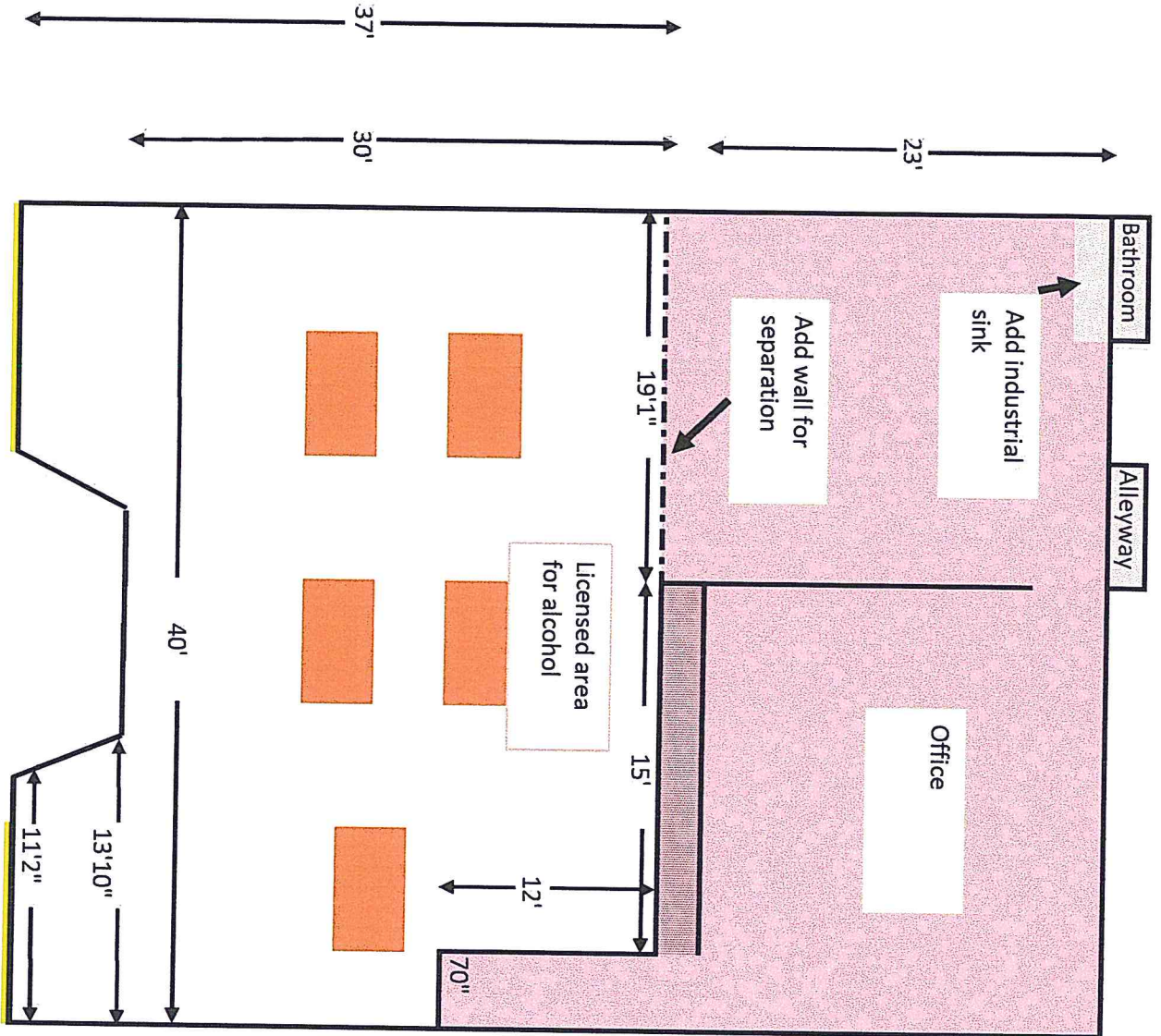
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City of HANFORD

CALIFORNIA 93230
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- | | |
|--------------------------------------|---|
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Signed,

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- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2018-24 with minor modifications to be approved by the Community Development Department.
- ☒ 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.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ 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.

Building Setback Areas (Section 17.28.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area may be zero.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☒ The street side building setback may be zero.

Height of Structures (Section 17.28.080)

- ☒ That the maximum structure height shall be 100 feet.

Off Street Parking: (Section 17.54).

- ☒ That no additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.

Usable Open Space: (Section 17.28.110).

- ☒ That there is no standard requirement for minimum usable open space.
- ☒ Conditional uses may be required to provide usable open space as a condition of approval (will not be required)

Signage: (Section 17.56).

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

required. Any signage will be required to conform to the requirements of the Historic Overlay zone (Chapter 17.48).

Landscaping: (Section 17.20.120 and 17.52).

- ☐ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.
- ☐ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☐ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☐ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☐ 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.
 - ☐ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☐ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☐ 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.
 - ☐ 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.
- ☐ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☐ 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.
 - ☐ 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.
 - ☐ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☐ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☐ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

- ☒ 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.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.28.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ 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.
- ☒ 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.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ 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.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ 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 30 feet.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

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

BUILDING DIVISION
SPR 2018-024(502-1018) Board and Brush

5-2-18

207 N Irwin

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 Reserved
 - 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 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 Reserved
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******
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 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.
 7. 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.
 8. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
 9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

Notice of Exemption**Appendix E**

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

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

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

Project Title: Conditional Use Permit No. 2018-05

Project Location – 207 N. Irwin Street

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2018-05, a request to allow a Type 42 on-sale beer and wine license for a creative art studio within an existing building, located in the MX-D Downtown Mixed Use zone district

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Board and Brush Creative Studio – Joan and Colin Price

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: Existing Facilities 15301
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The project consists of the operation and leasing of an existing private structure involving no expansion

Lead Agency

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

Signature: _____ **Date:** Mau 8, 2018 **Title:** Associate Planner

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Attachment: Exhibit D - Notice of Exemption (Board and Brush Conditional Use Permit No. 2018-05)



AGENDA STAFF REPORT

MEETING DATE: 5/8/2018	AGENDA SECTION: 2
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SUBJECT:

Conditional Use Permit No. 2018-02: a request to allow a Commercial Medical Cannabis Business for manufacturing and distribution to be developed in three phases in the HI – Heavy Industrial zone district. The project is located at 10757 Energy Street. (APN 018-242-070)

See Staff Report Attached

FISCAL IMPACT:

ATTACHMENTS:

Resolution 2018-11
 Staff Report CUP 2018-02
 Attachment A - Site Plan Phases
 Attachment B - Operational Statement
 Attachment C - Letter from Police Chief
 Attachment D - Municipal Code Excerpts

RESOLUTION NO. 2018-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT 2018-02 A REQUEST TO ALLOW A COMMERCIAL MEDICAL CANNABIS BUSINESS FOR MANUFACTURING AND DISTRIBUTION TO BE DEVELOPED IN THREE PHASES IN THE HI – HEAVY INDUSTRIAL ZONE DISTRICT LOCATED AT 10757 ENERGY STREET (APN 018-242-070).

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 8, 2018 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-02, is a request to allow a Commercial Medical Cannabis Business for manufacturing and distribution of cannabis, as described in the operational statement, attached in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located at 10757 Energy Street (APN 018-242-070); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-07, attached as **Exhibit B**; and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit application and have made recommendations thereon; and

WHEREAS, the project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities and Section 15332 Infill of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared for the project; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use is an allowed use in the H-I zone district. The use is consistent with the designation, in that the City Council added commercial medical cannabis uses to the list of uses in the Municipal Code. The use has been conditioned to address any potential issues that may arise from the commercial manufacturing and distribution of cannabis.

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

ANALYSIS: That the use is the manufacturing and distribution of a product which is an allowed use and compatible with the adjacent uses. The use is compatible with the existing land uses and future permitted land uses in the District. The applicant was awarded a Commercial Medical Cannabis Business Permit by the City Council after going through a thorough application process to ensure that the proposed use and operations would not conflict with the surrounding uses and the community as a whole.

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

ANALYSIS: That the project is consistent with the General Plan Policy L87 and L88. According to General Plan Policy L87, the purpose of the Heavy Industrial land use is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and require isolation from other uses. The proposed use meets the intent of the General Plan in that it provides for manufacturing and distribution of cannabis projects.

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

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities and 15332 Infill Projects of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as Exhibit D.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.36 for the H-I Heavy Industrial Commercial district. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Resolution No. 2018-11.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2018-02 be approved, subject to the conditions of approval for Site Plan Review No. 2017-07, attached as **Exhibit C**, and the following conditions:

1. That all requirements of the Hanford Municipal Code apply to the proposed project, including, but not limited to, Chapter 5.56.
2. That all conditions of this use permit are conditions of the Commercial Medical Cannabis Business Permit No. 2017-02 and 2017-03.
3. That all conditions of Site Plan Review 2018-07 apply to the proposed project.
4. That the applicant must maintain a Commercial Medical Cannabis Business Permit, which must be renewed annually and is subject to a renewal fee.
5. That all cannabis operations must be consistent with the materials submitted with the Commercial Medical Cannabis Business Permit application, upon which the award of the permit was based.
6. That the use must be in compliance with all applicable state and local laws and any regulation promulgated thereunder.
7. That all employees/volunteers must be legally allowed to work in a cannabis facility by State law and are required to have a cannabis employee permit issued by the Hanford Police Department.

8. That if the Commercial Medical Cannabis Business Permit expire or be revoked, this conditional use permit shall be revoked.
9. That a change in business location will require the approval of a new conditional use permit.
10. That at all times the applicant is required to have an approved security plan on file with the Hanford Police Department.
11. That no person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial cannabis business.
12. That no sales direct to the consumer shall occur at this location.
13. That all manufacturing of cannabis shall comply with Section 5.56.360.
14. That if edibles are manufactured, they shall be packaged in accordance with requirements of the California Business and Professions Code.
15. That the applicant shall dedicate \$250,000 per year to community projects to be approved by the City of Hanford after operations have fully commenced.
16. That the City may inspect the premises at any time, without notice.
17. That this permit shall expire and become null and void two years after the date of approval, unless, prior to the expiration, a building permit is issued and construction commenced and diligently pursued or the use for which the permit was issued has commenced.

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

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of May 2018.

Darlene R. Mata, Secretary

Exhibit A
Operational Statement

Attachment: Resolution 2018-11 (CUP 2018-02)

Caliva

10757 Energy Street
Hanford, CA

Addendum to Site Plan Review Application

Description of Project

Caliva will be conducting two types of businesses on this property.

Distribution center: The center will receive and deliver cannabis flower, extracts and manufactured products to and from cultivation, retail and manufacturer businesses in the Central Valley and other parts of California. Once manufacturing is operational, the distribution center will receive plant material from our San Jose facility and other vendors across the state to be refined and extracted.

Manufacturing:

Phase One: Caliva will refine oils extracted at our San Jose manufacturing plant as well as other licensed cannabis extractors. Refining is the process whereby pesticides, microbials, heavy metals and other impurities are removed from the extract.

Phase Two: Caliva will install its existing extraction technology at Energy Street. This process will allow the extraction of oils from cannabis plants that will then be refined in the Phase One portion of the facility.

Number of Employees at Max Shift and Schedule

Distribution and Phase One Manufacturing: 6 employees each of two shifts

Distribution, Phase one and Phase Two Manufacturing: 30 employees each of two shifts

Describe Truck Traffic and Operations

There will be no customer traffic; all sales are through delivery.

There will be 2-4 deliveries per day, normal daytime business hours only. Caliva will use 12' and 20' box vehicles.

Exhibit B
Site Plan

Attachment: Resolution 2018-11 (CUP 2018-02)

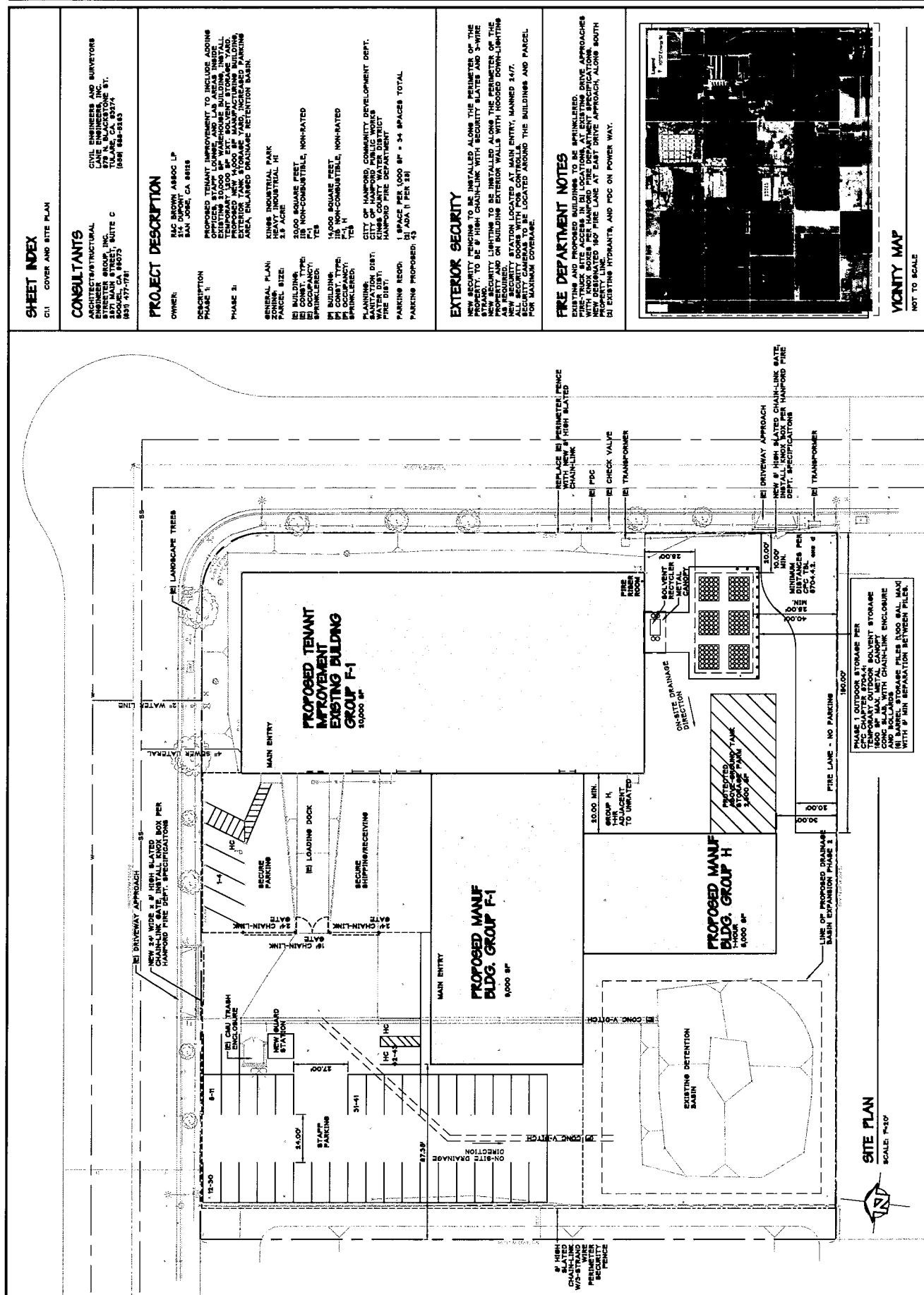
[illegible]

Exhibit C
Site Plan Review No. 2018-07 Conditions of Approval

Attachment: Resolution 2018-11 (CUP 2018-02)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

DATE: May 1, 2018

PROJECT: Site Plan Review 2018-07

APPLICANT: Drew Brown (R & C Brown Assoc)

LOCATION: 10757 Energy Street (APN 018-242-070)

PROPOSAL: Commercial Cannabis Business – Manufacturing and Distribution in 34,000 square feet to be developed in three phases

ZONING: H-I Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 14, 2018

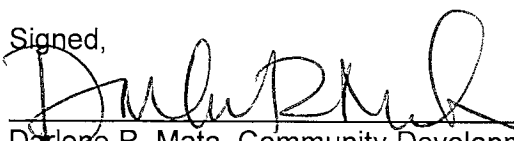
Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. You project must return to the Site Plan Review Committee for review of the revised plans.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following once plans have been revised:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval and approval of a conditional use permit by the Planning Commission
- ☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
- ☐ Your Plans must be reviewed by:
- | | |
|---|--|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,


Darlene R. Mata, Community Development Director

May 1, 2018
DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ ADMINISTRATION
- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☒ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2018-10 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

Attachment: Resolution 2018-11 (CUP 2018-02)

PLANNING DIVISION

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

I-H Heavy Industrial Checklist: (all checked shall apply)**General:**

- ☒ 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.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2017-07, with minor modifications to be approved by the Community Development Department.
- ☒ 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.
- ☒ That the project must comply with all provisions of Chapter 5.56.Commercial Cannabis Activity

Cultural Resources:

- ☒ 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.

Building Setback Areas (17.36.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area along Energy Street shall be 10 feet.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero on Power Way. The side setback on the interior side must be 15 feet because it is adjacent to land zoned PF.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide a total of 34 parking space at full buildout of the site, two of which are ADA-accessible, as shown on the approved site plan, based on the following ratio: one space per 1,000 square feet for all manufacturing and processing uses.

- ☒ 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. There shall be no more than four compact spaces adjacent to each other. (Section 17.54.110 B. and C).
- ☒ 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).
- ☒ That in all industrial zone districts, not less than five percent of the interior square footage of a 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.

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.36.130)

- ☐ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☐ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ 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.
- ☐ 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.

For security purposes, the Site Plan Review Committee authorizes a fence to be on the street property lines and is not requiring a block wall along the interior side property line adjacent to the storm water basin. The security fence to be approved by the Hanford Police Department as part of the security plan.

Landscaping: (Section 17.34.120).

- ☒ Landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ 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.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ 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.
 - ☒ 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.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ 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.
 - ☒ 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.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ 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.

- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ 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.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ 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 25 feet, when located within 51-150 feet of any residential district.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: CUP# 18-02 New Building – Caliva – 10757 Energy Street

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. All Utility connections located within Power Way and Idaho Ave shall be bored.

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 Idaho Ave and shall be bored.
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 the project site. New sewer lateral shall be connected to the sanitary sewer main located within Idaho Ave and shall be bored.
2. That the developer shall furnish, install, and maintain a grease/sand trap assembly on any sanitary sewer lateral receiving wash down water from shop area floor drains and car/truck wash areas. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.
3. Applicant will be required to install a flow meter, pH meter, and temperature monitor with chart recorders and an automatic sampler on the wastewater effluent unless provisions are made operationally to ensure applicant in a Zero discharger and is only releasing domestic flows to the waste stream.

Attachment: Resolution 2018-11 (CUP 2018-02)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

05/02/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: CUP# 18-02 New Building – Caliva – 10757 Energy Street

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,711.90** 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.

John Doyel
City Engineer (559) 585-2571

05/02/18
DATE

Attachment: Resolution 2018-11 (CUP 2018-02)



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Power Way and Energy Street 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 & gutters installed in conformance with City Standard CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.

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 and drive aisle 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 January 1, 2018. All fees are payable prior to issuance of building permits. (Building area: 14,000 sf – Industrial – Site Area: 2.50 Acres)
 - A. That the development is subject to a **\$25,883.34 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 **\$17,910.20 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 **\$10,278.80 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - E. That the development is subject to a **\$904.40 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 **\$567.00 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 **\$2,951.32 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof. (Based on two 3 yard bins picked up 2x per week.)

Attachment: Resolution 2018-11 (CUP 2018-02)

John Doyel
City Engineer (559) 585-2571

05/02/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: CUP# 18-02 New Building – Caliva – 10757 Energy Street

General Requirements:

1. That a 10' x 20' 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).

Attachment: Resolution 2018-11 (CUP 2018-02)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

05/02/18
DATE

BUILDING DIVISION
SPR 2018-007(502-1001) Cannabis Facility
4-30-18
10757 Energy

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, Signage 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.

Attachment: Resolution 2018-11 (CUP 2018-02)

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 through the Building Dept.

Hanford Fire Department

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: May 1, 2018

Project #: 2018-07 (502-1001) PHASE 1 Caliva Cannabis Facility

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Contact the fire department for submittal process.

Permit required for existing building to ensure existing system is sufficient.

- ☒ NFPA 13 System per CFC 903.3.1.1
- ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
- ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

Attachment: Resolution 2018-11 (CUP 2018-02)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection.
Knox FDC Plugs, Model #3401, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
 Current hydrant and FDC on east side are sufficient for existing building.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☒ Number of additional hydrants necessary for this project: 2 additional hydrants.
- 1) One additional hydrant will be required at the north entrance.
 - 2) A second additional hydrant on the street outside of the southeast gate to the fire access road.
- Installing the hydrants in Phase 1 will give us the adequate hydrants within 400 feet and to reach from 150 of the access roads during all phases of the project.

14. ☐ Fire hydrant spacing shall be as follows:
- Residential development:** one hydrant shall be installed at 500 foot intervals.
 - Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - Or as required by Appendix C of the California Fire Code
15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☒ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☐ Existing access roads are sufficient.
19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
20. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet 1 inch inside turning radius
 - 44 feet 6 inch outside radius
21. ☒ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
Install the access road that you have proposed during Phase 2 in Phase 1. This will give us adequate access for all phases of the project.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - Access roads 32 feet in width or more: No fire lanes required.
- Fire lanes will be required on both sides of the southern fire access road.

Other fire lanes will be determined later in the project.

24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
24. ☒ Locked gates installed across fire department access roads:
Knox devices will be required on all manual and electrical gates in the facility.
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
25. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
- Contact fire department and we can explore options for locations.
26. ☒ 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:
- Downtown area (existing buildings): 4-inch numbers,
 - Buildings 20-ft. or less from the street: 6-inch numbers,
 - Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - Buildings more than 40-ft. from street: 12 inch numbers.
27. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
28. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

29. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
30. ☒ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel. Permit is required for the LPG tank. Contact fire department for information.
31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

Hanford Fire Department

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: May 1, 2018

Project #: 2018-07 (502-1001) PHASE 2 Caliva Cannabis Facility

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

Attachment: Resolution 2018-11 (CUP 2018-02)

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection.
Knox FDC Plugs, Model #3401, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☒ No additional hydrants are necessary for this project. Addressed in Phase 1.
13. ☐ Number of additional hydrants necessary for this project: __
14. ☐ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code
15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are

subject to vehicle damage.

16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☒ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☒ Existing access roads are sufficient. Southern access road addressed in Phase 1.
19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
20. ☒ Access road turning radius for fire apparatus is as follows:
 - a. 20 feet 1 inch inside turning radius
 - b. 44 feet 6 inch outside radius
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 - a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.
24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
24. ☐ Locked gates installed across fire department access roads: Addressed in Phase 1.

- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
- b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
- c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
- d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

25. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

26. ☐ 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:

- Downtown area (existing buildings): 4-inch numbers,
- Buildings 20-ft. or less from the street: 6-inch numbers,
- Buildings 21- to 40-ft. from the street: 8 inch numbers,
- Buildings more than 40-ft. from street: 12 inch numbers.

27. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.

28. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

29. ☒ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

Hanford Fire Department

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: May 1, 2018

Project #: 2018-07 (502-1001) PHASE 3 Caliva Cannabis Facility Additional 14,000 sq ft and HazMat

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Contact the fire department for submittal process.
 - ☒ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☒ For automatic sprinkler systems, **a separate permit must be submitted** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

Attachment: Resolution 2018-11 (CUP 2018-02)

7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☒ A hydrant will be required within 50 feet of the fire department connection.
Knox FDC Plugs, Model #3401, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
 Install a second FDC for the new building on the east side of the building near the existing FDC. This location is within 50 feet of the existing hydrant used for the existing FDC.
 Label FDCs to identify their corresponding buildings that each FDC covers.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☒ No additional hydrants are necessary for this project. Addressed in Phase 1
13. ☐ Number of additional hydrants necessary for this project:
14. ☐ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code

15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☐ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
18. ☒ Existing access roads are sufficient. Addressed in Phase 1.
19. ☐ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
20. ☐ Access road turning radius for fire apparatus is as follows:
- a. 20 feet 1 inch inside turning radius
 - b. 44 feet 6 inch outside radius
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
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- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
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- c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
- d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

25. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department. Addressed in Phase 1.

26. ☐ 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. Addressed in Phase 1.

Size of Address Numbers:

- Downtown area (existing buildings): 4-inch numbers,
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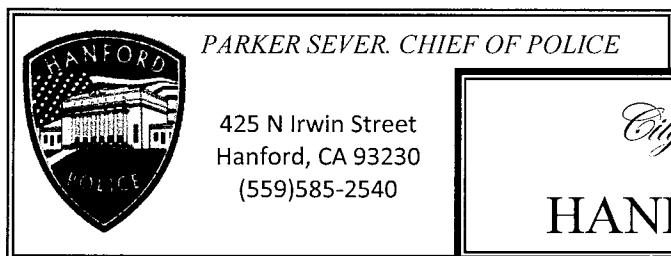
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28. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

29. ☒ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
Additional permit for the change in hazardous materials and storage.

30. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.

31. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.



City of **H A N F O R D**
HANFORD POLICE DEPARTMENT

April 30, 2018

City Planning Commission
C/O Darlene R. Mata
317 N. Douty Street
Hanford, CA 93230

Re: Caliva/Preliminary Security Plan

City Planning Commission:

Caliva has submitted a preliminary security plan covering their initial phases of operation. The plan submitted has been reviewed by the Hanford Police Department and found to be acceptable.

The Hanford Police Department will continue to review supplemental security plans for future phases as Caliva continues to build out their proposed site.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Parker Sever
Chief of Police

Attachment: Resolution 2018-11 (CUP 2018-02)

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 8, 2018**

PROJECT: **Conditional Use Permit No. 2018-02:** a request to allow a Commercial Medical Cannabis Business for manufacturing and distribution to be developed in three phases in the HI – Heavy Industrial zone district.

LOCATION: The project is located at 10757 Energy Street (APN 018-242-070).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-11, approving Conditional Use Permit No. 2018-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-11, approving Conditional Use Permit No. 2018-02.

PROJECT DESCRIPTION

The project is a request to allow a commercial cannabis business for the manufacturing and distribution of medical cannabis. The operation of manufacturing and distribution of medical cannabis is listed as a conditional use in the HI zone district.

The project is located at 10757 Energy Street in the Hanford Industrial Park. The site is currently developed with a 20,000 square foot building, a loading dock and a storm water basin. See phased site plans Attachment A.

The applicant proposed to develop operations in three phases. Phase 1 consists of interior changes to a portion, 3,155 square feet, of the existing building and the addition of temporary storage tanks. No other changes to the site plan with the exception of security fence and gate.

Phase 2 of the development consists of use of the full 20,000 existing building and the addition of parking lot with 18 parking spaces, a temporary outdoor storage area for solvents of approximately 1,500 square feet and an expanded drive approach and fire lane for fire access.

Phase 3 of the development is the full building out of the facility. It includes the expansion of the buildings to 34,000 square feet, addition of 21 parking spaces for a total of 36 standard spaces, four compact spaces and three ADA spaces for a total of 43 parking spaces.

As stated in the operational statement Attachment B, the proposed distribution center will receive and deliver cannabis flower, extracts and manufactured products to and from cultivation, retail and manufacturer businesses in the central valley and other parts of California. Once the manufacturing plant is operational, the distribution facility will receive plant material from the Caliva San Jose facility and other vendors to be refined and extracted.

The manufacturing facility will refine oils extracted at the San Jose facility as well as other licensed cannabis extractors. Refining of cannabis is a process where pesticides, microbials, heavy metals and other impurities are removed from the extract.

During Phase 1 it is anticipated that there will be two shifts of six employees each shift. At building out, there will be two shifts of 30 employees each.

All commercial medical cannabis businesses are required to have a security plan approved by the Hanford Police Department at all times. Due to the sensitive nature of the security plan it is not included in your staff report for evaluation. Attachment C is a statement from the Police Chief stating that he has reviewed their preliminary security plan and found it acceptable.

Figure 1: Land Use
(Property outlined in red)



BACKGROUND INFORMATION

The General Plan designates the property as Heavy Industrial. The property is zoned H-I Heavy Industrial, which corresponds with the General Plan Designation. The use of property in the H-I zone for medical commercial cannabis is allowed as a conditional use as shown in Table 17.08.030, Line D8.

In 2017, the City Council added text to the Municipal Code to allow commercial medical cannabis businesses by adopting Chapter 5.56 and Chapter 17.69 to regulate cannabis businesses, attached as Attachment D. The adopted codes regulate the issuance of permits and business once in production. Following adoption of the new ordinance, the Council established a process to award cannabis permits. The City accepted applications and closed the application period on October 2, 2018. An extensive review of the applications was conducted by staff and the City consultant. Following the review, three applicants were recommended to be awarded permits to the City Council; Nc3 Systems dba Caliva, Premium Extracts and Genezen. The Council awarded

the permits on November 11, 2017. The award of permits is contingent upon the applicant obtaining the required conditional use permit.

In accordance with Chapter 5.56, applicant has been issued a temporary Commercial Cannabis Business Permit for Distribution CCBP 2017-03 at this location.

PROJECT EVALUATION

Conformance with the standards of the H-I Heavy Industrial zone district

17.36.030 Site Area

In the H-I zone, the minimum site area shall be 20,000 square feet. The parcel meets the minimum lot size.

17.36.040 Lot Dimensions

The minimum lot frontage in the H-I zone shall be 60 feet. The site is an existing parcel and meets the required lot dimensions.

17.36.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements.

17.36.060 Building Setback Area

- A. No structure shall be placed within a building setback area.
- B. The front building setback area shall be a minimum of ten (10) feet.
- C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street in an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.
- D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

The proposed project meets the setbacks of the H-I zone district.

17.54.040 Off-Street Parking

Manufacturing uses require one space for each 1,000 square feet. The project will be required to provide spaces based on the space occupied at each phase as follows:

Phase 1	3,155 square feet	4 spaces required
Phase 2	20,000 square feet	20 spaces required
Phase 3	34,000 square feet	34 spaces required

As shown the parking provided meets City standards.

CONDITIONS OF APPROVAL

1. That all requirements of the Hanford Municipal Code apply to the proposed project, including, but not limited to, Chapter 5.56.
2. That all conditions of this use permit are conditions of the Commercial Medical Cannabis Business Permit No. 2017-02 and 2017-03.
3. That all conditions of Site Plan Review 2018-07 apply to the proposed project.
4. That the applicant must maintain a Commercial Medical Cannabis Business Permit, which must be renewed annually and is subject to a renewal fee.
5. That all cannabis operations must be consistent with the materials submitted with the Commercial Medical Cannabis Business Permit application, upon which the award of the permit was based.
6. That the use must be in compliance with all applicable state and local laws and any regulation promulgated thereunder.
7. That all employees/volunteers must be legally allowed to work in a cannabis facility by State law and are required to have a cannabis employee permit issued by the Hanford Police Department.
8. That if the Commercial Medical Cannabis Business Permit expire or be revoked, this conditional use permit may also be revoked by action of the Planning Commission.
9. That a change in business location for this applicant will require the approval of a new conditional use permit.
10. That at all times the applicant is required to have an approved security plan on file with the Hanford Police Department.
11. That no person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial cannabis business.
12. That no sales direct to the consumer shall occur at this location.
13. That all manufacturing of cannabis shall comply with Section 5.56.360.
14. That if edibles are manufactured, they shall be packaged in accordance with requirements of the California Business and Professions Code.
15. That the applicant shall dedicate \$250,000 per year to community projects to be approved by the City of Hanford after operations have fully commenced. This amount to be contributed equally by each of the three separate business entities authorized for business.
16. That the City may inspect the premises at any time, without notice.
17. That this permit shall expire and become null and void two years after the date of approval, unless, prior to the expiration, a building permit is issued and construction commenced and diligently pursued or the use for which the permit was issued has commenced.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-02

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use is an allowed use in the H-I zone district. The use is consistent with the designation, in that the City Council added commercial medical cannabis uses to the list of uses in the Municipal Code. The use has been conditioned to address any potential issues that may arise from the commercial manufacturing and distribution of cannabis.

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

ANALYSIS: That the use is the manufacturing and distribution of a product which is an allowed use and compatible with the adjacent uses. The use is compatible with the existing land uses and future permitted land uses in the District. The applicant was awarded a Commercial Medical Cannabis Business Permit by the City Council after going through a thorough application process to ensure that the proposed use and operations would not conflict with the surrounding uses and the community as a whole.

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

ANALYSIS: That the project is consistent with the General Plan Policy L87 and L88. According to General Plan Policy L87, the purpose of the Heavy Industrial land use is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and require isolation from other uses. The proposed use meets the intent of the General Plan in that it provides for manufacturing and distribution of cannabis projects.

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

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities and 15332 Infill Projects of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as Exhibit D.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.36

for the H-I Heavy Industrial Commercial district. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Resolution No. 2018-11.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on April 27, 2018 and mailed to property owners within 500 feet of the project site on March 26, 2018. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities and 15332 Infill Projects of the California Environmental Quality Act (CEQA) Guidelines.

C1.1 COVER AND SITE PLAN

ARCHITECTS STRUCTURAL ENG.

ELECTRICAL ENGINEER
MIRACLES UNLIMITED INC.

1000

DESCRIPTION	ESTIMATE
PHASE 2:	
PROPOSED TENANT IMPROVEMENT TO INCLUDE ADDING SECURE STORAGE ROOM AND (3) LAB/OFFICES INSIDE EXISTING 20,000 SQ. WAREHOUSE BUILDING	1,000,000
SITE IMPROVEMENTS INCLUDE ADDING PARKING, 10' WIDE STREET LANDSCAPING, PARKING LANDSCAPING, TEMPORARY SOLVENT STORAGE AREA AND SOLVENT RECYCLER, AND FINE LANE.	1,000,000

PARCEL SIZE: 2.5 ACRE

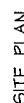
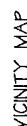
LANING;
SANITATION DIST;
WATER DIST;
FIRE DIST.
CITY OF HANFORD, COMMUNITY DEVELOPMENT DEPT.
CITY OF HANFORD, PUBLIC WORKS
KINGS COUNTY WATER DISTRICT
HANFORD FIRE DEPARTMENT

CODES

THESE PLANS DESIGNED AND CONSTRUCTED PER THE FOLLOWING CODES AND ORDINANCES:

THESE SUBMITTALS SHALL BE SUBMITTED FOR REVIEW AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO BEING SUBMITTED TO THE CITY OF OAKLAND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

1. A LICENSED DESIGNER/INSTALLER SHALL PREPARE AND SUBMIT (B) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE DESIGN OF THE SPRINKLER SYSTEM TO HANFORD FIRE DEPARTMENT FOR APPROVAL. THE CUT SHEETS SHALL INCLUDE, BUT NOT BE LIMITED TO, PIPING, VALVES, GAUGES, AND SPRINKLER HEADS.
2. A LICENSED DESIGNER/INSTALLER SHALL PREPARE AND SUBMIT (B) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE DESIGN OF THE SYSTEM TO HANFORD FIRE DEPARTMENT FOR APPROVAL.
3. INSTALL 12A00C PORTABLE FIRE EXTINGUISHERS WITHIN 75' OF TRAVEL AND/OR (1) PER 3000 SF OF AREA (2000 SF /3000 -7' TOTAL) METAL CANOPY FOR SOLVENT STORAGE.



Caliva

10757 Energy Street
Hanford, CA

Addendum to Site Plan Review Application

Description of Project

Caliva will be conducting two types of businesses on this property.

Distribution center: The center will receive and deliver cannabis flower, extracts and manufactured products to and from cultivation, retail and manufacturer businesses in the Central Valley and other parts of California. Once manufacturing is operational, the distribution center will receive plant material from our San Jose facility and other vendors across the state to be refined and extracted.

Manufacturing:

Phase One: Caliva will refine oils extracted at our San Jose manufacturing plant as well as other licensed cannabis extractors. Refining is the process whereby pesticides, microbials, heavy metals and other impurities are removed from the extract.

Phase Two: Caliva will install its existing extraction technology at Energy Street. This process will allow the extraction of oils from cannabis plants that will then be refined in the Phase One portion of the facility.

Number of Employees at Max Shift and Schedule

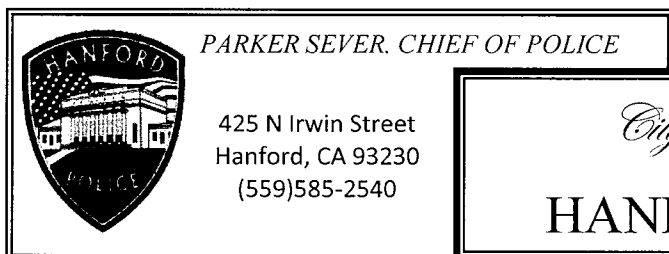
Distribution and Phase One Manufacturing: 6 employees each of two shifts

Distribution, Phase one and Phase Two Manufacturing: 30 employees each of two shifts

Describe Truck Traffic and Operations

There will be no customer traffic; all sales are through delivery.

There will be 2-4 deliveries per day, normal daytime business hours only. Caliva will use 12' and 20' box vehicles.



City of **H A N F O R D**
HANFORD POLICE DEPARTMENT

April 30, 2018

City Planning Commission
C/O Darlene R. Mata
317 N. Douty Street
Hanford, CA 93230

Re: Caliva/Preliminary Security Plan

City Planning Commission:

Caliva has submitted a preliminary security plan covering their initial phases of operation. The plan submitted has been reviewed by the Hanford Police Department and found to be acceptable.

The Hanford Police Department will continue to review supplemental security plans for future phases as Caliva continues to build out their proposed site.

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Parker Sever
Chief of Police

Attachment: Attachment C - Letter from Police Chief (CUP 2018-02)

Hanford Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Collapse](#)[Search](#)[Print](#)[No Frames](#)[Title 5 BUSINESS LICENSES AND REGULATIONS](#)**Chapter 5.56 COMMERCIAL CANNABIS ACTIVITY.****5.56.010 Purpose and intent.**

It is the purpose and intent of this chapter to accommodate the needs of medically-ill persons in need of marijuana for medical purposes, as advised and recommended by their health care provider(s), and to implement the Adult Use Marijuana Act which was passed by the voters of California while imposing regulations on the use of land to protect the city's neighborhoods, residents, and businesses from negative impacts. It is a further purpose and intent of this chapter to regulate the cultivation, manufacturing, processing, testing, transporting, delivery, and distribution of medical cannabis and medical cannabis-related products in a manner which is responsible, which protects the health, safety, and welfare of the residents of Hanford, and to enforce rules and regulations consistent with state law. In part to meet these objectives, an annual permit shall be required to own and/or to operate a commercial medical cannabis business within Hanford. Nothing in this chapter is intended to authorize the possession, use, or provision of cannabis for purposes which violate state or federal law. The provisions of this chapter are in addition to any other permits, licenses and approvals which may be required to conduct business in the city, and are in addition to any permits, licenses and approval required under state, county, or other law. (Ord. 17-08 § 2, 2017)

5.56.020 Legal authority.

Pursuant to Sections 5 and 7 of Article XI of the California Constitution, and the provisions of the Medical Cannabis Regulation and Safety Act (hereinafter "MCRSA"), and the Adult Use Marijuana Act (hereinafter "AUMA") the city of Hanford is authorized to adopt ordinances that establish standards, requirements and regulations for local licenses and permits for cannabis and cannabis-related activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the state of California, or any of its departments or divisions, shall be the minimum standards applicable in the city of Hanford to medical cannabis, and/or cannabis-related activity. (Ord. 17-08 § 2, 2017)

5.56.030 Cannabis cultivation and commercial cannabis business activities prohibited unless specifically authorized by this chapter.

Except as specifically authorized in this chapter, the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, dispensing, distribution, delivery, or sale of cannabis or cannabis product is expressly prohibited in the city of Hanford. (Ord. 17-08 § 2, 2017)

5.56.040 Compliance with laws.

It is the responsibility of the owners and operators of the commercial medical cannabis business to ensure that it is, always, operating in a manner compliant with all applicable state and local laws, and any regulations promulgated thereunder. Nothing in this chapter shall be construed as authorizing any actions which violate federal, state law or local law with respect to the operation of a commercial medical cannabis business. It shall be the responsibility of the owners and the operators of the commercial medical cannabis business to ensure that the commercial medical cannabis business is, at all times, operating in a manner compliant with all applicable federal, state and local laws, the 2008 Attorney General Guidelines, any subsequently enacted state law or regulatory, licensing, or certification requirements, and any specific, additional operating procedures or requirements which may be imposed as conditions of approval of the commercial medical cannabis business permit. Nothing in this chapter shall be construed as authorizing any actions which violate federal or state law regarding the operation of a commercial medical cannabis business. (Ord. 17-08 § 2, 2017)

5.56.050 Definitions.

dispensary, or independently licensed by the state of California under the MCRSA or AUMA (as the same may be amended from time-to-time), that enables anyone to arrange for or facilitate the commercial transfer by a licensed dispensary of cannabis or cannabis products.

“Dispensary” means a commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale, including an establishment (whether fixed or mobile) that delivers, pursuant to express authorization, cannabis and cannabis products as part of a retail sale, and where the operator holds a valid commercial medical cannabis business permit from the city of Hanford authorizing the operation of a dispensary, and a valid state license as required by state law to operate a dispensary.

“Dispensing” means any activity involving the retail sale of cannabis or cannabis products from a dispensary.

“Distribution” means the wholesale procurement, and sale, of cannabis or cannabis products between entities licensed pursuant to MCRSA, AUMA and any subsequent state of California legislation regarding the same.

“Distributor” means a person holding a valid commercial medical cannabis business permit for distribution issued by the city of Hanford, and, a valid state license for distribution, required by state law to engage in the business of purchasing cannabis from a licensed cultivator, or cannabis products from a license manufacturer, for sale to a licensed dispensary.

“Dried flower” means all dead cannabis that has been harvested, dried, cured, or otherwise processed, excluding leaves and stems.

“Edible cannabis product” means manufactured cannabis that is intended to be used, in whole or in part, for human consumption. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code. An edible cannabis product shall not be deemed to be adulterated pursuant to Section 19347.6 of the Business and Professions Code solely because it contains cannabis.

“Greenhouse” means a fully enclosed permanent structure that is clad in transparent material with climate control, such as heating and ventilation capabilities and supplemental artificial lighting, and that uses a combination of natural and supplemental lighting for cultivation.

“Live plants” means living cannabis flowers and plants, including seeds, sprouts, immature plants (including unrooted clones), and vegetative stage plants.

“Manufactured cannabis” means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, extraction or other manufactured product intended for internal consumption through inhalation or oral ingestion or for topical application.

“Manufacturer” means a person that conducts the production, preparation, propagation, or compounding of manufactured medical cannabis, as defined in this section, or medical cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis at a fixed location that packages or repackages medical cannabis or medical cannabis products or labels or relabels its container, where the operator holds a valid commercial medical cannabis business permit for manufacturing from the city of Hanford and, after January 1, 2018 or as soon as permitted by the state granting agency, department or division, a valid state license for manufacturing pursuant to MCRSA and/or AUMA. A manufacturer may also be a person that infuses cannabis in its products but does not perform its own extraction.

“Manufacturing site” means a location that produces, prepares, propagates, or compounds medical cannabis or medical cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and is owned and operated by a person issued a valid commercial medical cannabis business permit for manufacturing from the city of Hanford and, a valid state license as required for manufacturing of medical cannabis products.

“Marijuana” means “cannabis,” as that term is defined in this chapter.

“Nursery” means a person that produces only clones, immature plants, seeds and other agricultural products used specifically for the planting, propagation, and cultivation of medical cannabis.

“Patient” or “qualified patient” shall have the same definition as California Health and Safety Code Section 11362.7 et seq., as it may be amended, and which means a person who is entitled to the protections of California Health and Safety Code Section 11362.5.

C. Applications for a commercial cannabis employee work permit shall be developed and made available by the chief of police or designee(s), and shall include, but not be limited to, the following information:

1. Name, address, and phone number of the applicant;
2. Age and verification of applicant. A copy of a birth certificate, driver's license, government issued identification card, passport or other proof that the applicant is at least twenty-one (21) years of age must be submitted with the application;
3. Name, address of the commercial medical cannabis businesses where the person will be employed, and the name of the primary manager of that business;
4. A list of any crimes enumerated in California Business and Professions Code Section 26507(b)(4) for which the applicant has been convicted;
5. Name, address, and contact person for any previous employers from which the applicant was fired, resigned, or asked to leave and the reasons for such dismissal or firing;
6. The application shall be accompanied by fingerprints and a recent photograph of the applicant in a form and manner as required by the chief of police or designee(s);
7. A signed statement under penalty of perjury that the information provided is true and correct;
8. If applicable, verification that the applicant is a qualified patient or primary caregiver;
9. A fee paid in an amount set by resolution of the city council in an amount necessary to cover the costs of administering the employee work permit programs. The fee is non-refundable and shall not be returned in the event the work permit is denied or revoked.

D. The chief of police or designee(s) shall review the application for completeness, shall conduct a background check to determine whether the applicant was convicted of a crime or left a previous employer for reasons that show the applicant:

1. Is dishonest; or
2. Has committed a felony or misdemeanor involving fraud, deceit, embezzlement; or
3. Was convicted of a violent felony, a crime of moral turpitude; or
4. The illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, except for medical cannabis related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996.

Discovery of these facts showing that the applicant is dishonest or has been convicted of those types of crimes are grounds for denial of the permit. Where the applicant's sentence (including any term of probation, incarceration, or supervised release) for possession of, possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance is completed, such underlying conviction shall not be the sole ground for denial of a commercial cannabis work permit. Furthermore, an applicant shall not be denied a permit if the denial is based solely on any of the following: (i) a conviction for any crime listed in subsection (D)(4) for which the applicant has obtained a certificate of rehabilitation pursuant to Chapter 3.5 (commencing with Section 4852.01) of Title 6 of Part 3 of the California Penal Code; or (ii) a conviction that was subsequently dismissed pursuant to Section 1203.4, 1203.4a, or 1203.41 of the California Penal Code or any other provision of state law allowing for dismissal of a conviction.

E. The chief of police or designee(s) shall issue the commercial cannabis work permit or a written denial to the applicant within ninety (90) days of the date the application was deemed complete. Upon the request of a commercial medical cannabis business and while processing the application for a work permit, the chief of police or designee(s) may issue a temporary work permit for an employee if the business demonstrates to the chief of police or designee(s) that the employee is necessary for the operation of the business. The temporary permit may be immediately revoked by the chief of police or designee(s) upon determination that the applicant has failed the background check.

F. A work permit shall be valid for a twelve (12) month period and must be renewed on an annual basis. Renewal applications shall contain all the information required in subsection B including the payment of a renewal application fee in an amount to be set by resolution of the city council.

G. In the event a person changes employment from one commercial medical cannabis business in the city to another, the work permit holder shall notify the chief of police or designee(s) in writing of the change within ten (10)

4. Proposal contains excess or extraneous material not called for in the request for permit application. (Ord. 17-08 § 2, 2017)

5.56.100 Expiration of commercial medical cannabis business permits.

Each commercial medical cannabis business permit issued pursuant to this chapter shall expire twelve (12) months after the date of its issuance. Commercial medical cannabis permits may be renewed as provided in Section 5.56.120. (Ord. 17-08 § 2, 2017)

5.56.110 Revocation of permits.

Commercial medical cannabis business permits may be revoked for any violation of any law and/or any rule, regulation and/or standard adopted pursuant to this chapter. (Ord. 17-08 § 2, 2017)

5.56.120 Renewal applications.

- A. An application for renewal of a commercial medical cannabis business permit shall be filed at least sixty (60) calendar days prior to the expiration date of the current permit.
- B. The renewal application shall contain all the information required for new applications.
- C. The applicant shall pay a fee in an amount to be set by the city council to cover the costs of processing the renewal permit application, together with any costs incurred by the city to administer the program created under this chapter.
- D. An application for renewal of a commercial medical cannabis business permit shall be rejected if any of the following exists:
 1. The application is filed less than sixty (60) days before its expiration.
 2. The commercial medical cannabis business permit is suspended or revoked at the time of the application.
 3. The commercial medical cannabis business has not been in regular and continuous operation in the four (4) months prior to the renewal application.
 4. The commercial medical cannabis business has failed to conform to the requirements of this chapter, or of any regulations adopted pursuant to this chapter.
 5. The permittee fails or is unable to renew its state of California license.
 6. If the city or state has determined, based on substantial evidence, that the permittee or applicant is in violation of the requirements of this chapter, of the city's municipal code, or of the state rules and regulations, and the city or state has determined that the violation is grounds for termination or revocation of the commercial medical cannabis business permit.
- E. The community development director or designee(s) is authorized to make all decisions concerning the issuance of a renewal permit. In making the decision, the community development director or designee(s) is authorized to impose additional conditions to a renewal permit, if it is determined to be necessary to ensure compliance with state or local laws and regulations or to preserve the public health, safety or welfare. Appeals from the decision of the community development director or designee(s) shall be handled pursuant to Section 5.56.140.
- F. If a renewal application is rejected, a person may file a new application pursuant to this chapter no sooner than one year from the date of the rejection. (Ord. 17-08 § 2, 2017)

5.56.130 Effect of state license suspension, revocation, or termination.

Suspension of a license issued by the state of California, or by any of its departments or divisions, shall immediately suspend the ability of a commercial medical cannabis business to operate within the city, until the state of California, or its respective department or division, reinstates or reissues the state license. Should the state of California, or any of its departments or divisions, revoke or terminate the license of a commercial medical cannabis business, such revocation or

F. Issuance of a commercial medical cannabis business permit does not create a land use entitlement. The commercial medical cannabis business permit shall only be for a term of twelve (12) months, and shall expire at the end of the twelve (12) month period unless it is renewed as provided herein. Furthermore, no permittee may begin operations, notwithstanding the issuance of a permit, unless all of the state and local laws and regulations, including, but not limited to, the requirements of this chapter and of the permit, have been complied with.

G. Notwithstanding anything in this chapter to the contrary, the city council reserves the right to reject any or all applications if it determines it would be in the best interest of the city, taking into account any health, safety and welfare impacts on the community. Applicants shall have no right to a commercial medical cannabis business permit until a permit is actually issued, and then only for the duration of the permits term. Each applicant assumes the risk that, at any time prior to the issuance of a permit, the city council may terminate or delay the program created under this chapter.

H. If an application is denied, a new application may not be filed for one year from the date of the denial.

I. Each person granted a commercial medical cannabis business permit shall be required to pay the permit fee established by resolution of the city council, to cover the costs of administering the commercial medical cannabis business permit program created in this chapter. (Ord. 17-08 § 2, 2017)

5.56.180 Change in location—Updated registration form.

A. Any time the dispensing, cultivation, manufacturing, transportation and distribution location specified in the regulatory permit is changed, the applicant shall re-register with the chief of police or designee(s). The process and the fees for re-registration shall be the same as the process and fees set forth for registration in Sections 5.56.090 and 5.56.120.

B. Within fifteen (15) calendar days of any other change in the information provided in the registration form or any change in status of compliance with the provisions of this chapter, including any change in the commercial medical cannabis business ownership or management members, the applicant shall file an updated registration form with the chief of police or designee(s) for review along with a registration amendment fee, as set forth in Sections 5.56.090 and 5.56.120. (Ord. 17-08 § 2, 2017)

5.56.190 City business license.

Prior to commencing operations, a commercial medical cannabis business shall obtain a city of Hanford business license. (Ord. 17-08 § 2, 2017)

5.56.200 Building permits and inspection.

Prior to commencing operations, a commercial medical cannabis business shall be subject to a mandatory building inspection, and must obtain all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes, but is not limited to, obtaining any required building permit(s), fire department approvals, health department approvals and other zoning and land use permit(s) and approvals. (Ord. 17-08 § 2, 2017)

5.56.210 Certification from the community development director.

Prior to commencing operations, a commercial medical cannabis business must obtain a certification from the community development director or designee(s) certifying that the business is located on a site that meets all of the requirements of Title 17 of the city's municipal code. (Ord. 17-08 § 2, 2017)

5.56.220 Right to occupy and to use property.

As a condition precedent to the city's issuance of a commercial medical cannabis business permit pursuant to this chapter, any person intending to open and to operate a commercial medical cannabis business shall provide sufficient evidence of the legal right to occupy and to use the proposed location. In the event the proposed location will be leased from another person, the applicant shall be required to provide a signed and notarized statement from the owner of the

E. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA) regulations, each commercial medical cannabis business shall allow city of Hanford officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted commercial medical cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the city's request, unless otherwise stipulated by the city. The city may require the materials to be submitted in an electronic format that is compatible with the city's software and hardware. (Ord. 17-08 § 2, 2017)

5.56.250 Security measures.

A. A permitted commercial medical cannabis business shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the commercial medical cannabis business. Except as may otherwise be determined by the chief of police or designee(s), these security measures shall include, but shall not be limited to, all of the following:

1. Preventing individuals from remaining on the premises of the commercial medical cannabis business if they are not engaging in an activity directly related to the permitted operations of the commercial medical cannabis business.

2. Establishing limited access areas accessible only to authorized commercial medical cannabis business personnel.

3. Except for live growing plants which are being cultivated at a cultivation facility, all cannabis and cannabis products shall be stored in a secured and locked room, safe, or vault. All cannabis and cannabis products, including live plants which are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss,

4. Installing twenty-four (24) hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the commercial medical cannabis business which are open and accessible to the public, all interior spaces where cannabis, cash or currency, is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. The commercial medical cannabis business shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the chief of police or designee(s), and that it is compatible with the city's software and hardware. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the chief of police or designee(s). Video recordings shall be maintained for a minimum of forty-five (45) days, and shall be made available to the chief of police or designee(s) upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the commercial medical cannabis business.

5. Sensors shall be installed to detect entry and exit from all secure areas.

6. Panic buttons shall be installed in all commercial medical cannabis businesses.

7. Having a professionally installed, maintained, and monitored alarm system.

8. Any bars installed on the windows or the doors of the commercial medical cannabis business shall be installed only on the interior of the building.

9. Security personnel shall be on-site twenty-four (24) hours a day or alternative security as authorized by the police chief or designee(s). Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the chief of police or designee(s), with such approval not to be unreasonably withheld.

10. Each commercial medical cannabis business shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

B. Each commercial medical cannabis business shall identify a designated security representative/liaison to the city of Hanford, who shall be reasonably available to meet with the chief of police or designee(s) regarding any security related measures or any operational issues.

C. As part of the application and permitting process each commercial medical cannabis business shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, and any currency.

C. No cannabis or cannabis products or graphics depicting cannabis or cannabis products shall be visible from the exterior of any property issued a commercial medical cannabis business permit, or on any of the vehicles owned or used as part of the commercial medical cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.

D. Reporting and Tracking of Product and of Gross Sales. Each commercial medical cannabis business shall have in place a point-of-sale or management inventory tracking system to track and report on all aspects of the commercial medical cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the city. The commercial medical cannabis business shall ensure that such information is compatible with the city's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the chief of police or designee(s) prior to being used by the permittee.

E. All cannabis and cannabis products sold, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with the state and local regulations.

F. There shall not be a physician located in or around any commercial medical cannabis business at any time for the purpose of evaluating patients for the issuance of a medical marijuana prescription or card where applicable.

G. Emergency Contact. Each commercial medical cannabis business shall provide the chief of police or designee(s) with the name, telephone number (both land line and mobile, if available) of an on-site employee or owner to whom emergency notice can be provided at any hour of the day.

H. Signage and Notices.

1. In addition to the requirements otherwise set forth in this section, business identification signage for a commercial medical cannabis business shall conform to the requirements of the Hanford Municipal Code, including, but not limited to, seeking the issuance of a city sign permit.

2. No signs placed on the premises of a commercial medical cannabis business shall obstruct any entrance or exit to the building or any window.

3. Each entrance to a commercial medical cannabis business shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial medical cannabis business is prohibited.

4. Business identification signage shall be limited to that needed for identification only, and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered. No commercial medical cannabis business shall advertise by having a person holding a sign and advertising the business to passersby, whether such person is on the premises of the commercial medical cannabis business or elsewhere including, but not limited to, the public right-of-way.

5. Signage shall not be directly illuminated, internally or externally. No banners, flags, billboards or other prohibited signs may be used at any time.

6. Holders of commercial medical cannabis business permits agree that, as an express and ongoing condition of permit issuance and subsequent renewal, the holder of the permit shall be prohibited from advertising any commercial medical cannabis business located in the city of Hanford utilizing a billboard (fixed or mobile), bus shelter, placard, aircraft, or other similar forms of advertising, anywhere in the state. This paragraph is not intended to place limitations on the ability of a commercial medical cannabis business to advertise in other legally authorized forms, including on the internet, in magazines, or in other similar ways.

I. Minors.

1. Persons under the age of twenty-one (21) years shall not be allowed on the premises of a commercial medical cannabis business and shall not be allowed to serve as a driver for a mobile delivery service. It is unlawful and a violation of this chapter for any person to employ any person at a commercial medical cannabis business who is not at least twenty-one (21) years of age.

2. The entrance to the commercial medical cannabis business shall be clearly and legibly posted with a notice that no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the commercial medical cannabis business.

J. Odor Control. Odor control devices and techniques shall be incorporated in all commercial medical cannabis businesses to ensure that odors from cannabis are not detectable off-site. Commercial medical cannabis businesses shall

It is unlawful for any person, limited liability company, corporation, collective, cooperative or any other entity to manage or operate a dispensary or retail business which sales, exchanges, barter, transfers, deliveries and/or promotes, any cannabis or cannabis products in the city for commercial purpose. (Ord. 17-08 § 2, 2017)

5.56.320 Operating requirements for cultivation facilities.

A. Outdoor Cultivation Prohibited. The cultivation of all cannabis must occur indoors. All outdoor cultivation is prohibited.

B. In no case, shall cannabis plants be visible from a public or private road, sidewalk, park or any common public viewing area.

C. If a commercial medical cannabis cultivation is permitted in the city of Hanford then it shall only be allowed to cultivate the square feet of canopy space permitted by state law.

D. Cannabis cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.

E. Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from pests, rodents or other wildlife.

F. The cultivation of cannabis shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public, the employees working at the commercial medical cannabis business, visitors to the area, neighboring properties, and the end users of the cannabis being cultivated, to protect the environment from harm to streams, fish, and wildlife; to ensure the security of the cannabis being cultivated; and to safeguard against the diversion of cannabis.

G. All applicants for a cannabis cultivation permit shall submit the following in addition to the information generally otherwise required for a commercial medical cannabis business:

1. A cultivation and operations plan that meets or exceeds minimum legal standards for water usage, conservation and use; drainage, runoff, and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of the cultivation activities (indoor, mixed-light) and schedule of activities during each month of growing and harvesting, or explanation of growth cycles and anticipated harvesting schedules for all-season harvesting (indoor, mixed-light).

2. A description of a legal water source, irrigation plan, and projected water use.

3. Identification of the source of electrical power and plan for compliance with applicable Building Codes and related codes.

4. Plan for addressing odor and other public nuisances which may derive from the cultivation site. (Ord. 17-08 § 2, 2017)

5.56.330 Delivery services or nonretail shall not be permitted.

Mobile delivery of cannabis by a delivery service or a nonretail business shall not be permitted pursuant to this chapter. It is unlawful for any person, limited liability company, corporation, collective, cooperative or any other entity to manage or operate a delivery service operation which sales, exchanges, barter, transfers, deliveries and/or promotes, any cannabis or cannabis products in the city for commercial purpose. (Ord. 17-08 § 2, 2017)

5.56.340 Cannabis manufacturing—Edibles and other cannabis products—Sale or distribution of edible and other cannabis products.

The manufacturing of food or other products infused with or which otherwise contain cannabis may be manufactured within the appropriate manufacturing zoning districts as described in Title 17, subject to the regulations set forth in this chapter, and subject to whatever additional regulations may be promulgated hereunder by an ordinance or resolution of the city council. (Ord. 17-08 § 2, 2017)

H. Professional closed loop systems, other equipment used, the extraction operation, and facilities must be approved for their use by the fire department and meet any required fire, safety, and building code requirements specified in the California Building Reference Codes.

I. Cannabis manufacturing facilities may use heat, screens, presses, steam distillation, ice water, and other methods without employing solvents or gases to create keef, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

J. Cannabis manufacturing facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. All ethanol must be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

K. Cannabis manufacturing facilities creating marijuana extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

L. Any person using solvents or gases in a closed loop system to create marijuana extracts must be fully trained on how to use the system, have direct access to applicable material safety data sheets and handle and store the solvents and gases safely.

M. Parts per million for one gram of finished extract cannot exceed state standards for any residual solvent or gas when quality assurance tested. (Ord. 17-08 § 2, 2017)

5.56.370 Promulgation of regulations, standards and other legal duties.

A. In addition to any regulations adopted by the city council, the city manager or designee is authorized to establish any additional rules, regulations and standards governing the issuance, denial or renewal of commercial medical cannabis business permits, the ongoing operation of commercial medical cannabis businesses and the city's oversight, or concerning any other subject determined to be necessary to carry out the purposes of this chapter.

B. Regulations shall be published on the city's website.

C. Regulations promulgated by the city manager shall become effective upon date of publication. Commercial medical cannabis businesses shall be required to comply with all state and local laws and regulations, including, but not limited to, any rules, regulations or standards adopted by the city manager or designee.

D. Testing labs, transporters and distribution facilities shall be subject to state law and shall be subject to additional regulations as determined from time to time as more regulations are developed under subsection A. (Ord. 17-08 § 2, 2017)

5.56.380 Community relations.

A. Each commercial medical cannabis business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated with the commercial medical cannabis business can be provided. Each commercial medical cannabis business shall also provide the above information to all businesses and residences located within one hundred (100) feet of the commercial medical cannabis business.

B. During the first year of operation pursuant to this chapter, the owner, manager, and community relations representative from each commercial medical cannabis business holding a permit issued pursuant to this chapter shall attend a quarterly meeting with the city manager or designee(s) and other interested parties as deemed appropriate by the city manager, to discuss costs, benefits, and other community issues arising as a result of implementation of this chapter. After the first year of operation, the owner, manager, and community relations representative from each such commercial medical cannabis business shall meet with the city manager or designee(s) when and as requested by the city manager or designee(s).

C. Commercial medical cannabis businesses to which a permit is issued pursuant to this chapter shall develop and make available to youth organizations and educational institutions a public education plan that outlines the risks of youth addiction to cannabis, and that identifies resources available to youth related to drugs and drug addiction. (Ord. 17-08 § 2, 2017)

5.56.390 Fees deemed debt to city of Hanford.

5.56.450 Criminal penalties.

Each and every violation of the provisions of this chapter may be prosecuted as a misdemeanor and upon conviction be subject to a fine not to exceed one thousand dollars (\$1,000.00) or imprisonment in the County Jail for a period of not more than twelve (12) months, or by both such fine and imprisonment. Each day a violation is committed or permitted to continue shall constitute a separate offense. (Ord. 17-08 § 2, 2017)

5.56.460 Remedies cumulative and not exclusive.

The remedies provided herein are not to be construed as exclusive remedies. The city is authorized to pursue any proceedings or remedies provided by law. (Ord. 17-08 § 2, 2017)

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Hanford Municipal Code

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The purpose of this chapter is to further fulfill the purposes and intents set forth in Title 5 of the Hanford Municipal Code. No person shall operate a commercial medical cannabis business without first obtaining a City commercial medical cannabis business permit and complying with all the requirements of Title 5 of the Hanford Municipal Code and complying with all applicable State law requirements including obtaining a license or permit required by the State to operate a commercial medical cannabis business. (Ord. 17-08 § 3, 2017)

17.69.020 Definitions.

Unless otherwise provided herein, the terms used in this chapter shall have the meanings ascribed to them in Title 5 of the Hanford Municipal Code. (Ord. 17-08 § 3, 2017)

17.69.030 Location of commercial cannabis businesses—Dispensaries.

Commercial cannabis dispensaries shall not be permitted in any zone in the City. (Ord. 17-08 § 3, 2017)

17.69.040 Location of commercial medical cannabis businesses—All types other than dispensaries: cultivation, manufacturing, testing facilities, distributors and transporting.

Commercial medical cannabis businesses other than dispensaries, including those permitted to engage in cultivation, manufacturing, testing, distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

- A. The commercial medical cannabis business other than a dispensary must be located on property zoned I-H-Heavy Industrial District.
- B. The property on which the commercial medical cannabis business is located must also meet all of the following distance requirements:
 1. It shall be no closer than two hundred (200) feet of any residentially zoned parcel in the City, including any legal nonconforming residential uses as of the date the commercial medical cannabis business permit is issued. If any part of an I-H zoned parcel falls within the two hundred (200) foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial medical cannabis business.
 2. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following:
 - a. A school (whether public, private, or charter, including pre-school, transitional kindergarten, and K-12);
 - b. A daycare facility serving nine (9) or more children and is licensed by the County;
 - c. Any youth facility. (Ord. 17-08 § 3, 2017)

17.69.050 Distances measured—Applicable properties.

The distance between parcels shall be the horizontal distance measured in a straight line from any property line of the sensitive use to the closest property line of the lot on which the commercial medical cannabis business is to be located, without regard to any intervening structures. The distance requirements in this chapter shall only be applicable with

respect to properties located in the City's limits, unless otherwise required by State law. The distance requirements shall not be applicable with respect to any property located outside the City limits. (Ord. 17-08 § 3, 2017)

17.69.060 Certification from the Community Development Director.

Prior to commencing operations, a commercial medical cannabis business must obtain a certification from the Community Planning Director or designee certifying that the business is located on a site that meets all the requirements of this title and Title 5. (Ord. 17-08 § 3, 2017)

View the [mobile version](#).



AGENDA STAFF REPORT

MEETING DATE: 5/8/2018	AGENDA SECTION: 3
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SUBJECT:

Variance No. 2018-01: a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces to be located within the rear-yard setback for a 100-unit multi-family development. Mitigated Negative Declaration No. 2018-04: 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 north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).

See attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Variance No. 2018-01 Staff Report
 Resolution No. 2018-09
 Exhibit A Site Plan
 Exhibit B SPR 2017-16 Approval Letter
 Exhibit C Environmental Documents

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 8, 2018**

PROJECT: **Variance No. 2018-01:** a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback for a 100-unit multi-family development.

Mitigated Negative Declaration No. 2018-04: 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 north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-04 for the project.
2. Make the appropriate findings and adopt Resolution No. 2018-09 approving Variance No. 2018-01.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2018-04 for the project.
2. I move to adopt Resolution No. 2018-09, approving Variance No. 2018-01.

PROJECT DESCRIPTION

The project is a request, by the Village at Hanford Square, LLC, to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces to be located within the rear-yard setback for a 100-unit multi-family development, as shown in Site Plan Review No. 2017-16, attached as Exhibit A.

In accordance with the Hanford Municipal Code, Section 17.14.130, off-street parking shall be provided on the site for each use, as prescribed in Chapter 17.54. Required parking spaces may not be provided within any front, side, or rear building setback area. The applicant proposes to locate required parking spaces five feet from the rear property line, encroaching 20 feet within the required rear yard setback area.

BACKGROUND INFORMATION

The proposed project site is designated by the General Plan as High-Density Residential and zoned R-H High-Density Residential. Development of the project area as 100 high-density residential units was proposed under Site Plan Review No. 2017-16. The Site Plan Review committee has reviewed and conditioned the project, subject to approval of a variance to allow parking within the rear-yard setback area. The approval letter, with conditions of approval for Site Plan Review No. 2017-16, is attached as **Exhibit B**.

Figure 1 – Land Use
Property Shown in Red

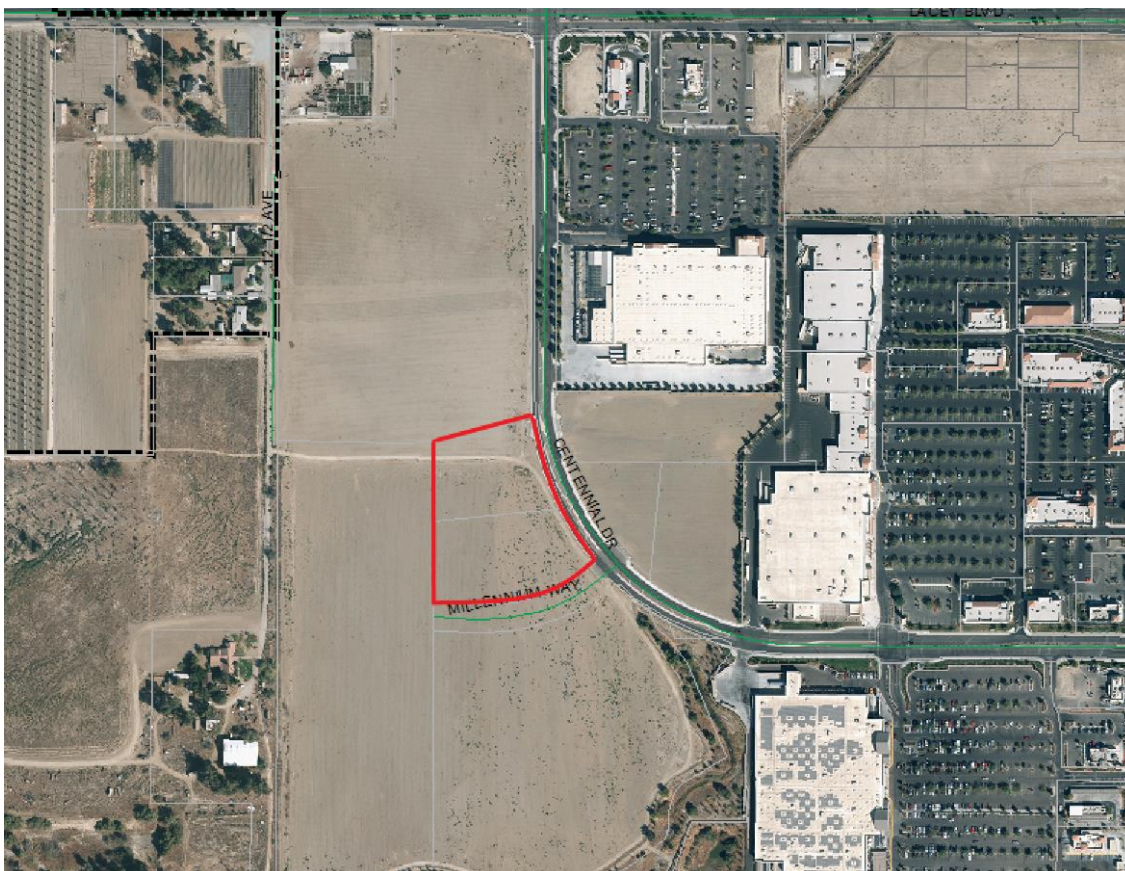
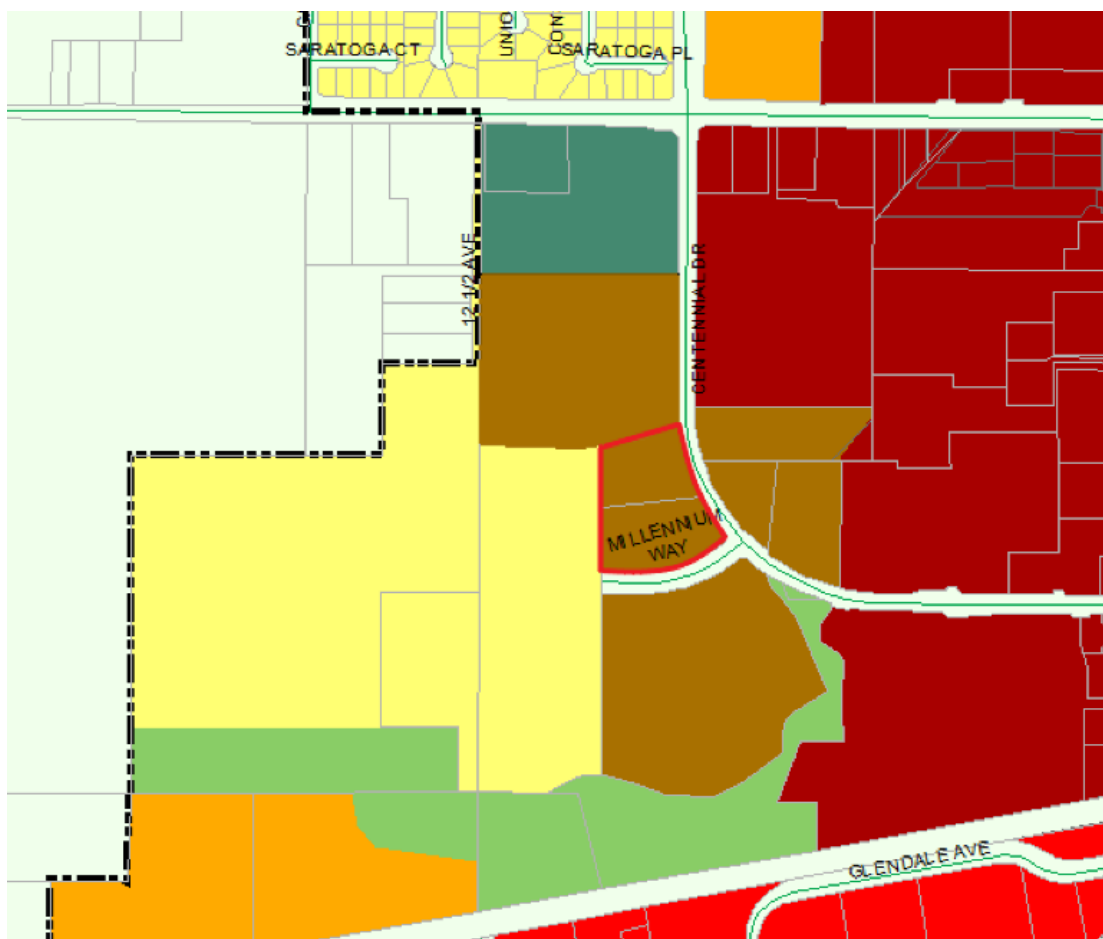


Figure 2 – Zoning R-H High-Density Residential
Property Shown in Red



PROJECT EVALUATION

The site plan was reviewed in accordance with Section 17.72 of the Hanford Municipal Code. The project requires a minimum of 169 parking stalls, based on the following table, citing requirements from Section 17.54.040 of the Hanford Municipal Code.

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

The project proposed parking within the rear-yard setback, which is prohibited under Section 17.14.130 C, which states, "Required parking spaces may not be provided within any front, side, or rear building setback area." The applicant's site plan proposes parking spaces within the 25-foot rear-yard setback area. Parking is shown five feet from the rear property line, with overhang extending to three feet from the rear property line.

Since the applicant's request deviates more than can be permitted through a minor deviation, which limits the extent of deviation to ten percent, the applicant has submitted a variance for approval by the Planning Commission, in accordance with section 17.84.030 of the Hanford Municipal Code.

Setbacks:

The City requires setbacks between structures for several reasons:

Safety:

Maintaining setbacks between building and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. The Fire Department has reviewed the application and determined that the reduced setback for parking provided by the applicant will not be detrimental to safety.

Noise:

Setbacks also are in place to reduce noise impacts. Locating parking as proposed will not impact noise to neighboring properties, a masonry concrete block wall along the rear property line is provided by the applicant and will mitigate noise between uses. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures. As a barrier between uses between parking and low-density residential to the west, the applicant has provided a masonry concrete wall to physically divide the uses and provide separation. All buildings meet and exceed the required setbacks for the R-H High-Density Residential zone district.

FINDINGS FOR APPROVAL

Section 17.84.050

Development Regulations. The Planning Commission may grant a variance to the development regulations identified in this chapter as proposed in the variance application or in modified form if, based upon the application and the evidence submitted at the public hearing, the Planning Commission makes all of the following findings:

1. That there are special circumstances applicable to the property, including size, shape, topography, location or that surroundings are such that the strict application deprives such

property of privileges enjoyed by other property in the vicinity and under identical land use district classification;

That the special circumstance applicable to the property is the shape of the site. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 45 feet; therefore, Centennial Drive is the front property line, and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking within the 25-foot rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking.

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

That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking.

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

That allowing parking to encroach within the required rear yard setback will not create a safety hazard. The Fire Department has reviewed the application and determined that the parking setbacks provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the setbacks provided by the applicant will not conflict with the requirements of the California Building Code. The applicant provides a block wall along the rear property line, which will provide a physical barrier between the future residential property to the west and the parking stalls.

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

That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking. The granting of this variance does not constitute a special privilege, because this lot faces a limitation the others do not possess.

5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located; and

That the variance applies to the rear-yard setback for parking stalls associated with a 100-unit multi-family development. Multi-family residences are a permitted use in the R-H High-Density Residential zone district. All other development regulations specified in Section 17.14 for the R-H High-Density Residential zone district have been met.

6. That the variance is consistent with the purposes of this title; and

That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is the shape of the property. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 45 feet; therefore, Centennial Drive is the front property line and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking within the rear yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking.

7. That the variance will be consistent with the General Plan.

That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

ENVIRONMENTAL ASSESSMENT

An initial study/environmental assessment was conducted and on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2018-04 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2018-04, and mitigation measures required of development are attached as **Exhibit C**.

PRE-CONSULTATION

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

1. Mark Pedreiro for Kings Area Rural Transit (KART) on March 20, 2018
2. Brian Clements for San Joaquin Valley Air Pollution Control District (SJVAPCD) via CEQAConnected on April 9, 2018

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

Kings Area Rural Transit (KART)

During pre-consultation, the City received the following comment from Mark Pedreiro with Kings Area Rural Transit: "KART would like consideration for a bus stop. A section of sidewalk 10' x 10'

would be needed for the possible placement of a bus shelter. I believe a bus pullout would be needed if street is not going to be widened.”

Analysis: As a condition of approval of Variance No. 2018-01, staff is requiring the applicant consult with KART to determine a bus stop location.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on April 9, 2018, through use of CEQA Connected, which is a web-based system designed to assist state and local agencies to streamline the CEQA commenting process during the early consultation. CEQAConnected provides comments related to air-quality impacts, potential rules and regulations, and potential air-quality improvements/mitigation measures, based on the project description. Through CEQAConnected, an official comment letter is provided after inputting the project information. A copy of the pre-consultation letter received through CEQA Connected is attached to the initial study. Comments were provided, as follows:

“The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of apartments, low rise with a total of 100 dwelling units (Project), located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044) in Hanford, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutant Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 micron or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) – At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the District concludes that the Project is subject to District Rule 9510.

District Rule 9510 is intended to mitigate a project’s impact on air quality through project design elements or by payment of applicable offsite mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. Regulation VIII (Fugitive PM₁₀ Prohibitions) – The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021- Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/ruleslist.htm.
5. Potential Air Quality Improvement Measures – The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at <http://www.valleyair.org/cegaconnected/eqimeasures.aspx>.
 - a) Cleaner Off-Road Construction Equipment – this measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
 - b) Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
 - c) Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.

- d) Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project within a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
- A transit station/top with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling
- e) Voluntary Emission Reduction Agreement (VERA) – Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increased through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent."

A copy of the District's comments has been provided to the project proponent and the comments have been incorporated as mitigation measures, as follows:

Mitigation Measures:

MM Air Quality 1: That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.

MM Air Quality 2: The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.

MM Air Quality 3: 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.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on April 13, 2018 and mailed to property owners within 500 feet of the project site on April 12, 2018. The initial study and notice of intent to adopt a mitigated negative declaration was made available to the public for a 20-day comment period, from April 13 to May 3, 2018. No public comments have been received, as of the date of the preparation of this staff report.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution No. 2018-09.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-04 for the project.
2. Make the appropriate findings and adopt Resolution No. 2018-09 approving Variance No. 2018-01.

RESOLUTION NO. 2018-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 2018-01, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.14.130, IN ORDER TO PERMIT REQUIRED PARKING SPACES WITHIN THE REAR-YARD SETBACK FOR A 100-UNIT MULTI-FAMILY DEVELOPMENT. THE PROJECT IS LOCATED NORTH OF MILLENNIUM WAY AND WEST OF CENTENNIAL BOULEVARD (APN 011-020-043 AND 011-020-044).

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 8, 2018 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2018-01, a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback for a 100-unit multi-family development, as shown in **Exhibit A**, filed by Village at Hanford Square, LLC, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044); and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2018-04, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

WHEREAS, the Planning Commission hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certifies that Mitigated Negative Declaration No. 2018-04 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, shall also be conditions of development; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.84.050 of the Hanford Municipal Code:

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

That the special circumstance applicable to the property is the shape of the site. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the

shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 45 feet; therefore, Centennial Drive is the front property line, and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking within the 25-foot rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking.

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

That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking.

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

That allowing parking to encroach within the required rear yard setback will not create a safety hazard. The Fire Department has reviewed the application and determined that the parking setbacks provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the setbacks provided by the applicant will not conflict with the requirements of the California Building Code. The applicant provides a block wall along the rear property line, which will provide a physical barrier between the future residential property to the west and the parking stalls.

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

That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking. The granting of this variance does not constitute a special privilege, because this lot faces a limitation the others do not possess.

5. That granting the variance does not allow a use or activity which is prohibited in the land use district where the property is located; and

That the variance applies to the rear-yard setback for parking stalls associated with a 100-unit multi-family development. Multi-family residences are a permitted use in the R-H High-Density Residential zone district. All other development regulations specified in Section 17.14 for the R-H High-Density Residential zone district have been met.

6. That the variance is consistent with the purposes of this title; and

That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the

property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to the property is the shape of the property. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 45 feet; therefore, Centennial Drive is the front property line and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking within the rear yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking.

7. That the variance will be consistent with the General Plan.

That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 2018-01 be approved, subject to the conditions of approval for Site Plan Review No. 2017-16, attached as **Exhibit C**, and the following condition:

KINGS AREA RURAL TRANSIT (KART)

Contact Mark Pedreiro from KART at (559) 852-2624

Concerning the following condition(s):

1. That KART would like consideration for a bus stop. A section of sidewalk 10' x 10' would be needed for the possible placement of a bus shelter. Please contact Mark Pedreiro from KART to determine a bus stop location.

EXPIRATION

That this variance shall become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of May 2018.

Darlene R. Mata, Secretary

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

Exhibit A
Site Plan 2017-16

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)



Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

Variance No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-04

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 project is subject to the appropriate 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 development 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 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 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 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?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	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 ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	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.	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.	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 for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	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	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could 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 on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	- That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. - that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
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 new development 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.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	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 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;	City to require; Developer to provide

		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 the course of a stream or river, in a manner which would result in substantial erosion or siltation 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	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 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.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial	a) In accordance with Site Plan No. 2017-16 for the site, 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	Developer

	additional sources of polluted runoff.	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. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; - A drainage/site improvement plan for the development shall be prepared by a licensed 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 the approved plan; - The 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.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may 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?	That approval of the variance is required, in order to develop the site, as proposed under Site Plan Review No. 2017-16.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards	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

	established in the local general plan or noise ordinance, or applicable standards of other agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	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
MM Public Facilities 3	The project may result in substantial adverse physical impacts associated with the	That the project will be subject to School Impact Fees	Developer to pay

	provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park 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 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.	That the project is subject to Park Impact Fees	Developer to pay

TRANSPORTATION AND TRAFFICE		
MM Traffic 1-4	The project could 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 and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	MM Traffic 1: That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements; MM Traffic 2: That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site; MM Traffic 3. The development is subject to a \$223,014.40 Transportation Impact Mitigation Fee. MM Traffic 4: That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code.
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?	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste	Developer to pay and provide

The project site would be required to implement water conservation measures

- That the development is subject to Refuse and Recycling Impact Fees;
- That four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in

	disposal needs?	accordance with City Standard GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. 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.	
MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer

Exhibit C
Site Plan Review No. 2017-16 Approval Letter – Conditions of Approval

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICE MAYOR
SUE SORENSEN

COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: March 2, 2018

PROJECT: Site Plan Review 2017-16 (502-0988) **REVISION #1**

APPLICANT: Village at Hanford Square, LLC.

LOCATION: Centennial Drive, north of Millennium Way
(APN 011-020-043 and 011-020-044)

PROPOSAL: Construct 100 multi-family units and associated usable open-space/recreation

ZONING: R-H High-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 7, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required. Prior to accepting construction drawings for a building permit. You project must return to the Site Plan Review Committee for review of the revised plans.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☐ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission – VARIANCE |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle de Silva

Gabrielle de Silva, Associate Planner
Community Development Department

March 2, 2018
DATE

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ ADMINISTRATION
- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2017-16 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION

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

General: the following comments are considered draft until final approval of the site plan review application

- ☒ 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.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2017-16 with minor modifications to be approved by the Community Development Department.
- ☒ 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.

Special Requirements:

- ☒ That the project is subject to approval of a variance, in order to allow parking to encroach into the rear-yard setback.
- ☒ That a parcel map waiver be recorded in order to merge the properties into one.

Cultural Resources:

- ☒ 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.

Building Setback Areas (17.14.070)

- ☒ That the appropriate setbacks be maintained, as follows for a two-story structure:
 - ☒ Front: 15 feet from the front lot line for livable buildings space and 20 feet for other non-livable building space
 - ☒ Rear: 25 feet
 - ☒ Interior Side: 5 feet
 - ☒ Street Side: 10 feet *measured from easement*

Distances between Structures: (Section 17.14.080)

- ☒ That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.14.090)

- ☒ That the maximum structure height shall be 35 feet.

Usable Open Space (Section 17.14.150)

- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet side.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site – the community building satisfies this requirement.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 169 parking stalls on site (minimum), as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

- ☒ That a minimum of 78 stalls shall be covered parking stalls.
- ☒ 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).
- ☒ 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 there shall be no more than four compact spaces adjacent to each other.
- ☒ 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).

- ☒ That the required parking spaces may not be provided within any front, side, or rear building setback area. **A variance is sought to deviate from this requirement.**

Signage: (Section 17.56).

- ☒ 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.**

☒ **R-H zones with five or more residences per site**

☒ Building Signs

- ☒ 1 sign per street frontage maximum
- ☒ 30 sq. ft. maximum size per sign
- ☒ Placement a minimum five feet below roofline
- ☒ External illumination only

☒ Freestanding signs

- ☒ 1 sign per site maximum
- ☒ 20 sq. ft. maximum size
- ☒ 6 feet high maximum
- ☒ External illumination only

Fencing and Walls: (Section 17.50.110 and 17.50.120).

- ☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:
- ☒ Along a rear lot line not exceeding seven feet in height
 - ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ 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.
- ☒ 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).

- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ 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.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ 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.
 - ☒ 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.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ 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.
 - ☒ 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.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ 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.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Trash Collection Areas (Section 17.50.090).

- ☒ 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.
- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.
- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Rooftop Equipment (Section 17.50.100)

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ 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.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2017-016(502-0988) Multi Family
10-18-17
Centennial

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 11A.

6. That a school impact fee of \$3.48 (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 through the Building Department.

PROJECT: Site Plan Review No. 2017-07, File: 502-0988. PROPOSAL TO CONSTRUCT 100 LUXURY APARTMENTS – PHASE I, LOCATED AT NEC CENTENNIAL & MILLENIUM FOR VILLAGE AT HANFORD SQUARE, LLC.

I ☒ (do) ☐ (do not) have comments regarding this project.

FIRE DEPARTMENT

11/27/17

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. **Deferred submittals shall be submitted within 30 days of building permit issuance, except for the underground fire service which is submitted with the grading plans and requires a separate fire department permit for the Site Utility Plan sheet.**
3. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
4. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please use the following email: smartinez@cityofhanfordca.com
5. The fire flow and fire hydrant requirements will be determined at the time of building plan submittal.
6. Scope of work shall be clearly stated on all plans submitted for permit.
7. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

Fire Extinguisher(s):

8. 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).
9. 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.

10. The size, type and location of all fire extinguishers shall be approved by the fire department.
11. All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

Fire Sprinklers:

12. **Important!** The City of Hanford code requirements for automatic fire sprinkler systems are more stringent for commercial, residential and industrial buildings than the California building and fire codes. Please contact the fire department for further information.
13. **The Community Building** and all other public buildings require an **NFPA 13** fire sprinkler system and all **residential units** shall comply with **NFPA 13R**.
14. A separate fire department PERMIT is required for the fire sprinkler system.
15. **Fire Riser Room:** All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and shall have the following building elements:
 - At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,

Fire Alarm:

16. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72.
17. Fire sprinkler system(s) with 21 or more sprinkler heads shall be monitored by a Central Station Service.
18. Fire sprinkler monitoring is required for the following devices:
 - a. Fire flow switch,
 - b. Smoke or heat detector above FACP,
 - c. Manual pull device,
 - d. Valve supervisory on the fire service backflow preventer and PIV.

19. A separate fire department permit is required for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

Emergency Access:

20. Locked gates installed across fire department access roads/lanes:
- Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - The ordering of Knox Box products can be done directly online at www.knoxbox.com and clicking on or typing in **Hanford Fire Dept** as your department; or a form can be obtained from the fire department.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
21. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**. No medians or similar objects shall be placed on fire department access roads and lanes.
22. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

- | | |
|-------------------------|---------------|
| a. Inside Turn: | 20 ft., 1 in. |
| b. Curb to Curb: | 36-ft, 3 in. |
| c. Wall to Wall: | 44 ft., 6 in. |

24. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be constructed and approved prior to any combustible construction being brought onto the premises unless approved by the fire department.

Fire Hydrants and Underground Fire Service:

25. All fire mains and fire hydrants shall be installed and operable prior to combustible construction being brought onto the site.
 - A separate fire department permit is required and shall be turned into the city with the building plan submittal.
26. A deposit of \$340.00 shall be included with your submittal.
27. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
28. All FDC's are required to be within 25-feet of a fire hydrant. The exact location shall be reviewed on the Site Utility plans and approved by the fire department. Knox FDC Plugs, Model #3041, are required on all FDC's.
29. If a new fire hydrant flow test is required, the following shall be submitted to the fire department:
 - a. Site plan showing the closest fire hydrants (minimum of two hydrants),
 - b. Payment to the Hanford Fire Department in the amount of \$357.19,
 - c. Submit to the Hanford Fire Department, 350 W. Grangeville Blvd., Hanford, CA 93230, Attention: Fire Prevention.
30. Fire service backflow devices shall be approved by the city water department and shall comply with City Standard WA-29.

Special Requirements:

31. The following City Standards shall apply:
 - Fire Hydrant Installation WA-20
 - Fire Riser Room WA-27
 - Fire Pumper Connection (FDC) WA-28
 - Fire Service Backflow Preventer Assembly (DCDA) WA-29
 - Concrete Thrust Blocks WA-32
 - Protection Posts (bollards) WA-35
 - Fire Department Access Roads ST-36
32. All address numbers, building identification numerals/alpha letters shall be installed on the building and shall be visible from the fire department access roads and/or lanes (please consult fire department for acceptable locations). The color of the address numbers shall be in a contrasting color to the building. Care and thought shall be given to ensure that trees and tall bushes do not obstruct the number/letters from view in future years.

Size of Address Numbers:

- Buildings 20-ft. or less from the street: 6-inch numbers,
 - Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - Buildings more than 40-ft. from street: 12 inch numbers.
33. Fire lanes and No Parking curbs shall be assigned and approved by the Hanford Fire Department. All hydrants and FDC's shall have a red painted curb in front of their location 10-foot wide from the center of the appurtenance.
34. Solar photovoltaic installations shall conform to CFC 605.11 and require separate fire department plan check.

R:\SITE PLAN REVIEW\SPR 2017-16 (502-0988) VILLAGE AT HANFORD SQUARE NEC CENTENNIAL - MILLENIUM FIRE COMMENTS.docx

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)



City of Hanford

Department of Public Works

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Utilities Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

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.
4. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to both the existing public water main located within Millennium Way and Centennial Drive.
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.
6. That the developer shall extend a minimum 12 inch diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/02/18
DATE

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)



City of Hanford

Department of Public Works

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per the City's water master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for the City review/approval prior to commencing work per City Standards.

7. That all City of Hanford water system impact fees and any applicable water construction reimbursement charges shall be payable prior to permitting connection to the public water system.

Sewer:

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

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/02/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

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 **\$4,400.00** 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.
6. 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

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)



City of Hanford

Department of Public Works

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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.

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE



City of Hanford

Department of Public Works

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Easement Requirements:

1. That a 10 foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and Millennium Way.
2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.
2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations along the Millennium Way and Centennial Drive project frontage shall be determined by the City Engineer in accordance with City Standard GE-56.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Centennial 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. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. That new sidewalk shall be installed in conformance with City Standard CO-15 along the Millennium Way project frontage and shall be shown on the engineered site improvement plans

Drive Approach Requirements:

1. That the project entrances on Millennium Way and Centennial Drive may be located as shown on the site plan. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site.

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)



City of Hanford

Department of Public Works

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2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

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

Soils Report Requirements:

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

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE



City of Hanford

Department of Public Works

3.b

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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: 107,968 sf – 100 Multi-Family Units – Site Area: 4.58 Acres).**
 - A. That the development is subject to a **\$223,014.40 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 **\$161,677.00 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 **\$236,205.00 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 **\$37,613.05 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 **\$48,088.00 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 **\$30,284.00 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 **\$15,929.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$279,276.00 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.
 - I. That the development is subject to a **\$4,396.85 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE



City of Hanford

Department of Public Works

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Refuse Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

General Requirements:

1. That a four (4) 10' x 20' 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' wide/6" thick 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).**
6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
7. That a revised site plan showing all proposed refuse enclosure locations must be submitted for approval by the Community Development Department and the Public Works Department before building permits are issued. The latest site plan was missing one enclosure.

Attachment: Resolution No. 2018-09 (Variance No. 2018-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

03/02/18
DATE



SETBACKS
FRONT (CENTENNIAL - EAST SIDE)(COLLECTOR STREET)
15'-0" SETBACK FROM PROPERTY LINE / LOT LINE
5'-0" LANDSCAPE SETBACK REQUIRED FOR COLLECTOR STREET
DESIGNED AS WALLED OR FENCED BACK-ON OR SIDE-ON LOTS.

REAR (INTERIOR - WEST SIDE)
15'-0" SETBACK FROM PROPERTY LINE / LOT LINE
10'-0" INCREASE TO SETBACK FOR BUILDING ABOVE ONE STORY

SIDE (MILLENNIUM WAY - SOUTH SIDE)
10'-0" SETBACK FROM PROPERTY LINE

SIDE (INTERIOR - NORTH SIDE)
5'-0" SETBACK FROM AN INTERIOR SIDE LOT LINE

DECKS, BALCONIES AND OTHER PLATFORMS WITH A FLOOR HEIGHT +2'-0"
SHALL BE SET BACK 5'-0" FROM A REAR AND INTERIOR SIDE LOT LINE AND
10'-0" FROM A STREET SIDE LOT LINE.

SITE AREA
LOT: 4.58 ACRES
LOT SF: 43,560 SF / ACRE = 199,505 SF

SITE COVERAGE
1,500 SF / DWELLING UNIT REQUIRED
150,000 SF REQUIRED

USABLE OPEN SPACE
5% OF THE LOT AREA REQUIRED
9,975 SF REQUIRED
14,217 SF PROVIDED
POOL AND DECK 6,589 SF
OUTDOOR BBQ AREA 1500 SF
COMMUNITY ROOM 827 SF
GYM 775 SF
NORTH DOG PARK 2,378 SF
SOUTH DOG PARK 2,148 SF

UNITS PER BUILDING TYPE
BUILDING A
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 8 UNITS
BUILDING B
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 4 UNITS
APARTMENT 3 X 2 4 UNITS
BUILDING C
STUDIO APARTMENT 4 UNITS
APARTMENT 1 X 1 8 UNITS
APARTMENT 2 X 2 8 UNITS

TOTAL UNITS IN PROJECT
3 BUILDING A
APARTMENT 1 X 1 36 UNITS
APARTMENT 2 X 2 24 UNITS
1 BUILDING B
APARTMENT 1 X 1 12 UNITS
APARTMENT 2 X 2 4 UNITS
APARTMENT 3 X 2 4 UNITS
1 BUILDING C
STUDIO APARTMENT 4 UNITS
APARTMENT 1 X 1 8 UNITS
APARTMENT 2 X 2 8 UNITS

PARKING REQUIREMENTS
RESIDENTIAL PARKING BASED UPON UNIT MIX
STUDIO = 4 @ 1 SPACE / UNIT = 4 SPACES
1 X 1 UNITS = 56 @ 1.5 SPACES / UNIT = 84 SPACES
2 X 2 UNITS = 36 @ 1.75 SPACES / UNIT = 63 SPACES
3 X 2 UNITS = 4 @ 2 SPACES / UNIT = 8 SPACES

TOTAL NUMBER OF UNITS 100
TOTAL RESIDENTIAL PARKING REQUIRED = 159 SPACES

COMMUNITY BUILDING BUILDING D BASED UPON SF
3,052 SF @ 1 SPACE / 300 SF REQUIRED = 10 SPACES

PARKING ANALYSIS
169 SPACES REQUIRED

50% COVERED (MINIMUM) = 85 SPACES
30% COMPACT (MAXIMUM) = 51 SPACES
2.5% MOTORCYCLE (MAXIMUM) = 4 SPACES
ADA REQUIREMENT 4% (MINIMUM) = 6 SPACES

PARKING PROVIDED
171 SPACES

COVERED = 86 SPACES
COMPACT = 28 SPACES
MOTORCYCLE = 2 SPACES
ADA REQUIREMENT 4% = 6 SPACES

STUDIO
UNIT A = 551 SF

APARTMENT 1 X 1
UNIT B = 643 SF
UNIT C = 794 SF
UNIT D = 833 SF

APARTMENT 2 X 2
UNIT E = 995 SF
UNIT F = 1,095 SF

APARTMENT 3 X 2
UNIT G = 1,433 SF

TOTAL BUILDING SF
BUILDING A (W/O DECKS OR PATIOS)
FIRST FLOOR 10,718 SF
SECOND FLOOR 10,718 SF
TOTAL 21,436 SF

BUILDING B (W/O DECKS OR PATIOS)
FIRST FLOOR 11,378 SF
SECOND FLOOR 11,378 SF
TOTAL 22,756 SF

BUILDING C (W/O DECKS OR PATIOS)
FIRST FLOOR 8,926 SF
SECOND FLOOR 8,926 SF
TOTAL 17,852 SF

BUILDING D - COMMUNITY BUILDING (W/O DECKS OR PATIOS)
TOTAL 3,052 SF

FENCE AND WALL LOCATIONS

6'-0" HIGH FENCE SET BACK 10'-0" FROM THE LOT LINE ON BOTH CENTENNIAL AND
MILLENNIUM WAY, EXCEPT AT THE CORNER. THE FENCE AT THE CORNER IS AT A 45
DEGREE ANGLE SET BACK 25'-0" FROM THE STREET PROPERTY LINE. (17.50.120H)

7'-0" HIGH FENCE ON THE LOT LINES AT THE SIDE AND THE REAR. FENCE
CONSTRUCTION PROPOSED TO BE CONCRETE BLOCK WITH STUCCO FINISH.

PATIO WALLS DO NOT EXCEED 3'-0" IN HEIGHT WITH A 4'-0" HIGH OCCASIONAL
PILASTER. (17.50.120 D & E).

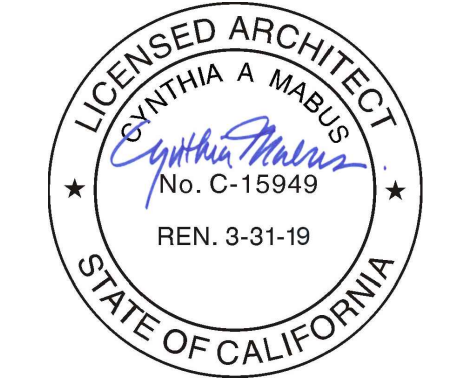
PATH OF TRAVEL DESIGNATION: +-----+

NOTE #1: GOLF CART PARKING AND WASHING IS AN AREA TO PARK THE SMALL
GOLF CARTS THAT ARE USED BY STAFF TO TOUR PROSPECTIVE TENANTS AROUND
THE PROPERTY.

NOTE #2: ELECTRIC CAR PARKING ARE PARKING SPACES THAT WILL PROVIDE
ACCESS TO RECHARGE STATIONS FOR ELECTRIC CARS.



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949.300.1905
WWW.CYNTHIAMABUSARCHITECTURE.COM



THE VILLAGE AT HANFORD SQUARE

LUXURY APARTMENT HOMES - PHASE 1
CITY OF HANFORD
KINGS COUNTY CALIFORNIA

AGENCY APPROVAL

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REVISIONS		
NUMBER	DATE	DESCRIPTION

ISSUE DATE	JANUARY 11, 2018
PROJECT ARCHITECT	C MABUS
PROJECT NUMBER	CMA 2017-007
SCALE	AS NOTED

SHEET TITLE

SITE PLAN



SITE PLAN

SCALE: 1" = 30'-0"

A1.1

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICE-MAYOR
SUE SORENSEN

COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARRELL L. PYLE

CITY ATTORNEY
ROBERT M. DOWD

DATE: March 2, 2018

PROJECT: Site Plan Review 2017-16 (502-0988) REVISION #1

APPLICANT: Village at Hanford Square, LLC.

LOCATION: Centennial Drive, north of Millennium Way
(APN 011-020-043 and 011-020-044)

PROPOSAL: Construct 100 multi-family units and associated usable open-space/recreation

ZONING: R-H High-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 7, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required. Prior to accepting construction drawings for a building permit. You project must return to the Site Plan Review Committee for review of the revised plans.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☐ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission – VARIANCE |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle de Silva

Gabrielle de Silva, Associate Planner
Community Development Department

March 2, 2018
DATE

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ ADMINISTRATION
- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2017-16 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

PLANNING DIVISION

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

General: the following comments are considered draft until final approval of the site plan review application

- ☒ 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.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2017-16 with minor modifications to be approved by the Community Development Department.
- ☒ 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.

Special Requirements:

- ☒ That the project is subject to approval of a variance, in order to allow parking to encroach into the rear-yard setback.
- ☒ That a parcel map waiver be recorded in order to merge the properties into one.

Cultural Resources:

- ☒ 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.

Building Setback Areas (17.14.070)

- ☒ That the appropriate setbacks be maintained, as follows for a two-story structure:
 - ☒ Front: 15 feet from the front lot line for livable buildings pace and 20 feet for other non-livable building space
 - ☒ Rear: 25 feet
 - ☒ Interior Side: 5 feet
 - ☒ Street Side: 10 feet *measured from easement*

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

Distances between Structures: (Section 17.14.080)

- ☒ That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.14.090)

- ☒ That the maximum structure height shall be 35 feet.

Usable Open Space (Section 17.14.150)

- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet side.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site – the community building satisfies this requirement.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 169 parking stalls on site (minimum), as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

- ☒ That a minimum of 78 stalls shall be covered parking stalls.
- ☒ 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).
- ☒ 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 there shall be no more than four compact spaces adjacent to each other.
- ☒ 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).

- ☒ That the required parking spaces may not be provided within any front, side, or rear building setback area. **A variance is sought to deviate from this requirement.**

Signage: (Section 17.56).

- ☒ 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.**

☒ **R-H zones with five or more residences per site**

☒ Building Signs

- ☒ 1 sign per street frontage maximum
- ☒ 30 sq. ft. maximum size per sign
- ☒ Placement a minimum five feet below roofline
- ☒ External illumination only

☒ Freestanding signs

- ☒ 1 sign per site maximum
- ☒ 20 sq. ft. maximum size
- ☒ 6 feet high maximum
- ☒ External illumination only

Fencing and Walls: (Section 17.50.110 and 17.50.120).

- ☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:
- ☒ Along a rear lot line not exceeding seven feet in height
 - ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ 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.
- ☒ 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).

- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ 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.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ 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.
 - ☒ 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.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ 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.
 - ☒ 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.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ 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.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Trash Collection Areas (Section 17.50.090).

- ☒ 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.
- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.
- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Rooftop Equipment (Section 17.50.100)

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ 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.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2017-016(502-0988) Multi Family
10-18-17
Centennial

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 11A.

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

6. That a school impact fee of \$3.48 (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 through the Building Department.

PROJECT: Site Plan Review No. 2017-07, File: 502-0988. PROPOSAL TO CONSTRUCT 100 LUXURY APARTMENTS – PHASE I, LOCATED AT NEC CENTENNIAL & MILLENIUM FOR VILLAGE AT HANFORD SQUARE, LLC.

I ☒ (do) ☐ (do not) have comments regarding this project.

FIRE DEPARTMENT

11/27/17

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

General:

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. Deferred submittals shall be submitted within 30 days of building permit issuance, except for the underground fire service which is submitted with the grading plans and requires a separate fire department permit for the Site Utility Plan sheet.
3. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
4. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please use the following email: smartinez@cityofhanfordca.com
5. The fire flow and fire hydrant requirements will be determined at the time of building plan submittal.
6. Scope of work shall be clearly stated on all plans submitted for permit.
7. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

Fire Extinguisher(s):

8. 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).
9. 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,

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

shall have a sign posted nearby with the words Fire Extinguisher on the cabinet or above the location where the fire extinguisher is installed.

10. The size, type and location of all fire extinguishers shall be approved by the fire department.
11. All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

Fire Sprinklers:

12. **Important!** The City of Hanford code requirements for automatic fire sprinkler systems are more stringent for commercial, residential and industrial buildings than the California building and fire codes. Please contact the fire department for further information.
13. **The Community Building** and all other public buildings require an **NFPA 13** fire sprinkler system and all **residential units** shall comply with **NFPA 13R**.
14. A separate fire department PERMIT is required for the fire sprinkler system.
15. **Fire Riser Room:** All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and shall have the following building elements:
 - At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,

Fire Alarm:

16. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72.
17. Fire sprinkler system(s) with 21 or more sprinkler heads shall be monitored by a Central Station Service.
18. Fire sprinkler monitoring is required for the following devices:
 - a. Fire flow switch,
 - b. Smoke or heat detector above FACP,
 - c. Manual pull device,
 - d. Valve supervisory on the fire service backflow preventer and PIV.

19. A separate fire department permit is required for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

Emergency Access:

20. Locked gates installed across fire department access roads/lanes:
- Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - The ordering of Knox Box products can be done directly online at www.knoxbox.com and clicking on or typing in **Hanford Fire Dept** as your department; or a form can be obtained from the fire department.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
21. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**. No medians or similar objects shall be placed on fire department access roads and lanes.
22. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:
- Calculated Turning Radii:**
- Inside Turn: 20 ft., 1 in.
 - Curb to Curb: 36-ft, 3 in.
 - Wall to Wall: 44 ft., 6 in.
24. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be constructed and approved prior to any combustible construction being brought onto the premises unless approved by the fire department.

Fire Hydrants and Underground Fire Service:

25. All fire mains and fire hydrants shall be installed and operable prior to combustible construction being brought onto the site.
 - A separate fire department permit is required and shall be turned into the city with the building plan submittal.:
26. A deposit of \$340.00 shall be included with your submittal.
27. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
28. All FDC's are required to be within 25-feet of a fire hydrant. The exact location shall be reviewed on the Site Utility plans and approved by the fire department. Knox FDC Plugs, Model #3041, are required on all FDC's.
29. If a new fire hydrant flow test is required, the following shall be submitted to the fire department:
 - a. Site plan showing the closest fire hydrants (minimum of two hydrants),
 - b. Payment to the Hanford Fire Department in the amount of \$357.19,
 - c. Submit to the Hanford Fire Department, 350 W. Grangeville Blvd., Hanford, CA 93230, Attention: Fire Prevention.
30. Fire service backflow devices shall be approved by the city water department and shall comply with City Standard WA-29.

Special Requirements:

31. The following City Standards shall apply:
 - Fire Hydrant Installation WA-20
 - Fire Riser Room WA-27
 - Fire Pumper Connection (FDC) WA-28
 - Fire Service Backflow Preventer Assembly (DCDA) WA-29
 - Concrete Thrust Blocks WA-32
 - Protection Posts (bollards) WA-35
 - Fire Department Access Roads ST-36
32. All address numbers, building identification numerals/alpha letters shall be installed on the building and shall be visible from the fire department access roads and/or lanes (please consult fire department for acceptable locations). The color of the address numbers shall be in a contrasting color to the building. Care and thought shall be given to ensure that trees and tall bushes do not obstruct the number/letters from view in future years.

Size of Address Numbers:

- Buildings 20-ft. or less from the street: 6-inch numbers,
 - Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - Buildings more than 40-ft. from street: 12 inch numbers.
33. Fire lanes and No Parking curbs shall be assigned and approved by the Hanford Fire Department. All hydrants and FDC's shall have a red painted curb in front of their location 10-foot wide from the center of the appurtenance.
34. Solar photovoltaic installations shall conform to CFC 605.11 and require separate fire department plan check.

R:\SITE PLAN REVIEW\SPR 2017-16 (502-0988) VILLAGE AT HANFORD SQUARE NEC CENTENNIAL - MILLENIUM FIRE COMMENTS.docx



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

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.
4. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to both the existing public water main located within Millennium Way and Centennial Drive.
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.
6. That the developer shall extend a minimum 12 inch diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/02/18
DATE

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)



City of Hanford Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

per the City's water master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for the City review/approval prior to commencing work per City Standards.

7. That all City of Hanford water system impact fees and any applicable water construction reimbursement charges shall be payable prior to permitting connection to the public water system.

Sewer:

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

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/02/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

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 **\$4,400.00** 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.
6. 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

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)



City of Hanford Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550
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.

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE



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Easement Requirements:

1. That a 10 foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and Millennium Way.
2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.
2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations along the Millennium Way and Centennial Drive project frontage shall be determined by the City Engineer in accordance with City Standard GE-56.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Centennial 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. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. That new sidewalk shall be installed in conformance with City Standard CO-15 along the Millennium Way project frontage and shall be shown on the engineered site improvement plans

Drive Approach Requirements:

1. That the project entrances on Millennium Way and Centennial Drive may be located as shown on the site plan. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site.

Samantha Long
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03/02/18
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City of Hanford Department of Public Works

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2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

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

Soils Report Requirements:

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

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE



City of Hanford Department of Public Works

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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: 107,968 sf – 100 Multi-Family Units – Site Area: 4.58 Acres).**
 - A. That the development is subject to a **\$223,014.40 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 **\$161,677.00 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 **\$236,205.00 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 **\$37,613.05 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 **\$48,088.00 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 **\$30,284.00 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 **\$15,929.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$279,276.00 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.
 - I. That the development is subject to a **\$4,396.85 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Refuse Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

General Requirements:

1. That a four (4) 10' x 20' 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' wide/6" thick 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)**.
6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
7. That a revised site plan showing all proposed refuse enclosure locations must be submitted for approval by the Community Development Department and the Public Works Department before building permits are issued. The latest site plan was missing one enclosure.

Attachment: Exhibit B SPR 2017-16 Approval Letter (Variance No. 2018-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

03/02/18
DATE

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

NOTICE IS HEREBY GIVEN that on Tuesday, May 8, 2018 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:

VARIANCE NO. 2018-01: A request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development.

LOCATION: The project is located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044).

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: April 13 – May 3, 2018 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by May 3, 2018 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, April 13, 2018

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

MITIGATED NEGATIVE DECLARATION NO. 2018-04**Project Title:** Variance No. 2018-01**File Number:** VAR 2018-01(511-0091)**State Clearinghouse Number:** N/A**Lead Agency:** City of Hanford**Responsible Agency:** N/A

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

Project Description:

Variance No. 2018-01 is a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development.

LOCATION: The project is located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044)

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	()
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, Section 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare 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 fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate 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:**

Date: April 12, 2018**Review Period:** 20 days [April 13 – May 3, 2018]

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2018-04

Prepared For

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

Variance No. 2018-01

Prepared By

The City of Hanford

April 12, 2018

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

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 is a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development. The 100-unit multi-family development has been processed under Site Plan Review No. 2017-16. Approval of Variance No. 2018-01 is a requirement of development, see Site Plan Review No. 2017-16, attached. The variance and site plan application apply to the property located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044).

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 practice 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.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for Variance No. 2018-01, 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) (SC 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, 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 March 12, 2018.

Responses were received from the following:

1. Kings Area Rural Transit
2. San Joaquin Valley Air Pollution Control District via CeqaConnected

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 11)
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)

Pre-Consultation Letters Received:

Consultation from Mark Pedreiro for Kings Area Rural Transit (KART) on March 20, 2018

Consultation from Brian Clements for San Joaquin Valley Air Pollution Control District (SJVAPCD) via CEQAConnected.com
April 9, 2018

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2018-04

1. Project Title: Variance No. 2018-01
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 north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).
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: R-H High-Density Residential
9. Description of the Project: The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development. The 100-unit multi-family development has been processed under Site Plan Review No. 2017-16
10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	R-H	High-Density Residential	Vacant
East	C-R	Regional Commercial	Vacant and Commercial
South	R-H	High-Density Residential	Vacant, Planned for 216 unit apartments
West	R-L-5	Low-Density Residential	Vacant, plan in progress for 66 residential lots

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that 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

DATE

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

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 the Mussle 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 zones 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.

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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LIGHT AND GLARE

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, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences.

Checklist Discussion:

- 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.
- 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.
- Less than Significant Impact with Mitigation Incorporation**– Several sections of the Hanford Municipal Code regulate 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 development will be mitigated through appropriate development standards of the Hanford Municipal Code. (MM Aesthetics 1)
- Less than Significant Impact with Mitigation Incorporation**– The development of the project area is 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 project is subject to the appropriate development standards of the Hanford Municipal Code.

MM Aesthetics 2: That the project 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.

Conclusion: Impacts to aesthetics are anticipated to be less than significant with the incorporation of mitigation measures.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime	☐	☐	☒	☐
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☒	☐	☐

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

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 is located within an area listed as Vacant or Disturbed Land on the Department of Conservation website. Vacant or Disturbed Land includes open field areas that do not qualify for an agricultural category, mineral and oil extraction areas, off road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges. Therefore, the project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Less than significant impact - The project does not conflict with any agricultural zoning. The properties are 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. Therefore, 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. Therefore, there would be no impact.				
e) Less than Significant Impact with Mitigation Measures – Approximately 0.xx acres west of the project site, there are existing agricultural activities taking place within the County. 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, 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 to insure that future residents of the multi-family development are aware of adjacent agricultural uses and their right to continue to operate.

Conclusion: The project is located on land which is considered vacant or disturbed and has no value as agricultural land. The impacts to existing agricultural activities are considered less than significant with the incorporation of a mitigation measure that a right to farm be recorded for the property.

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	☐	☐	☒	☐

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

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

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

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

Asbestos

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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;
- Wet loads of excavated materials; and
- Cover loads of excavated materials

Project Impacts

The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The SJVAB often exceeds the State and national ozone standards 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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 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 NOX or PM10 or less Pre-Consultation Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on April 9, 2018, through use of CEQA Connected, which is a web-based system designed to assist state and local agencies to streamline the CEQA commenting process during the early consultation, CEQA Connected provides comments related to air quality impacts, potential rules and regulations, and potential air quality improvements/mitigation measures based on the project description. Through CEQA Connected, an official comment letter is provided after inputting the project information. A copy of the pre-consultation letter received through CEQA Connected is attached to this initial study. Comments were provided, as follows: "The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of apartments, low rise with a total of 100 dwelling units (Project), located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044) in Hanford, CA. The District offers the following comments:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
1.	<u>Significance Impact for Annual Criteria Pollutant Emissions</u> – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 micron or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.			
2.	<u>District Rule 9510 (Indirect Source Review)</u> – At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the District concludes that the Project is subject to District Rule 9510. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable offsite mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.			
3.	<u>Regulation VIII (Fugitive PM10 Prohibitions)</u> – The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021-Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm			
4.	<u>Other District Rules and Regulations</u> – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/ruleslist.htm.			
5.	<u>Potential Air Quality Improvement Measures</u> – The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at http://www.valleyair.org/ceqaconnected/aqimeasures.aspx. a) <u>Cleaner Off-Road Construction Equipment</u> – this measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) <u>Improve Walkability Design</u> – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments. c) <u>Improve Destination Accessibility</u> – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT. d) <u>Increase Transit Accessibility</u> – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project within a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features: • A transit station/top with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or • A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development) • Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations • Neighborhood designed for walking and cycling e) <u>Voluntary Emission Reduction Agreement (VERA)</u> – Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increased through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project. The District recommends that a copy of the District's comment letter be provided to the project proponent." A copy of the District's comments has been provided to the project proponent. 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 development is subject to the SJVAPCD Indirect Source Review (Rule 9510) since more than 50 residential units are 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 will be subject to Regulation VIII. The project proponent is				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan

- 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 will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan. 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.
- 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 development is subject to the SJVAPCD Indirect Source Review (Rule 9510), as more than 50 residential units are 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 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 will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan. 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 project that would expose sensitive receptors to substantial pollutant concentrations. 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** - The variance applies to the development of a 100-unit multi-family residential project. No objectionable odors are anticipated to occur as part of the project.

Mitigation Measures:

MM Air Quality 1: That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.

MM Air Quality 2: The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.

MM Air Quality 3: 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.

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.aqs>;

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

Environmental Setting

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.

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 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 for which a Statement of Overriding Considerations was certified. The project is being developed consistent				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
with the General Plan designation for the area, High-Density Residential. No new impacts would occur that were not already analyzed in the General Plan.				
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:

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.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 - 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 Meeting On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study. 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). In accordance with Assembly Bill 52, formal notification of determination to undertake a project and notice of consultation opportunity, pursuant to Public Resources Code Section 21080.3.1 was sent to the Tachi Yokut Tribe. A response has not been received, as of the date of preparation of this environmental assessment. 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;				

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

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

- 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.
- Less than Significant Impact with Mitigation Measures** – Due to the consultation meeting, which took place between the City and the Tachi Yokut tribe on January 17, 2017, per the request of the Tachi Yokut Tribe, the following condition shall apply to all projects which require an initial study:
 - That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
- 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.
- 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.

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?	☐	☒	☐	☐

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

Environmental Setting

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.

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 sever perceived shaking and moderate to heavy potential.

Liquefaction

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	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: in order to ensure a structure would not be located on soil that is unstable, or that would become unstable as a result of the project, the City requires the following as mitigation: 1.) That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans; 2) that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first; 3) That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.			
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 for the project				

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

MM Geology 4: That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans;

MM Geology 5: that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first;

MM Geology 6: That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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reductions that mitigate GHG emission generation to a less than significant level.

- b. 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 walkable 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

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	☐	☐	☒	☐

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

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

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 maintain 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** – the new development 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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.				
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: The development proposed 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	☐	☐	☐	☒

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

Environmental Setting

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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There are no surface water bodies within the vicinity of the City that are listed as impaired per the US Environmental 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, and 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;

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.				
- 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. 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 substantially 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 – In accordance with Site Plan No. 2017-16 for the site, the developer shall 1. 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. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; 2. A drainage/site improvement plan for the development shall be prepared by a licensed 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 the approved plan; 3. The 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. 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:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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) 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. MM Hydrology 5: 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. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; MM Hydrology 6: A drainage/site improvement plan for the development shall be prepared by a licensed 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 the approved plan; MM Hydrology 7: The 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. 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. The City has processed an associated site plan review for the development of the 100-unit multi-family development, under Site Plan Review No. 2017-16, attached to this initial study and hereby incorporated by reference. The site plan review contains development approval conditions, which are also a condition of development for the variance application. 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 with mitigation incorporation- 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. The development of the 100-unit multi-family project does require a variance, due to the request to deviate from the requirements of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area. The appropriate findings cited in Section 17.84 of the Hanford Municipal Code are able to be supported by staff and the variance is able to be recommended for approval. With the approval of the variance, the project will not conflict applicable policy in the Hanford Municipal Code. 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. Mitigation Measures MM Land Use 1: That approval of the variance is required, in order to develop the site, as proposed under Site Plan Review No. 2017-16. 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 with the approval of Variance No. 2018-01.				
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.				

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 variance applies to a 100-unit multi-family project. The 100 unit has the potential to induce population growth in the area by approximately 311 persons (based 100 units 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

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

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

Other Public Services

Library Services

The current library is a branch of the Kings County Library.

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 the project will increase demands on the HFD to provide fire protection and emergency services. The development is subject to Fire Impact fees in order to mitigate the effect of the project on Fire services. (\$48,088.00, based on a building area of 107,968 square feet and a site area of 4.58 acres).
- b) **(POLICE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** – the increase in population as a result of the project 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. (\$30,284.00, based on a building area of 107,968 square feet and a site area of 4.58 acres).
- c) **(SCHOOLS) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** – the increase in population as a result of the physical project will increase demands on schools to provide education services. The development is subject to School Impact fees (\$3.48 for each square foot of new building area)
- d) **(PARKS) Less than Significant Impact with Mitigation Measures** – the increase in population as a result of the project will increase demands on recreation. The development is subject to a park impact fee. (\$279,276.00,

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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based on a building area of 107,968 square feet and a site area of 4.58 acres).

- 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.

MM Public Services 3: That the physical development of the project will be subject to School Impact Fees.

MM Public Services 4: That the physical development of the project will be subject to Park 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; City Ordinances No. 90-09, 90-10, and 98-14

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 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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, totaling \$279,276.00, based on a building area of 107,968 square feet and a site area of 4.58 acres.
- b) **Less than Significant Impact** – the multi-family development project includes a recreational element for use by residents. The recreational space includes a community building, totaling 3,101 square feet, as well as an outdoor area and pool.

Mitigation Measures

MM Recreation 1: That the development is subject to 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 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	☐	☒	☐	☐

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 high 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 Mark Pedreiro with Kings Area Rural Transit: "KART would like consideration for a bus stop. A section of sidewalk 10' x 10' would be needed for the possible placement of a bus shelter. I believe a bus pullout would be needed if street is not going to be widened."

As a condition of approval of Variance No. 2018-01, staff is requiring the applicant consult with KART to determine a bus stop location.

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 – The following conditions of approval have been required of development from the Public Works Engineering Division to ensure effective circulation of the project and existing area: 1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements; 2. That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site; 3. The development is subject to a \$223,014.40 Transportation Impact Mitigation Fee; 4) That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code. 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- the development of the site as a 100-unit multi-family development has been evaluated under Site Plan Review No. 2017-16. The Public Works Engineering Division has ensured the project will not feature any hazardous design elements. e) Less than Significant Impact –The project can be adequately be accessed by emergency services. f) See a.				

Mitigation Measures

MM Traffic 1: That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements;

MM Traffic 2: That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site;

MM Traffic 3. The development is subject to a \$223,014.40 Transportation Impact Mitigation Fee.

MM Traffic 4: That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code.

Conclusion

The development has been evaluated to ensure adequate and effective circulation of the site. Mitigation measures will reduce the impact of the project on traffic and transportation.

Source: City of Hanford General Plan and EIR 2017, City of Hanford Municipal Code; City Resolution No. 98-56-R

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	☐	☐	☒	☐

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 defined 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 green waste 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. 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.				

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

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 – 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** - 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 impact with Mitigation Measures (Payment of Impact Fees)** – 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. The development is subject to a \$15,929.00 Refuse and Recycling Impact Fee.
- 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. As a condition of Site Plan Review No. 2017-16, four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in accordance with City Standard GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. 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.

Mitigation Measure:

MM Utilities 1: That the development would be required to implement water conservation measures.

MM Utilities 2: That the development is subject to Refuse and Recycling Impact Fees.

MM Utilities 3: That the future of the project site be required to comply with all statutes and regulations related to solid waste.

MM Utilities 4: That four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in accordance with City Standard GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. 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.

Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with mitigation incorporation.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2015				
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
 Gabrielle de Silva
 Associate Planner

4-12-2018
 Date
 April 12, 2018

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

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 the previously-approved past project.

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. A right to farm disclosure must be recorded on properties within 1 mile of agricultural operations, which are permitted in the County to mitigate the effect of the projects on existing agricultural operations.

Air Quality

Less than Significant with Mitigation Incorporation -The projects will not create or result in any significant air quality impacts. Effects to air quality from this project and the previously-approved project, Site Plan No. 2015-05, will be mitigated through compliance with the regulations set forth through the San Joaquin Valley Air Pollution Control District.

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 on previous projects, it is anticipated the project and surrounding project area may contain culturally-sensitive materials. The effect of this project and future development of previously-approved plans have been mitigated to reduce impacts to sensitive cultural resources.

Geology and Soils

Less than Impact with Mitigation Measures - The effect of this project and future development of the previously-approved plans 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 20202, 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 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 projects (both planned and future) are 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 or the dedication of park space by the developer.

Transportation/Traffic

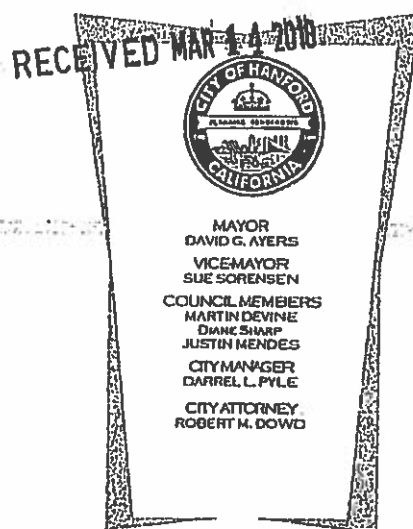
Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect – Traffic improvements in the area will result in a LOS D or above in year 2035, with the proposed future develop of the project site and surrounding planned projects. The circulation pattern in the vicinity has been designed to accommodate future build out in the area in accordance with the Circulation Element. The projects 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.

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



March 12, 2018

PROJECT REVIEW – PRE-CONSULTATION NOTICE

For: Variance No. 2018-01

The Community Development Department of the City of Hanford is requesting your comments regarding Variance No. 2018-01:

Project Description

- Variance No. 2018-01: A request to deviate from the standards of the R-H High-Density Residential zone district to allow parking within the 25-ft. rear-yard setback for a 100-unit apartment complex.

Project Location

The project is located west of Centennial Drive, north of Millennium Way (APN 011-020-043 and 011-020-044).

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 Wednesday, April 11, 2018 at 5:00 p.m. Comments can be mailed to 317 N. Douty Street, Hanford, CA 93230 or emailed to gdesilva@cityofhanfordca.com. If you have any questions or concerns regarding this project, please call Gabrielle de Silva at (559)585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

Gabrielle de Silva, Associate Planner

I ☒ do ☐ do not have comments regarding this Project

[Signature]
Signature

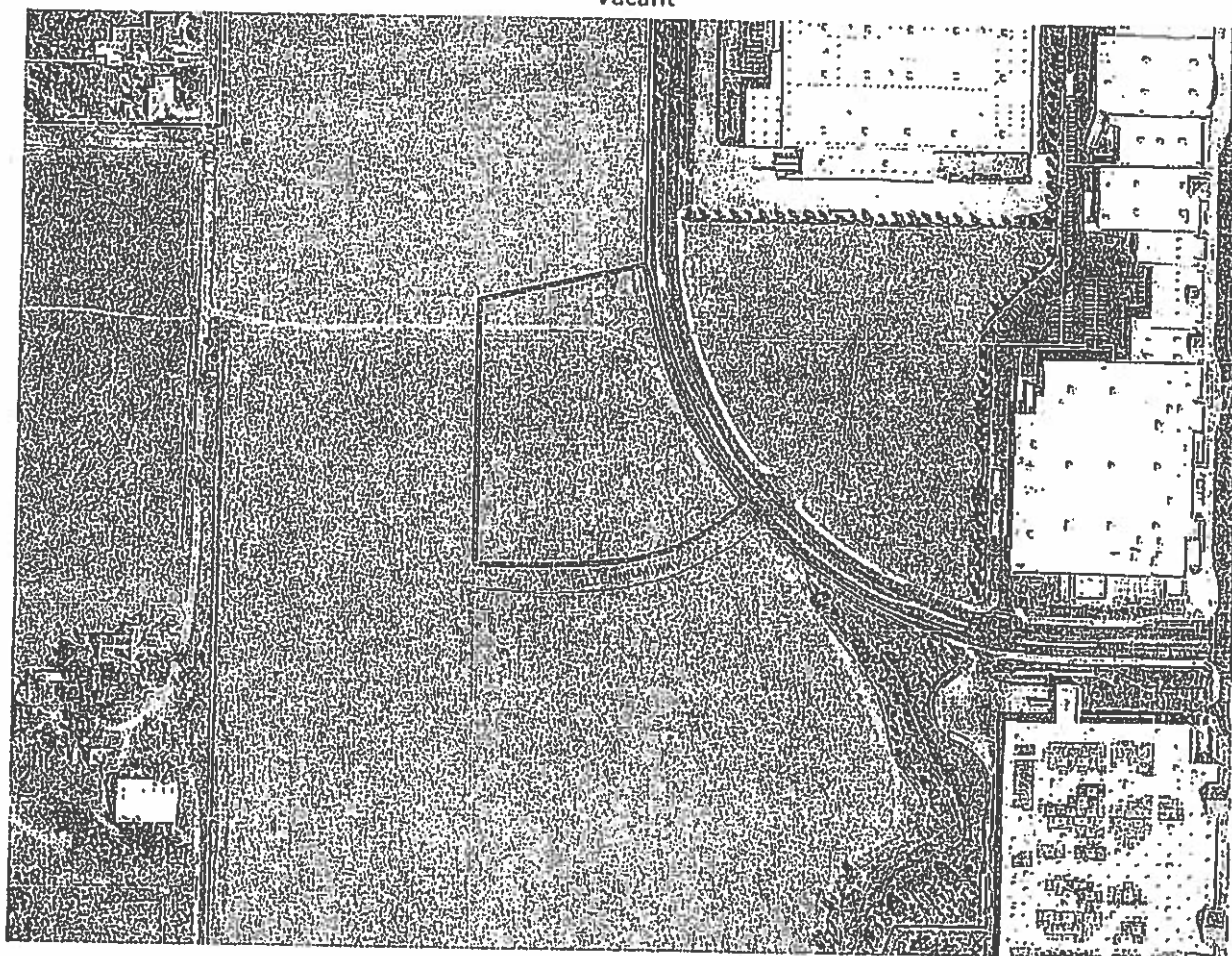
KART
Agency

3/29/18
Date

ADMINISTRATION 559-585-2515 • PERSONNEL 559-585-2520 • FACSIMILE: 559-585-2595

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

Land Use:
Vacant



KART WOULD LIKE CONSIDERATION FOR A BUS STOP. A SECTION
OF SIDEWALK 10' X 10' WOULD BE NEEDED FOR THE POSSIBLE
PLACEMENT OF A BUS SHELTER. I BELIEVE A BUS PULLOUT
WOULD BE NEEDED IF STREET IS NOT GOING TO BE WIDENED.

MARK PEDREIRO
559-653-0280



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



April 9, 2018

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

Project: Variance No. 2018-01 (511-0191)

District CEQA Reference No: 182-20180004

Dear Ms. de Silva:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of apartments, low rise with a total of 100 dwelling units (Project), located at North of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044) in Hanford, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions - The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) - At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the District concludes that the Project is subject to District Rule 9510.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact

Sayed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org

www.healthyairliving.com

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
4. Other District Rules and Regulations - The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
5. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a. Cleaner Off-Road Construction Equipment - This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
 - b. Improve Walkability Design - This measure is to improved design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
 - c. Improve Destination Accessibility - This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is

measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.

- d. Increase Transit Accessibility - This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly $\frac{1}{4}$ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly $\frac{1}{2}$ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling
- e. Voluntary Emission Reduction Agreement (VERA) - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

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

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call the District's Technical Services staff at (559) 230-6000 or e-mail ceqa@valleyair.org. When calling or emailing the District, please reference District CEQA number 182-20180004 .

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICEMAYOR
SUE SORESENSEN

COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: March 2, 2018

PROJECT: Site Plan Review 2017-16 (502-0988) REVISION #1

APPLICANT: Village at Hanford Square, LLC.

LOCATION: Centennial Drive, north of Millennium Way
(APN 011-020-043 and 011-020-044)

PROPOSAL: Construct 100 multi-family units and associated usable open-space/recreation

ZONING: R-H High-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 7, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required. Prior to accepting construction drawings for a building permit. You project must return to the Site Plan Review Committee for review of the revised plans.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|--|
| ☐ City Council | ☒ Planning Commission – VARIANCE |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle de Silva
 Gabrielle de Silva, Associate Planner
 Community Development Department

March 2, 2018
 DATE

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ ADMINISTRATION
- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☐ POLICE
- ☒ FIRE
- ☐ PARKS AND RECREATION

DEFENSE AND INDEMNIFICATION PROVISION

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

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2017-16 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION

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

General: the following comments are considered draft until final approval of the site plan review application

- ☒ 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.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2017-16 with minor modifications to be approved by the Community Development Department.
- ☒ 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.

Special Requirements:

- ☒ That the project is subject to approval of a variance, in order to allow parking to encroach into the rear-yard setback.
- ☒ That a parcel map waiver be recorded in order to merge the properties into one.

Cultural Resources:

- ☒ 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.

Building Setback Areas (17.14.070)

- ☒ That the appropriate setbacks be maintained, as follows for a two-story structure:
 - ☒ Front: 15 feet from the front lot line for livable buildings pace and 20 feet for other non-livable building space
 - ☒ Rear: 25 feet
 - ☒ Interior Side: 5 feet
 - ☒ Street Side: 10 feet *measured from easement*

Distances between Structures: (Section 17.14.080)

- ☒ That the minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.14.090)

- ☒ That the maximum structure height shall be 35 feet.

Usable Open Space (Section 17.14.150)

- ☐ That lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum of 15 feet side.
- ☒ That lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site – the community building satisfies this requirement.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 169 parking stalls on site (minimum), as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

- ☒ That a minimum of 78 stalls shall be covered parking stalls.
- ☒ 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).
- ☒ 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 there shall be no more than four compact spaces adjacent to each other.
- ☒ 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).

- ☒ That the required parking spaces may not be provided within any front, side, or rear building setback area. A variance is sought to deviate from this requirement.

Signage: (Section 17.56).

- ☒ 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.

☒ R-H zones with five or more residences per site

☒ Building Signs

- ☒ 1 sign per street frontage maximum
- ☒ 30 sq. ft. maximum size per sign
- ☒ Placement a minimum five feet below roofline
- ☒ External illumination only

☒ Freestanding signs

- ☒ 1 sign per site maximum
- ☒ 20 sq. ft. maximum size
- ☒ 6 feet high maximum
- ☒ External illumination only

Fencing and Walls: (Section 17.50.110 and 17.50.120).

- ☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:
- ☒ Along a rear lot line not exceeding seven feet in height
 - ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ 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.
- ☒ 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).

- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ 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.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ 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.
 - ☒ 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.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ 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.
 - ☒ 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.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ 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.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Trash Collection Areas (Section 17.50.090).

- ☒ 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.
- ☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.
- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Rooftop Equipment (Section 17.50.100)

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ 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.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2017-016(502-0988) Multi Family
10-18-17
Centennial

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 11A.

6. That a school impact fee of \$3.48 (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 through the Building Department.

PROJECT: Site Plan Review No. 2017-07, File: 502-0988. PROPOSAL TO CONSTRUCT 100 LUXURY APARTMENTS – PHASE I, LOCATED AT NEC CENTENNIAL & MILLENIUM FOR VILLAGE AT HANFORD SQUARE, LLC.

I ☒ (do) ☐ (do not) have comments regarding this project.

FIRE DEPARTMENT

11/27/17

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

General:

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. Deferred submittals shall be submitted within 30 days of building permit issuance, except for the underground fire service which is submitted with the grading plans and requires a separate fire department permit for the Site Utility Plan sheet.
3. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
4. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please use the following email: smartinez@cityofhanfordca.com
5. The fire flow and fire hydrant requirements will be determined at the time of building plan submittal.
6. Scope of work shall be clearly stated on all plans submitted for permit.
7. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

Fire Extinguisher(s):

8. 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).
9. 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.

10. The size, type and location of all fire extinguishers shall be approved by the fire department.
11. All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

Fire Sprinklers:

12. **Important!** The City of Hanford code requirements for automatic fire sprinkler systems are more stringent for commercial, residential and industrial buildings than the California building and fire codes. Please contact the fire department for further information.
13. **The Community Building** and all other public buildings require an **NFPA 13** fire sprinkler system and all **residential units** shall comply with **NFPA 13R**.
14. A separate fire department PERMIT is required for the fire sprinkler system.
15. **Fire Riser Room:** All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and shall have the following building elements:
 - At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,

Fire Alarm:

16. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72.
17. Fire sprinkler system(s) with 21 or more sprinkler heads shall be monitored by a Central Station Service.
18. Fire sprinkler monitoring is required for the following devices:
 - a. Fire flow switch,
 - b. Smoke or heat detector above FACP,
 - c. Manual pull device,
 - d. Valve supervisory on the fire service backflow preventer and PIV.

19. A separate fire department permit is required for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

Emergency Access:

20. Locked gates installed across fire department access roads/lanes:
- Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - The ordering of Knox Box products can be done directly online at www.knoxbox.com and clicking on or typing in **Hanford Fire Dept** as your department; or a form can be obtained from the fire department.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
21. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**. No medians or similar objects shall be placed on fire department access roads and lanes.
22. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:
- Calculated Turning Radii:**
- Inside Turn: 20 ft., 1 in.
 - Curb to Curb: 36-ft, 3 in.
 - Wall to Wall: 44 ft., 6 in.
24. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be constructed and approved prior to any combustible construction being brought onto the premises unless approved by the fire department.

Fire Hydrants and Underground Fire Service:

25. All fire mains and fire hydrants shall be installed and operable prior to combustible construction being brought onto the site.
 - A separate fire department permit is required and shall be turned into the city with the building plan submittal.:
26. A deposit of \$340.00 shall be included with your submittal.
27. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
28. All FDC's are required to be within 25-feet of a fire hydrant. The exact location shall be reviewed on the Site Utility plans and approved by the fire department. **Knox FDC Plugs, Model #3041**, are required on all FDC's.
29. If a new fire hydrant flow test is required, the following shall be submitted to the fire department:
 - a. Site plan showing the closest fire hydrants (minimum of two hydrants),
 - b. Payment to the Hanford Fire Department in the amount of \$357.19,
 - c. Submit to the Hanford Fire Department, 350 W. Grangeville Blvd., Hanford, CA 93230, Attention: Fire Prevention.
30. Fire service backflow devices shall be approved by the city water department and shall comply with City Standard WA-29.

Special Requirements:

31. The following City Standards shall apply:
 - Fire Hydrant Installation WA-20
 - Fire Riser Room WA-27
 - Fire Pumper Connection (FDC) WA-28
 - Fire Service Backflow Preventer Assembly (DCDA) WA-29
 - Concrete Thrust Blocks WA-32
 - Protection Posts (bollards) WA-35
 - Fire Department Access Roads ST-36
32. All address numbers, building identification numerals/alpha letters shall be installed on the building and shall be visible from the fire department access roads and/or lanes (please consult fire department for acceptable locations). The color of the address numbers shall be in a contrasting color to the building. Care and thought shall be given to ensure that trees and tall bushes do not obstruct the number/letters from view in future years.

Size of Address Numbers:

- Buildings 20-ft. or less from the street: 6-inch numbers,
- Buildings 21- to 40-ft. from the street: 8 inch numbers,
- Buildings more than 40-ft. from street: 12 inch numbers.

33. Fire lanes and No Parking curbs shall be assigned and approved by the Hanford Fire Department. All hydrants and FDC's shall have a red painted curb in front of their location 10-foot wide from the center of the appurtenance.
34. Solar photovoltaic installations shall conform to CFC 605.11 and require separate fire department plan check.

R:\SITE PLAN REVIEW\SPR 2017-16 (502-0988) VILLAGE AT HANFORD SQUARE NEC CENTENNIAL - MILLENIUM FIRE COMMENTS.docx



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

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.
4. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to both the existing public water main located within Millennium Way and Centennial Drive.
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.
6. That the developer shall extend a minimum 12 inch diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/02/18
DATE

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)



City of Hanford Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

per the City's water master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for the City review/approval prior to commencing work per City Standards.

7. That all City of Hanford water system impact fees and any applicable water construction reimbursement charges shall be payable prior to permitting connection to the public water system.

Sewer:

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

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

03/02/18
DATE



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Engineering Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

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 **\$4,400.00** 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.
6. 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

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)



City of Hanford

Department of Public Works

900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

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.

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE



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Easement Requirements:

1. That a 10 foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and Millennium Way.
2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.
2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations along the Millennium Way and Centennial Drive project frontage shall be determined by the City Engineer in accordance with City Standard GE-56.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Centennial 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. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. That new sidewalk shall be installed in conformance with City Standard CO-15 along the Millennium Way project frontage and shall be shown on the engineered site improvement plans

Drive Approach Requirements:

1. That the project entrances on Millennium Way and Centennial Drive may be located as shown on the site plan. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/ egress to the development site.

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

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2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

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

Soils Report Requirements:

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

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

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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: 107,968 sf – 100 Multi-Family Units – Site Area: 4.58 Acres).**
 - A. That the development is subject to a **\$223,014.40 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 **\$161,677.00 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 **\$236,205.00 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 **\$37,613.05 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 **\$48,088.00 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 **\$30,284.00 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 **\$15,929.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$279,276.00 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.
 - I. That the development is subject to a **\$4,396.85 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)



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Refuse Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

General Requirements:

1. That a four (4) 10' x 20' 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' wide/6" thick 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).
6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.
7. That a revised site plan showing all proposed refuse enclosure locations must be submitted for approval by the Community Development Department and the Public Works Department before building permits are issued. The latest site plan was missing one enclosure.

Attachment: Exhibit C Environmental Documents (Variance No. 2018-01)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

03/02/18
DATE

**STATE PLANS**

A1.1

LUXURY APARTMENT HOMES - PHASE 1
CITY OF HANFORD
KINGS COUNTY CALIFORNIA



900 800 888



MABUS

Variance No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-04

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 project is subject to the appropriate 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 development 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 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 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 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?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	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 ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	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.	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.	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 for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	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	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could 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 on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	- That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. - that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
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 new development 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.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	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 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;	City to require; Developer to provide

		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 the course of a stream or river, in a manner which would result in substantial erosion or siltation 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	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 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.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial	a) In accordance with Site Plan No. 2017-16 for the site, 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	Developer

	additional sources of polluted runoff.	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. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; - A drainage/site improvement plan for the development shall be prepared by a licensed 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 the approved plan; - The 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.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may 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?	That approval of the variance is required, in order to develop the site, as proposed under Site Plan Review No. 2017-16.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards	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

	established in the local general plan or noise ordinance, or applicable standards of other agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	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
MM Public Facilities 3	The project may result in substantial adverse physical impacts associated with the	That the project will be subject to School Impact Fees	Developer to pay

	provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park 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 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.	That the project is subject to Park Impact Fees	Developer to pay

TRANSPORTATION AND TRAFFICE		
MM Traffic 1-4	The project could 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 and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	MM Traffic 1: That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements; MM Traffic 2: That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site; MM Traffic 3: The development is subject to a \$223,014.40 Transportation Impact Mitigation Fee. MM Traffic 4: That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code.
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?	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste	Developer to pay and provide

	disposal needs?	accordance with City Standard GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. 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.	
MM Utilities 3	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer