



AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 22, 2018

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the May 8, 2018 Meeting

PUBLIC HEARING

- 1. Conditional Use Permit No. 2018-01: a request to allow a Commercial Medical Cannabis Business for manufacturing in the HI – Heavy Industrial zone district. (Staff Recommends that the public hearing be continued to June 12, 2018)**

2. **Conditional Use Permit No. 2018-06: a request to allow a microbrewery within an existing building in the MX-D Downtown Mixed Use zone district. A microbrewery requires a Type-23 license for a small beer manufacturer from the California Department of Alcoholic Beverage Control. The project is located at 106 W. Seventh Street (APN 012-053-007).**
3. **Conditional Use Permit No. 2018-04: a request to allow installation of a TDSX recycling unit, in order to recycle aqueous amines and glycols generated at petroleum refineries on the Tessengerlo Kerely Incorporated site. The use is classified as an intensive industrial or manufacturing facility. Mitigated Negative Declaration No. 2014-02: An addendum to the previously approved Mitigated Negative Declaration No. 2014-02 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10724 Energy Street (APN 018-242-078).**

GENERAL BUSINESS

Five Year (FY 2019-23) Capital Improvement Plan (CIP) Finding of Consistency with the General Plan in accordance with California Government Code Section 65401.

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 5/22/2018	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the May 8, 2018 Meeting

RECOMMENDATION:

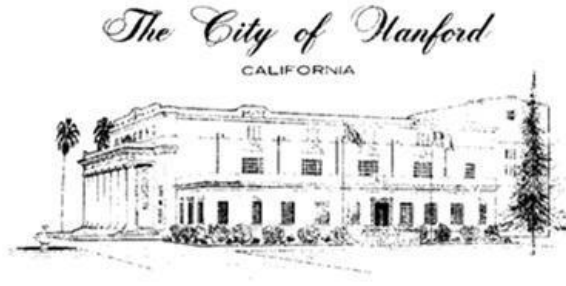
Approve the Minutes of the May 8, 2018 Meeting

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

05-08-18 PC Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 8, 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		Absent	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Jacob Sanchez		Present	

INVOCATION

Pastor Kyle Johnson, Glad Tidings, provided the Invocation.

FLAG SALUTE

Commissioner PERICO 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.*

Daniel, a resident of Hanford, feels that recreational cannabis businesses should be permitted in the City of Hanford. He stated that they would bring tax dollars and jobs.

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

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

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

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).**

Chairperson PADEN opened the Public Hearing at 7:07 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended approval of the project, and responded to questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

Applicant/owner, Joan Price, responded to Commissioners' questions and requested approval of the project.

Hanford resident, Dan Chin, expressed strong support of this business. He inquired of staff what mechanisms are in place to revoke approval, should it ever be found to be non-compliant. Community Development Director Mata briefly explained the revocation process that is in the municipal code.

OPPOSED

None.

Commissioner Sanchez thanked staff for their diligence in working on this project.

Chairperson PADEN closed the Public Hearing at 7:28 p.m. and called for a motion.

Motion by Commissioner SANCHEZ, seconded by Commissioner HAM, to adopt Resolution 2018-10, approving Conditional Use Permit 2018-05. Motion carried by the following roll call vote:

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

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)

Chairperson PADEN opened the Public Hearing at 7:30 p.m. and called for the Staff Report.

Director Mata presented the staff report and recommended amending Condition No. 15 of Resolution 2018-11 to state: "That the applicant dedicate \$83,334 per year to community project(s) to be approved by the City of Hanford after operations have fully commenced for each cannabis permit issued at this location." She recommended approval of the project and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

Larry Packer, CEO of Caliva, responded to questions from the commissioners and explained some of their processes.

OPPOSED

City Council Member Diane Sharp was not opposed but had general questions. The applicant and staff responded.

Following Commission Discussion, Chairperson PADEN closed the Public Hearing at 7:57 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner JOHNSTON, to adopt Resolution 2018-11, as amended, approving Conditional Use Permit No. 2018-02. Motion carried by the following roll call vote:

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

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).

Chairperson PADEN opened the Public Hearing at 8:00 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report, noting that comments were received from Department of Transportation May 7 and distributed to the Commissioners at this meeting. She recommended adoption of Mitigated Negative Declaration No. 2018-04 and Resolution No. 2018-09 and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment.

FAVOR

John Zumwalt, of Zumwalt-Hansen, spoke in support of staff's comments and recommendation and requested approval.

OPPOSED

None.

Mr. Zumwalt answered questions from the Commissioners.

Chairperson PADEN closed the Public Hearing at 8:17 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner PERICO, to adopt Mitigated Negative Declaration No. 2018-04 for the project. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner GALVAN, to adopt Resolution No. 2018-09, approving Variance No. 2018-01. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Community Development Director Mata reported the following:

She gave a presentation to City Council on the General Plan and Zoning Ordinance and how they work together. She might be presenting it to the Commission at the next meeting, depending on the number of items on the agenda (at present, there are two items).

The Aldi's building permit is in plan check and is almost ready to issue.

Urban Air and Faraday Futures are moving forward. Faraday is hiring for their plant.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked what is going in at Fargo Crossing. Director Mata replied that it is a Burger King. He also had questions regarding crosswalks in the Downtown, to which staff replied.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:23 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 5/22/2018	AGENDA SECTION: 1
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SUBJECT:

Conditional Use Permit No. 2018-01: a request to allow a Commercial Medical Cannabis Business for manufacturing in the HI – Heavy Industrial zone district. (Staff Recommends that the public hearing be continued to June 12, 2018)

RECOMMENDATION:

Staff Recommends that the public hearing be continued to June 12, 2018.

BACKGROUND:

None

FISCAL IMPACT:**ATTACHMENTS:**



AGENDA STAFF REPORT

MEETING DATE: 5/22/2018	AGENDA SECTION: 2
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SUBJECT:

Conditional Use Permit No. 2018-06: a request to allow a microbrewery within an existing building in the MX-D Downtown Mixed Use zone district. A microbrewery requires a Type-23 license for a small beer manufacturer from the California Department of Alcoholic Beverage Control. The project is located at 106 W. Seventh Street (APN 012-053-007).

See the attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Hop Forged
 Resolution No. 2018-13
 Attachment 1 - Site Plan No. 2018-25
 Attachment 2 - Site Plan 2018-25 Approval Letter
 Attachment 3 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 22, 2018**

PROJECT: **Conditional Use Permit No. 2018-06:** a request to allow a microbrewery within an existing building in the MX-D Downtown Mixed Use zone district. A microbrewery requires a Type-23 license for a small beer manufacturer from the California Department of Alcoholic Beverage Control.

LOCATION: The project is located at 106 W. Seventh Street (APN 012-053-007).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-13, approving Conditional Use Permit No. 2018-06.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2018-13, approving Conditional use Permit No. 2018-06.

PROJECT DESCRIPTION

The project is located at 106 W. Seventh Street (APN 012-053-007), as shown in **Figure 1**. The property is designated by the General Plan as Downtown Mixed Use, as shown in **Figure 2**, and zoned MX-D Downtown Mixed Use, as shown in **Figure 3**.

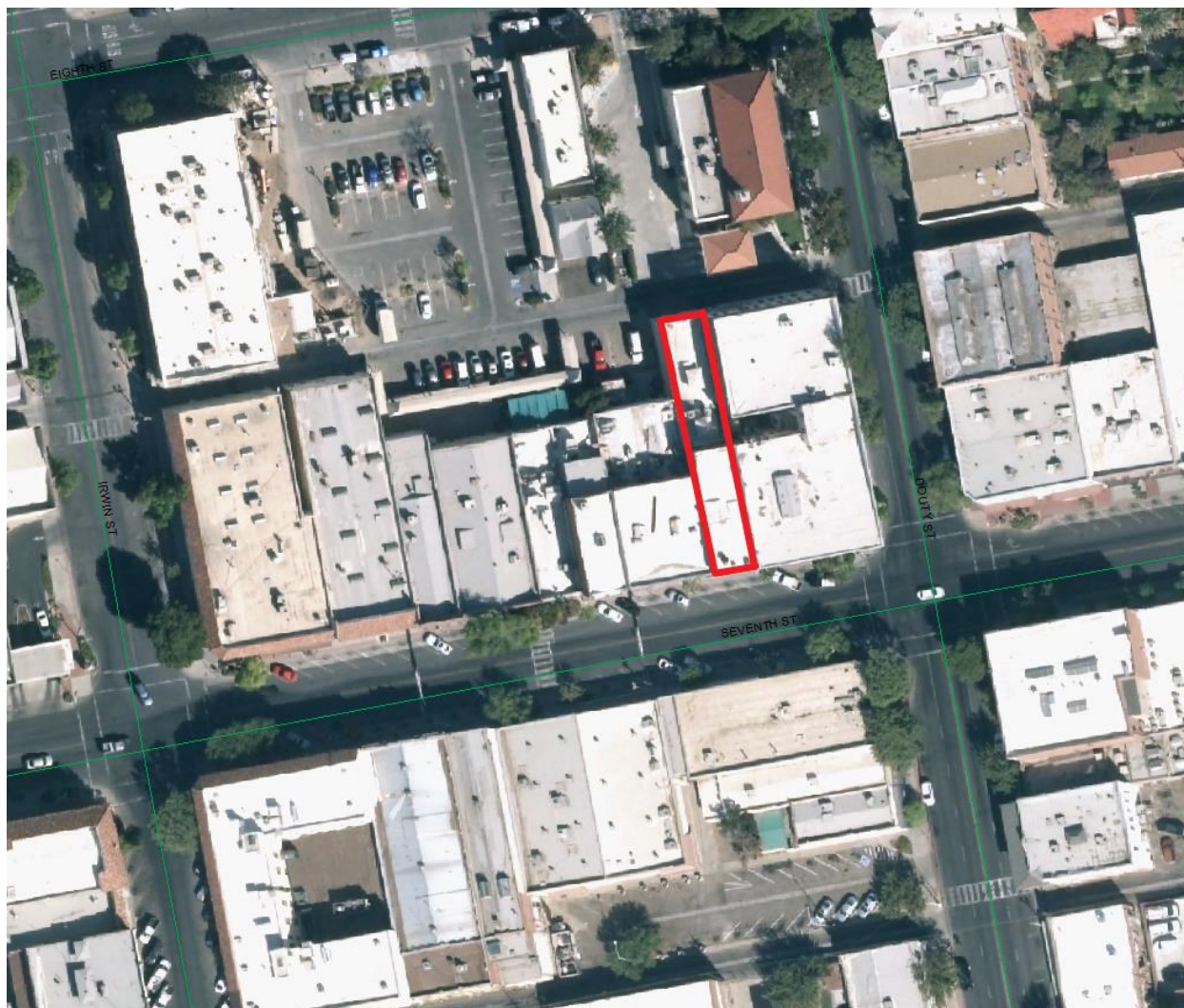
The project is a request, by Brian Alves – Hop Forged Brewing Company, to allow a microbrewery within an existing building. In accordance with the Hanford Municipal Code, a microbrewery is defined as, “An establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license.” The applicant anticipates brewing approximately 900 barrels per month, which yields approximately 11,000 barrels annually. The request does not include food service. The use of a microbrewery requires a conditional use permit in the MX-D Downtown Mixed Use zone district.

A Type-23 license from the California Department of Alcoholic Beverage Control (ABC) for a small beer manufacturer is required. According to ABC, a Type-23 license for a small beer manufacturer (Brew Pub or Microbrewery), “Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.”

The previous use of the building was a bar/nightclub, which required a Type 48 license from ABC. Under the Type 48 license, the sale of beer, wine, and distilled spirits for consumption on-site was authorized. The applicant has submitted a site plan for the project that includes interior changes only. See the Site Plan Review No. 2018-25, attached as **Attachment 1**. Site Plan Review No. 2018-25 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the

approval letter, attached as **Attachment 2**. All conditions of approval cited in the approval letter are also conditions of approval of this conditional use permit application.

Figure 1: Land Use
(Property outlined in red)



Attachment: Staff Report - Hop Forged (CUP 2018-06 Hop Forged)

Figure 2: General Plan Designation
Downtown Mixed Use
Within the Historic Overlay District – Boundary represented in pink

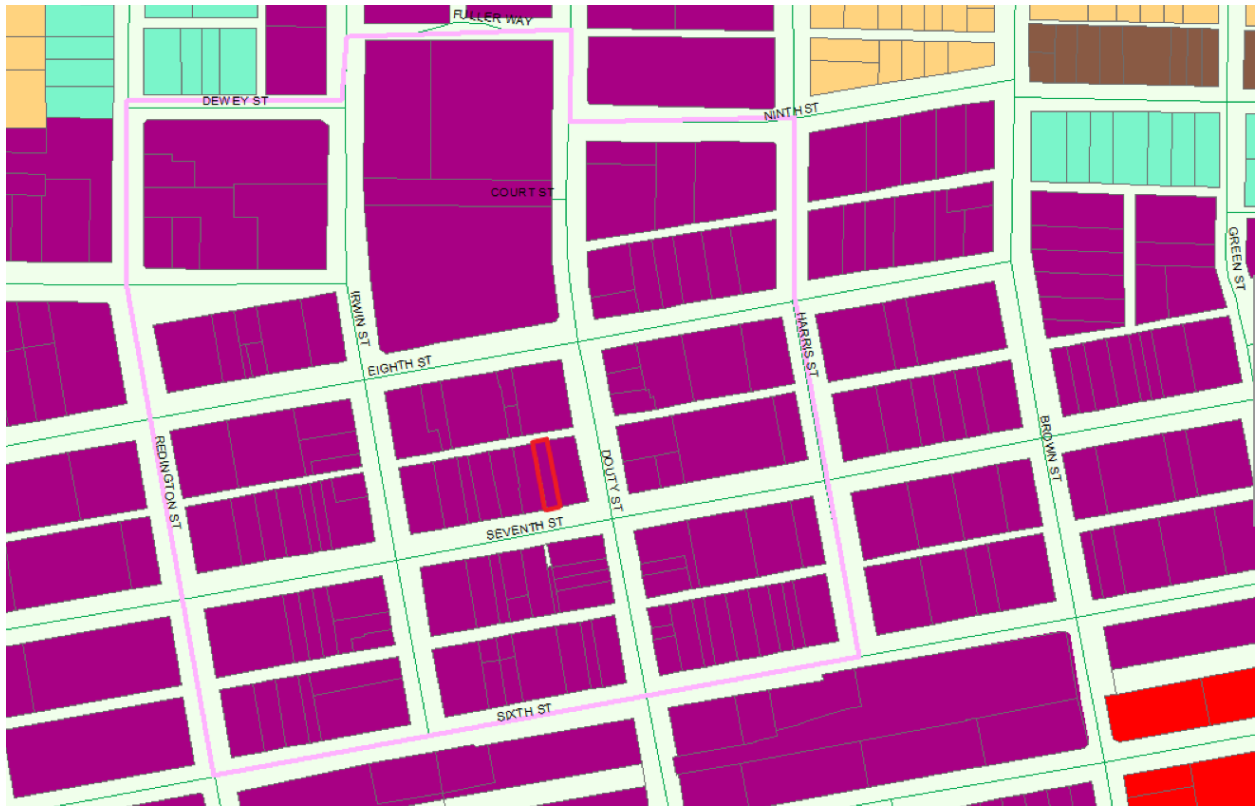
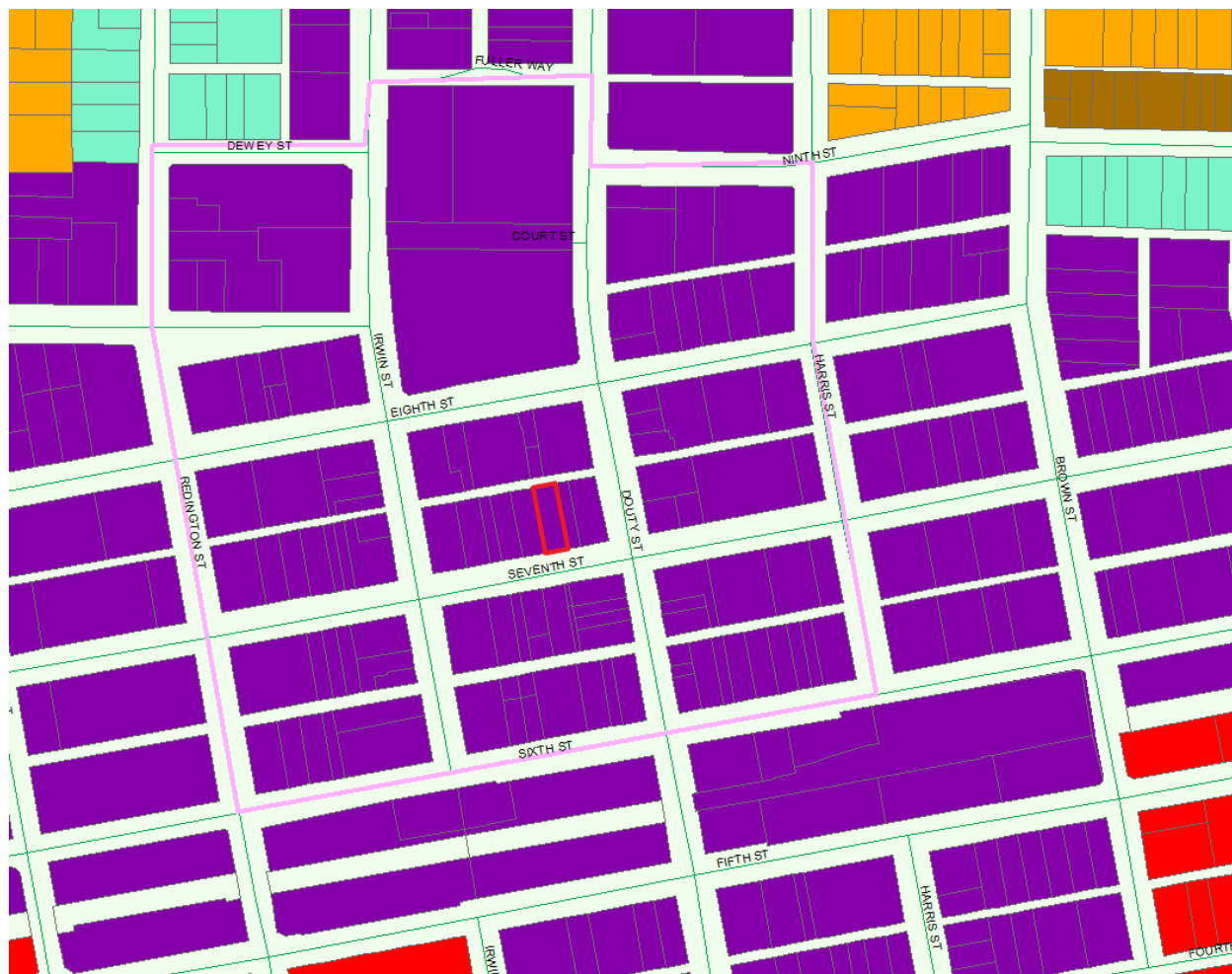


Figure 3: Zoning Designation
MX-D Downtown Mixed Use
Within the Historic Overlay District – Boundary represented in pink



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 microbrewery with a Type 23 ABC license for small beer manufacturing within an existing building in the MX-D Downtown Mixed Use zone district. In accordance with the Hanford Municipal Code, a microbrewery is defined as, “An establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license.” The applicant request does not include food service. The use of a microbrewery requires a conditional use permit in the MX-D Downtown Mixed Use zone district.

Figure 4 Land Use Table

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			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								

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 4,320 square feet. The existing parcel is considered a legally nonconforming lot, which means a lot legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of the zoning ordinance, but which, does not meet all of the provisions, standards, and requirements of the zoning ordinance applicable to lots. A nonconforming lot may be used for any use allowed in the zone district in which it is located. Although the site area does not comply with the current MX-D Downtown Mixed Use zone district

requirements, the lot may still be used for any use permitted or conditionally permitted in the MX-D Downtown Mixed Use zone district.

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 25 feet of street frontage along Seventh Street. The existing parcel is considered a legally nonconforming lot, which means a lot legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of the zoning ordinance, but which does not meet all of the provisions, standards, and requirements of the zoning ordinance applicable to lots. A nonconforming lot may be used for any use allowed in the zone district in which it is located. Although the lot frontage does not comply with the current MX-D Downtown Mixed Use zone district requirements, the lot may still be used for any use permitted or conditionally permitted in the MX-D Downtown Mixed Use zone district.

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 Seventh Street. Additionally, since the applicant does not request a change in the previous use of the building, no additional parking shall be requested.

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, except where specifically permitted by the Hanford Municipal Code. The use proposed will occur within an existing, completely enclosed, permanently fixed structure. The applicant has indicated future plans to obtain an outdoor dining permit for the drinking establishment. All provisions of Section 17.60.110 for Outdoor Dining Areas shall apply as conditions of approval for the permit. A copy of Section 17.60.110 appears in the Site Plan Review approval letter, attached as **Attachment 2**.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-06

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 microbrewery, within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of a microbrewery is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. The use of a microbrewery is listed as a permitted use with the approval of a conditional use permit in the MX-D Downtown Mixed Use zone district, as prescribed in the land use table in Section 17.08.030.

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 microbrewery 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 Downtown Mixed Use designation, which according to General Plan Policy L70, includes 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 with typical uses such as drinking establishments.

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

ANALYSIS: The General Plan designates the property as Downtown Mixed Use. According to General Plan Policy L70, the Downtown Mixed Use designation includes 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 with typical uses such as drinking establishments.

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 **Attachment 3**.

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. The use of a microbrewery is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. Police Department Chief Sever has requested the following condition of approval, in order to ensure the microbrewery will not be detrimental to public safety:

1. That surveillance cameras shall be installed in the bar area to ensure safety. Footage shall be stored for a minimum of seven days.

Any other 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. 2018-25 and Resolution No. 2018-13.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on May 11, 2018 and mailed to property owners within 500 feet of the project site on May 10, 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 **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2018-13, approving Conditional Use Permit No. 2018-06.

RESOLUTION NO. 2018-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-06, A REQUEST TO ALLOW A
MICROBREWERY WITHIN AN EXISTING BUILDING IN THE MX-D DOWNTOWN MIXED
USE ZONE DISTRICT. A MICROBREWERY REQUIRES A TYPE-23 ABC LICENSE FOR A
SMALL BEER MANUFACTURER. THE PROJECT IS LOCATED AT
106 W. SEVENTH STREET (APN 012-053-007).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 22, 2018 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-06, a request to allow a microbrewery within an existing building in the MX-D Downtown Mixed Use zone district, with a Type-23 ABC license for a small beer manufacturer, 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 106 W. Seventh Street (APN 012-053-007); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-25, attached as **Exhibit A**; 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, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, and,

THEREFORE, BE IT RESOLVED that 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 microbrewery, within an existing building will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use of a microbrewery is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. The use of a microbrewery is listed as a permitted use with the approval of a conditional use permit in the MX-D Downtown Mixed Use zone district, as prescribed in the land use table in Section 17.08.030.

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 microbrewery 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 Downtown Mixed Use designation, which according to General Plan Policy L70, includes 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 with typical uses such as drinking establishments.

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

ANALYSIS: The General Plan designates the property as Downtown Mixed Use. According to General Plan Policy L70, the Downtown Mixed Use designation includes 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 with typical uses such as drinking establishments.

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 **Attachment 3**.

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. The use of a microbrewery is consistent with the regulations set forth in the Hanford Municipal Code Section 17.28 for the MX-D Downtown Mixed Use District, with the exception of lot size and lot frontage; however, the lot is considered a legally existing nonconforming lot and it may still be used for uses permitted or conditionally permitted in the MX-D District. Police Department Chief Sever has requested the following condition of approval, in order to ensure the microbrewery will not be detrimental to public safety:

1. That surveillance cameras shall be installed in the bar area to ensure safety. Footage shall be stored for a minimum of seven days.

Any other 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. 2018-25 and this resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2018-06 be approved, subject to the conditions of approval for Site Plan Review No. 2017-25, attached as **Exhibit B**, and the following conditions:

1. That surveillance cameras shall be installed in the bar area to ensure safety. Footage shall be stored for a minimum of seven days.
2. That the use comply with the Hanford Municipal Code definition for a microbrewery, which is defined as, "An establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license."
3. That food service for the business is limited to adjacent restaurants. Any future on- or off-site food service requires additional review by staff and is subject to the provisions of the Hanford Municipal Code.
4. That the microbrewery is limited to a Type 23 small beer manufacturer license. Any addition or change of license through the California Department of Alcoholic Beverage Control shall be subject to review by City Staff and may be subject to further discretionary review by the appropriate reviewing body.
5. That in order to operate an outdoor dining area, the applicant must first obtain an outdoor dining area permit through the Community Development Department. The application for an outdoor dining permit shall be processed as an administrative use permit, as provided in Chapter 17.74 and accompanied by a filing fee. The conditions of Section 17.60.110 must be satisfied before an outdoor dining permit can be issued:
6. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use 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

Attachment: Resolution No. 2018-13 [Revision 2] (CUP 2018-06 Hop Forged)

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 22nd day of May 2018.

Darlene R. Mata, Secretary

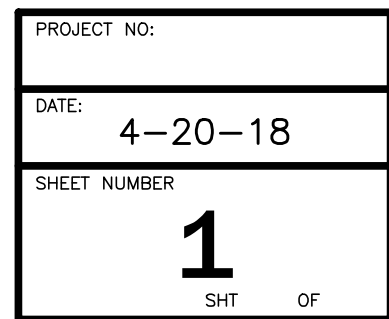
Attachment: Resolution No. 2018-13 [Revision 2] (CUP 2018-06 Hop Forged)

Exhibit A
Site Plan No. 2018-25

Attachment: Resolution No. 2018-13 [Revision 2] (CUP 2018-06 Hop Forged)

Exhibit B
Site Plan Review No. 2018-25 Conditions of Approval

Attachment: Resolution No. 2018-13 [Revision 2] (CUP 2018-06 Hop Forged)



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: May 14, 2018

PROJECT: Site Plan Review No. 2018-25 (502-1019)

APPLICANT: Brian Alves – Hop Forged Brewing Company

LOCATION: 106 W. Seventh Street (012-053-007)

PROPOSAL: Microbrewery within an existing building

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: May 2, 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. Your 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

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ 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

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission CUP required

☐ Parks and Recreation Commission

Signed,

Gabrielle de Silva

Gabrielle de Silva, Associate Planner
Community Development Department

May 14, 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
- ☒ UTILITIES
- ☐ 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. 2018-25 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: Attachment 2 - Site Plan 2018-25 Approval Letter (CUP 2018-06 Hop Forged)

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 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. 2018-25 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 shall be 15 feet.

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. There is not a change of the use of the building.

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.**

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.

If outdoor dining is proposed, the following shall apply:

17.60.110 Outdoor dining areas.

- A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.
- B. The following definitions shall apply to this section:
 1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.
 2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee shop/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.
 3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.
- C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.
- D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic.
- E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:
 1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.
 2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.
 4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.
 5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.
- F. **Health Standards.** Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.
- G. **Hours of Operation.** Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.
- H. **Special Closures.** The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, or from emergencies occurring in the area.
- I. **Permit Issuance, Findings, and Conditions.** In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:
1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.
 2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.
 3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area.

Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.

4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.
 5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.
 6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.
 7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.
- J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.
- K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.
- L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked,

the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

- M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.
- N. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

BUILDING DIVISION
SPR 2018-025(502-1019) Brew Pub

5-2-18

106 W Seventh St

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.
 6. That the plans will show the upper and lower floor of the building and their use.

Attachment: Attachment 2 - Site Plan 2018-25 Approval Letter (CUP 2018-06 Hop Forged)

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 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.
10. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
11. 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 #: 2018-25 (502-1019) 106 W. Seventh St. Hop Forged Brewing

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: Attachment 2 - Site Plan 2018-25 Approval Letter (CUP 2018-06 Hop Forged)

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.
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.
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:
 - 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.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: CUP 2018-06 – Microbrewery – 106 West 7th 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.

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.
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.

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.
2. That the developer shall furnish, install, and maintain a grease/sand trap assembly on any sanitary sewer lateral receiving process water commercial food preparation facilities. 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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

05/09/18
DATE

Attachment: Attachment 2 - Site Plan 2018-25 Approval Letter (CUP 2018-06 Hop Forged)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: CUP 2018-06 – Microbrewery – 106 West 7th 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 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.

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.

Joshua Tullsen
Assistant Engineer (559) 585-2582

05/09/18
DATE

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. 2018-06

Project Location – 106 W. Seventh Street (APN 012-053-007)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2018-06, a request to allow a microbrewery within an existing building

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Hop Forged Brewing Company

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 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: May 22, 2018

Title: Associate Planner

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

Attachment: Attachment 3 - Notice of Exemption (CUP 2018-06 Hop Forged)



AGENDA STAFF REPORT

MEETING DATE: 5/22/2018	AGENDA SECTION: 3
--------------------------------	--------------------------

SUBJECT:

Conditional Use Permit No. 2018-04: a request to allow installation of a TDSX recycling unit, in order to recycle aqueous amines and glycols generated at petroleum refineries on the Tessenderlo Kerely Incorporated site. The use is classified as an intensive industrial or manufacturing facility. Mitigated Negative Declaration No. 2014-02: An addendum to the previously approved Mitigated Negative Declaration No. 2014-02 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10724 Energy Street (APN 018-242-078).

See attached staff report

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Amine and Glycol Recycling Unit
 Resolution No. 2018-14
 Attachment 1 - Operational Statement
 Attachment 2 - Site Plan Review No. 2018-16
 Attachment 3 - Site Plan Review No. 2018-16 Approval Letter (CUP Required)
 Attachment 4 - Consultation from SJVAPCD
 Attachment 5 -Addendum #1

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, May 22, 2018**

PROJECT: **Conditional Use Permit No. 2018-04:** a request to allow installation of a TDSX recycling unit, in order to recycle aqueous amines and glycols generated at petroleum refineries on the Tessengerlo Kerely Incorporated site. The use is classified as an intensive industrial or manufacturing facility.

Mitigated Negative Declaration No. 2014-02: An addendum to the previously approved Mitigated Negative Declaration No. 2014-02 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located at 10724 Energy Street (APN 018-242-078).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2014-02 for the project.
2. Adopt Resolution No. 2018-14, approving Conditional Use Permit No. 2018-04.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2014-02 for the project.
2. I move to adopt Resolution No. 2018-14, approving Conditional Use Permit No. 2018-04.

PROJECT DESCRIPTION

The project is located within the industrial park at 10724 Energy Street, as shown in **Figure 1**. The property is designated by the General Plan as Heavy Industrial, as shown in **Figure 2**, and zoned I-H Heavy Industrial, as shown in **Figure 3**.

Figure 1: Land Use
(Property outlined in red)



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

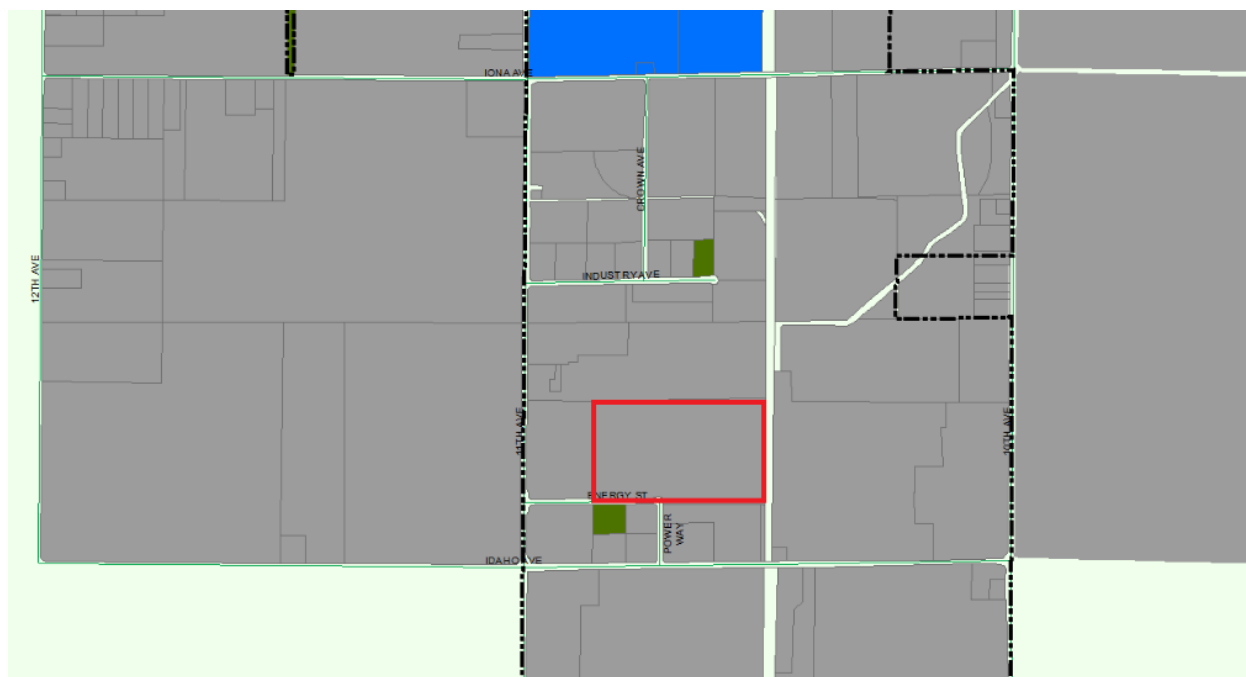
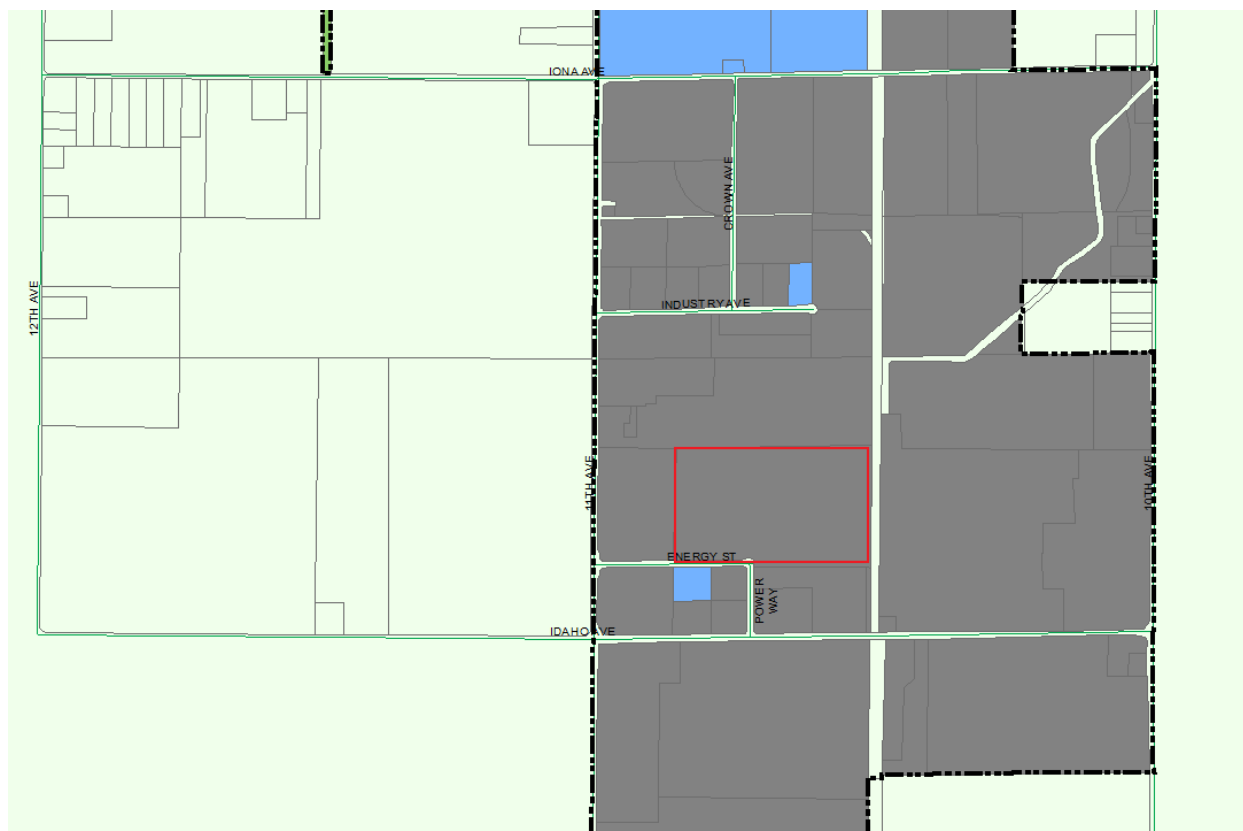


Figure 3: Zoning Designation (outlined in red)
H-I Heavy Industrial



The project is a request to allow installation of a movable TDSX recycling unit, in order to recycle aqueous amines and glycols generated at petroleum refineries on the Tessengerlo Kerley Inc. site for MPR Services Inc., which is a subsidiary of Tessengerlo Kerley Inc. The following is an excerpt from the applicant's operational statement, "TDSX unit cleans amines and glycols of heat stable salts that build up over time as the material is used in refinery processes. The heat stable salts prevent the materials from working efficiently, so periodically, the material must be removed from the process and either disposed of or recycled for reuse. The TDSX process removes the heat stable salts through evaporation and condensation allowing the treated material to be used back into the refinery process and not have to be sent for disposal." The full operational statement is attached, as **Attachment 1**.

The use described by the applicant is most similar to the Hanford Municipal Code definition for "industrial or manufacturing facility, intensive" which means, "a facility that regularly uses hazardous chemicals or procedure or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic or synthetic resins, and radioactive materials. The subcategory

also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic. The industrial or manufacturing facility, intensive requires a conditional use permit in the I-H Heavy Industrial zone district.

Figure 4 – Land Use Table

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			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Manufacturing and Processing Uses															
D6	Industrial or manufacturing facility, general											P				
	Industrial or manufacturing, intensive											C				

BACKGROUND INFORMATION

Associated Projects

The Tessengerlo Kerely Inc. site was developed under Site Plan Review No. 2012-09, Site Plan Review No 2013-13 and Conditional Use Permit No. 2013-02, which allowed the use of chemical manufacturing (fertilizer mixing) at 10724 Energy Street, within the industrial park. The applicant has now filed an application on behalf of their subsidiary, MPR Services, for the installation of a TDSX recycling unit, under Site Plan Review No. 2018-16, attached as **Attachment 2**, and Conditional Use Permit No. 2018-04. Site Plan Review No. 2018-16 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, attached as **Attachment 3**. All conditions of approval cited in the approval letter are also conditions of approval of this conditional use permit application.

General Plan Designation

The General Plan designates the property as Heavy Industrial. The property is zoned I-H Heavy Industrial, which corresponds with the General Plan Designation. According to General Plan

Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The installation and use of the TDSX unit to recycle aqueous amines and glycol from petroleum refineries is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

Zoning Designation

The project is a request to allow installation of a movable TDSX recycling unit, in order to recycle aqueous amines and glycols generated at petroleum refineries. The use described by the applicant is most similar to the Hanford Municipal Code definition for “industrial or manufacturing facility, intensive” which means, “a facility that regularly uses hazardous chemicals or procedure or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic or synthetic resins, and radioactive materials. The subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic. The industrial or manufacturing facility, intensive requires a conditional use permit in the I-H Heavy Industrial zone district.

PROJECT EVALUATION

TDSX Unit

According to the operational statement submitted by the applicant, “The TDSX unit cleans amines and glycols of heat stable salts that build up over time as the material is used in refinery processes. The heat stable salts prevent the materials from working efficiently, so periodically, the material must be removed from the process and either disposed of or recycled for reuse. The TDSX process removes the heat stable salts through evaporation and condensation allowing the treated material to be used back into the refinery process and not have to be sent for disposal. The small amount of removed salts (approximately 3% of the total) will be drummed and sent off-site to a licensed disposal facility. A standard Treatment Permit from the Department of Toxic Substances Control (DTSC) and an air permit(s) from the San Joaquin Valley Air Pollution Control District (SJVAPCD) will be needed for the treatment nit. The treatment area will have either concrete or sealed asphalt flooring. Rainwater from the area will be collected and recycled in the treatment process. Various pieces of equipment, including piping, valves, instruments, pumps, and tanks will be installed for the treatment process. Six 7,500 gallon storage tanks, a hot oil system, and a chiller system will also be utilized.”

Staff consulted with the San Joaquin Valley Air Pollution Control District. In a letter received, the SJVAPCD determined the following:

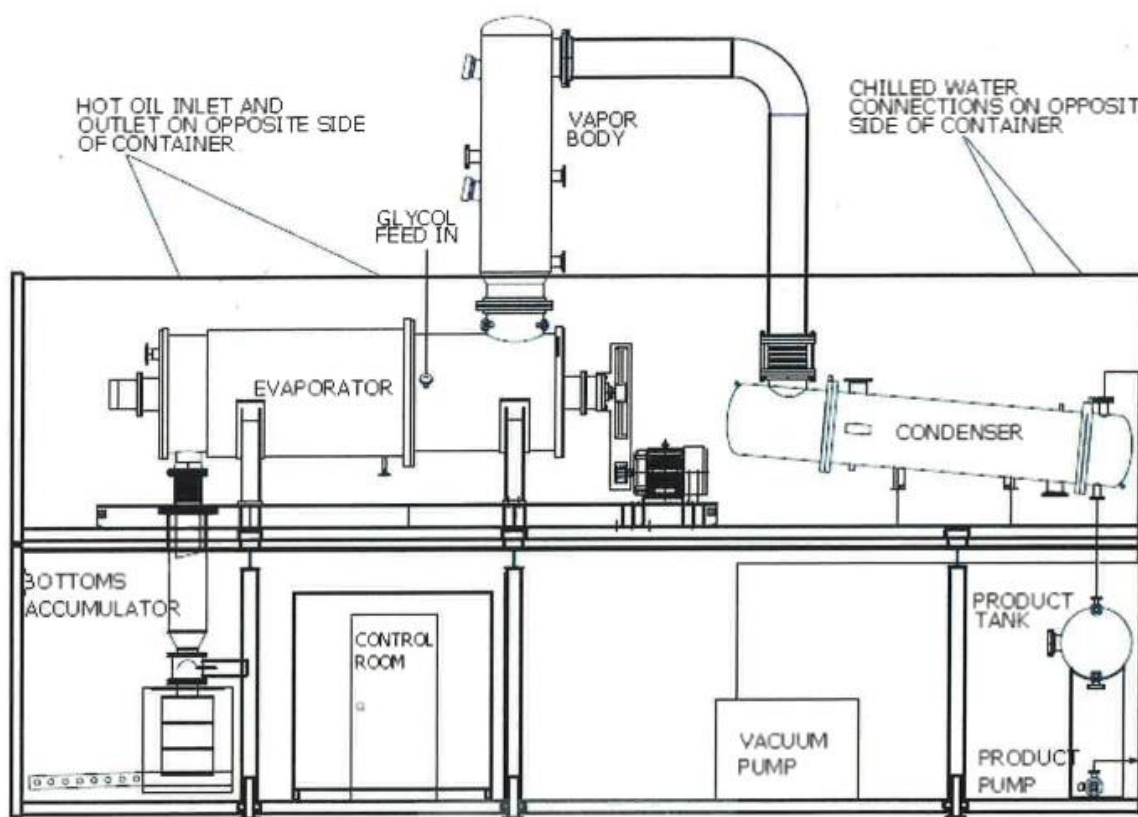
1. The primary functions of the project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) and District Rule 2010 (Permits Required).
2. The applicant is required to obtain a District Authority to construct, prior to installation of equipment that controls or may emit air contaminants.
3. The project may be subject to additional District Rules and Regulations and the applicant shall contact the District's Small Business Assistance Office at (559)230-5888, in order to identify any Rules that may apply.

A copy of the letter received from the San Joaquin Valley Air Pollution Control District is attached as **Attachment 4** and all comments are listed as conditions of approval in the resolution.

Buildings

The TDSX unit is located in movable storage units. No other buildings will be added for the treatment unit. A visual representation of the unit has been provided by the applicant, as shown in Figure 4, below.

Figure 4
TDSX Unit Visualization



Truck Loading and Unloading Areas

Truck loading and unloading activities are described in the operational statement provided by the applicant. The applicant states, "One truck loading/unloading area will be installed next to the TDSX unit to allow waste materials to be unloaded into waste storage tanks and clean materials to be loaded into trucks from the clean material storage tanks. The annual number of trucks loaded/unloaded at the facility is expected to be approximately 180-360 trucks (daily average 1-2 trucks/day for 180 days/year), once the facility is in full production. Initially, for the first couple of years, the treatment days will be closer to 90 days/year."

Hazardous Materials

In the operational statement provided, the applicant states, "A Hazardous materials Business Plan and an Emergency Contingency Plan is already in use at the TKI site. MPR will either develop their own Hazardous Materials Business Plan and Emergency Contingency Plan or the TKI plan will be updated to include the MPR unit, depending on the needs of the Kings County CUPA. Hazardous Materials Tank Permits will also be obtained from the Fire Department for any containers that falls under the rule."

A copy of the project and operational statement was forwarded to the Kings County Department of Public Health Division of Environmental Health Services. A response was not received. Staff is requiring that the applicant contact the Kings County Department of Public Health Division of Environmental Health Services and update their Hazardous Material Business Plan, as well as Emergency Contingency Plan as a condition of approval for the project.

Generated Waste

In the operational statement provided, the applicant states, "Waste generated from the treatment units will be put into drums, labeled and profiled for disposal at an off-site licensed disposal facility. The generated waste will be approximately 3% of the total amount of material processed. The generated waste is expected to be a state-only hazardous waste and MPR will be a large quantity generator (LQG) of state-only hazardous waste. The treatment unit will operate in approximately 15 day runs. At the end of each run, the storage tanks will be drained and locked closed. Drummed waste will be removed from the site as soon as possible after each run, but no later than 90 days, as is required for a LQG. MPR has relationships with reputable RCRA and state hazardous waste disposal sites and all generated waste will be handled and disposed of in a responsible manner. There will be no wastewater generated from the treatment unit that will require discharge.

Personnel

According to the operational statement submitted by the applicant, there will be approximately four on-site MPR personnel, two people per two ten-hour shifts, while the unit is operating.

Conformance with the Standards of the I-H Heavy Industrial Zone District

17.36.030 Site Area

In the I-H Heavy Industrial zone district, the minimum site area shall be 20,000 square feet. The entire parcel totals 46.83 acres, which meets and exceeds the minimum site area for the district.

17.36.040 Lot Dimensions

The minimum lot frontage in the I-H Heavy Industrial zone district shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The lot has over 650 feet of frontage along Energy Street, which meets and exceeds the minimum site area for the district.

17.36.050 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 project meets all building setback area requirements, open space requirements, and off-street parking and loading requirements; therefore, the maximum lot coverage is not exceeded.

17.36.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the I-H Heavy Industrial zone district, the front building setback area shall be a minimum of 10 feet. The rear, side, and street side setbacks may be zero, as the property does not abut a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. All required setbacks have been met and ensured under Site Plan Review No. 2012-09, Site Plan Review No 2013-13, and Site Plan Review No. 2018-16.

17.36.070 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.

17.36.080 Height of Structures

The maximum height of structures in the I-H Heavy Industrial zone district shall be 75 feet, except that the height of portions of structures set back at least 200 feet from any lot line may be up to 100 feet.

17.36.090 Driveways

Whenever possible, developments in the I-H Heavy Industrial zone district shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius of the curb, unless otherwise specifically approved by the City Engineer. Gated entrances shall be setback at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer. The property has three existing driveways along Energy Street and one along Power Way, as shown in Figure 5. No new driveway is not proposed. The Engineering Division is not requiring abandonment of any driveway.



17.36.100 Off-Street Parking

In accordance with Section 17.54.040, parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. Between Tessenderlo Kerely Inc.'s operations and MPR Services' operations, there will be total of 28 employees overall, 17 per shift. The applicant provides 35 parking stalls on site, two of which are ADA- accessible, which exceeds the required parking ratio for the use.

17.36.110 Usable Open Space

There is no minimum requirement for usable open space.

The applicant complies with all requirements of the I-H Heavy Industrial zone district, except additional driveways have been allowed by the City Engineer.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-04

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 installation of the TDSX recycling unit, in order to recycle aqueous amines and glycol from petroleum refineries on the existing Tessenderlo Kerely Inc. site will not impair the integrity and character of the I-H Heavy Industrial zone district. The use of a is

consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district, with the exception of the number of driveways, which has been permitted by the City Engineer. The use is classified as an industrial or manufacturing facility, intensive, which requires a conditional use permit in the I-H Heavy Industrial zone district, as prescribed in the land use table in Section 17.08.030.

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 installation and use of the TDSX recycling unit on the existing Tessenderlo Kerley Inc. site is compatible with the existing land uses and the future permitted land uses within the I-H Heavy Industrial zone district. The site is designated as Heavy Industrial by the General Plan. The proposed use will be located on the Tessenderlo Kerley Inc. site, for which a conditional use permit was permitted to allow chemical manufacturing (fertilizer mixing). According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The installation and use of the TDSX unit to recycle aqueous amines and glycol from petroleum refineries is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

ANALYSIS: The General Plan designates the property as Heavy Industrial. According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The installation and use of the TDSX unit to recycle aqueous amines and glycol from petroleum refineries is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

ANALYSIS: That in accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02. Due to the addition of a TDSX

recycling unit for the Tessengerlo Kerley Inc. site, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of the TDSX recycling unit on site in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02. The addendum is attached as **Attachment 5**.

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 I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district, with the exception of the number of driveways, which has been previously permitted by the Engineering Division. In order to ensure the use will not be detrimental to public safety conditions of approval have been applied from the San Joaquin Valley Air Pollution Control District and the Kings County Department of Public Health Division of Environmental Health Services. Any other 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. 2018-16 and Resolution No. 2018-14.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on May 11, 2018 and mailed to property owners within 500 feet of the project site on May 10, 2018. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02. Due to the addition of a TDSX recycling unit for the Tessengerlo Kerley Inc. site, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of the TDSX recycling unit on site in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02. The addendum is attached as **Attachment 5**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2014-02 for the project.
2. Adopt Resolution No. 2018-14, approving Conditional Use Permit No. 2018-04.

RESOLUTION NO. 2018-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-04, A REQUEST TO ALLOW INSTALLATION OF A TDSX RECYCLING UNIT, IN ORDER TO RECYCLE AQUEOUS AMINES AND GYCOLS GENERATED AT PETROLEUM REFINERIES ON THE TESSENDERLO KERLEY INC. SITE. THE USE IS CLASSIFIED AS AN INTENSIVE INDUSTRIAL OR MANUFACTURING FACILITY. THE PROJECT IS LOCATED AT 10724 ENERGY STREET (APN 018-242-078).

At a regular meeting of the City of Hanford Planning Commission duly called and held on May 22, 2018 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-04, a request to allow installation of a TDSX recycling unit, in order to recycle aqueous amines and glycols generated at petroleum refineries on the Tessenderlo Kerley Incorporated site, 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 10724 Energy Street (APN 018-242-078); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-18, attached as **Exhibit A**; 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, in accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02; and

WHEREAS, due to the addition of a TDSX recycling unit for the Tessenderlo Kerley Inc. site, proposed under Conditional Use Permit No. 2018-04, Addendum No. 1 was prepared and the Planning Commission has determined the addition of the TDSX recycling unit on site would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02; and

WHEREAS, Mitigated Negative Declaration No. 2014-02 has been adopted, certifying that the project will not result in any significant environmental impacts with the incorporation of mitigation measures; 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 17.80.050 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 installation of the TDSX recycling unit, in order to recycle aqueous amines and glycol from petroleum refineries on the existing Tessenderlo Kerley Inc. site will not impair the integrity and character of the I-H Heavy Industrial zone district. The use of a is consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district, with the exception of the number of driveways, which has been permitted by the City Engineer. The use is classified as an industrial or manufacturing facility, intensive, which requires a conditional use permit in the I-H Heavy Industrial zone district, as prescribed in the land use table in Section 17.08.030.

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 installation and use of the TDSX recycling unit on the existing Tessenderlo Kerley Inc. site is compatible with the existing land uses and the future permitted land uses within the I-H Heavy Industrial zone district. The site is designated as Heavy Industrial by the General Plan. The proposed use will be located on the Tessenderlo Kerley Inc. site, for which a conditional use permit was permitted to allow chemical manufacturing (fertilizer mixing). According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The installation and use of the TDSX unit to recycle aqueous amines and glycol from petroleum refineries is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

ANALYSIS: The General Plan designates the property as Heavy Industrial. According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The installation and use of the TDSX unit to recycle aqueous amines and glycol from petroleum refineries is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

ANALYSIS: That in accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02. Due to the addition of a TDSX recycling unit for the Tessengerlo Kerley Inc. site, Addendum No. 1 was prepared. Staff has evaluated the changes proposed and the addition of the TDSX recycling unit on site in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02.

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 I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district, with the exception of the number of driveways, which has been previously permitted by the Engineering Division. In order to ensure the use will not be detrimental to public safety conditions of approval have been applied from the San Joaquin Valley Air Pollution Control District and the Kings County Department of Public Health Division of Environmental Health Services. Any other 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. 2018-16 and this resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2018-04 be approved, subject to the conditions of approval for Site Plan Review No. 2017-18, attached as **Exhibit C**, and the following conditions:

PLANNING DIVISION

Contact Associate Planner Gabrielle de Silva at (559)585-2578

Concerning the following condition(s):

1. That the use comply with the operational statement submitted for the project, attached as **Exhibit D**.
2. All conditions applicable to the Tessengerlo Kerely Site (under Site Plan Review No. 2012-09, Site Plan Review No 2013-13, and Conditional Use Permit No. 2013-02) shall also be conditions of approval of this project.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Sharla Yang with the SJVAPCD at (559) 230-5934
concerning the following conditions:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of installing a recycling unit to recycle aqueous amines and glycols (Project), located at 10724 Energy Street, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, 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. Per District Rule 9510 (Indirect Source Review) section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this Project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District 9510 requirements and related fees do not apply to the Project referenced above.

Therefore you are required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses. For more information please visit <http://www.valleyair.org/busind/pto/ptoforms/1ptoforidx.htm> or contact the District's Small Business Assistance.

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

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

KINGS COUNTY DEPARTMENT OF PUBLIC HEALTH
 Contact Troy Hommerding at Troy.Hommerding@co.kings.ca.us
 Concerning the following conditions:

1. That the applicant contact the Kings County Department of Public Health Division of Environmental Health Services and update their Hazardous Material Business Plan, as well as Emergency Contingency Plan as a condition of approval for the project.

17.70.240 Expiration of Approved Permit

- A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:
 1. A building permit is issued by the building official, and construction is commenced and pursued toward completion on the property that was the subject of the approved permit.
 2. The use for which the permit was approved has commenced
- B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

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 22nd day of May 2018.

Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2018-16

Attachment: Resolution No. 2018-14 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)



Exhibit B
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2018-14 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)

MITIGATION MONITORING AND REPORTING PLAN PERTAINING TO SITE PLAN REVIEW 2013-13

The following is quoted directly from the California Environmental Quality Act (CEQA) Guidelines 2012.

15064.4 DETERMINING THE SIGNIFICANCE OF IMPACTS FROM GREENHOUSE GAS EMISSIONS

- A) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:
1. Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model or methodology it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; and/or
 2. Rely on a qualitative analysis or performance based standards.
- B) The lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:
1. The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
 2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
 3. The extent to which the project complies with regulations or requirements adopted implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

DETERMINING SIGNIFICANCE

The anticipated greenhouse gas emissions were quantified concurrent with the submission of Site Plan Review 2013-13 (emissions appear in the Initial Study – under Greenhouse Gas Emissions). Based on the projected annual emissions, it was determined that the Potassium Thiosulfate Solution manufacturing plant could have a potential impact on the environment. Due to the absence of an adopted level of significance for greenhouse gas emissions, it has been accepted by the San Joaquin Valley Air Pollution Control District that any project implementing Best

Performance Standards would be considered to have a less than significant environmental impact. Thus, the City of Hanford is requesting that Tessenderlo Kerley, Inc. integrate the San Joaquin Valley Air Pollution Control District's Best Performance Standards into their facility's design.

Mitigation MONITORING AND REPORTING PLAN

Listed below is the mitigation monitoring and reporting plan for Site Plan Review 2013-13. The mitigations listed were developed by the San Joaquin Valley Air Pollution Control District (District). The District is responsible for reviewing and permitting various developments' stationary sources. In issuing development permits for Tessenderlo Kerley Inc's Potassium Thiosulfate Solution (KTS) manufacturing facility, the mitigations listed below and in the attached are requirements of the District. These mitigations will be incorporated into the development's design; these mitigations are mandatory and without their incorporation, development may not proceed.

Significant Impact	Mitigation Measure	Monitoring Responsibility / Action Notes	Mitigation Timing	Method for Compliance
Greenhouse Gas Emissions	- Compliance with the mitigations set forth by the San Joaquin Valley Air Pollution Control District for the following: - POTASSIUM THIOSULFATE PRODUCTION OPERATION INCLUDING A SULFUR FURNACE (F400), 5 MMBTU/HR NATURAL GAS-FIRED SULFUR IGNITER (IG400), SULFUR THERMAL REACTOR (D400), WASTE HEAT RECOVERY BOILER (B400), TWO SO₂ ABSORBERS (T401 AND T402), A POTASSIUM THIOSULFATE REACTION UNIT (R410), AN EVAPORATOR (D411), HIGH EFFICIENCY PARTICULATE FILTERS (D403), AND A POTASSIUM THIOSULFATE PROCESS VENT (S401) (Mitigations Attached)	The applicant (Tessenderlo Kerley Inc.) must incorporate these mitigations into their development's design. The San Joaquin Valley Air Pollution Control District will ensure compliance with these mitigations.	Prior to construction and continuing during operations.	Comply with the conditions of the San Joaquin Valley Air Pollution Control District's "Authority to Construct."
Greenhouse Gas	Compliance with the mitigations set	The applicant	Prior to	Comply with the

Emissions	forth by the San Joaquin Valley Air Pollution Control District for the following: - 3,000 GALLON PER MINUTE COOLING TOWER (CT602) - (Mitigations Attached)	(Tessenderlo Kerley Inc.) must incorporate these mitigations into their development's design. The San Joaquin Valley Air Pollution Control District will ensure compliance with these mitigations.	construction and continuing during operations.	conditions of the San Joaquin Valley Air Pollution Control District's "Authority to Construct."
Greenhouse Gas Emissions	Compliance with the mitigations set forth by the San Joaquin Valley Air Pollution Control District for the following: - 22,000 GALLON SULFUR UNLOADING TANK (D202) AND 167,000 GALLON SULFUR STORAGE TANK (V203) SERVED BY AN H2S SCRUBBER - (Mitigations Attached)	The applicant (Tessenderlo Kerley Inc.) must incorporate these mitigations into their development's design. The San Joaquin Valley Air Pollution Control District will ensure compliance with these mitigations.	Prior to construction and continuing during operations.	Comply with the conditions of the San Joaquin Valley Air Pollution Control District's "Authority to Construct."

Exhibit C
Conditions of Approval – SPR 2018-16

Attachment: Resolution No. 2018-14 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)

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: May 8, 2018

PROJECT: Site Plan Review No. 2018-16 (502-1010)

APPLICANT: MPR Services

LOCATION: 10724 Energy Street

PROPOSAL: Installation of an amine/ glycol recycling unit

ZONING: I-H Heavy Industrial

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:** 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 CUP required |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle de Silva
 Gabrielle de Silva, Associate Planner
 Community Development Department

May 8, 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. 2018-16 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:

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

- ☒ That the project requires approval by the City of Hanford Planning Commission through the Conditional Use Permit process (submitted by applicant).
- ☒ That the project conform to the operational statement submitted by the applicant, attached as Exhibit A.
- ☒ 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. 2018-16, 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.

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 along Energy Street shall be 10 feet.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setbacks may be zero.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall maintain 35 parking stalls on site, two of which are ADA-accessible, as shown on the approved site plan, based on the following ratio for

commercial and industrial uses conducted primarily outside of buildings: 1 space for each two employees of the maximum working shift

Employees (total): 22 → minimum 11 parking spaces 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.

Fencing and Walls: (Section 17.36.130)

- ☒ 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 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.

General Provisions and Standards (Section 17.36.150)

- ☒ That no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That no use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundaries of the site.

- ☒ That no solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system, except in compliance with the applicable regulations of the Central valley Regional Water Quality Control Board and city ordinances and policies.
- ☒ That no use shall be permitted, and not process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy.

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, when located more than 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.

SPR Approval -

Exhibit A

Operational Statement

**MPR Services
Hanford, California**

MPR Services, Inc. (MPR) is a subsidiary of Tessenderlo Kerley, Inc. (TKI). TKI has property located at 10724 Energy Street, Hanford that is used for chemical manufacturing, storage and loading/unloading. MPR would like to install a recycling unit on the TKI site to recycle aqueous amines and glycols generated at petroleum refineries. The clean liquids would go back to the refinery customers as usable product and the removed contaminants would be sent off-site to a licensed disposal facility.

TDSX Unit:

The TDSX unit cleans amines and glycols of heat stable salts that build up over time as the material is used in refinery processes. The heat stable salts prevent the material from working efficiently so periodically the material must be removed from the process and either disposed of or recycled for reuse.

The TDSX process removes the heat stable salts through evaporation and condensation allowing the treated material to be used back into the refinery process and not have to be sent for disposal. The small amount of removed salts (approximately 3% of the total) will be drummed and sent off-site to a licensed disposal facility. A Standard Treatment Permit from the Department of Toxic Substances Control (DTSC) and an air permit(s) from the San Joaquin Valley Air Pollution Control District (SJVAPCD) will be needed for the treatment unit.

The treatment area will have either concrete or sealed asphalt flooring. Rainwater from the area will be collected and recycled in the treatment process. Various pieces of equipment including piping, valves, instruments, pumps, and tanks will be installed for the treatment process. Six 7,500 gallon storage tanks, a hot oil system and a chiller system will also be utilized.

Buildings:

The TDSX unit is located in movable storage units. There will be no new buildings added for the treatment unit.

Loading/Unloading areas:

One truck loading/unloading area will be installed next to the TDSX unit to allow waste material to be unloaded into waste storage tanks and clean material to be loaded into trucks from the clean material storage tanks.

The annual number of trucks loaded/unloaded at the facility is expected to be approximately 180 - 360 trucks (daily average 1-2 trucks/day for 180 days/yr) once the facility is in full production. Initially for the first couple of years, the treatment days will be closer to 90 days/yr.

Hazardous Materials:

A Hazardous Materials Business Plan and an Emergency Contingency Plan is already in use at the TKI site. MPR will either develop their own Hazardous Materials Business Plan and Emergency Contingency Plan or the TKI plan will be updated to include the MPR unit depending on the needs of the Kings County CUPA. Hazardous Materials Tank Permits will also be obtained from the Fire Department for any containers that falls under the rule.

Generated Waste:

Waste generated from the treatment unit will be put into drums, labeled and profiled for disposal at an off-site licensed disposal facility. The generated waste will be approximately 3% of the total amount of material processed. The generated waste is expected to be a state only hazardous waste and MPR will be a large quantity generator (LQG) of state only hazardous waste.

The treatment unit will operate in approximately 15 day runs. At the end of each run, the storage tanks will be drained and locked closed. Drummed waste will be removed from the site as soon as possible after each run but no later than 90 days as is required for a LQG. MPR has relationships with reputable RCRA and state hazardous waste disposal sites and all generated waste will be handled and disposed of in a responsible manner. There will be no wastewater generated from the treatment unit that will require discharge.

Personnel:

There will be approximately 4 on-site MPR Personnel (2 people per 2- 10 hr shifts) while the unit is operating.

BUILDING DIVISION
CUP 2018-004 (508-0196) TKI Addition
4-18-18

10724 Energy Street

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.

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: April 19, 2018

Project #: 2018-16 (502-1010) Amine/glycol recycling unit

General Instructions

1. That a Hazardous Material (HazMat) permit be submitted to the City of Hanford Fire Department.

Exhibit D
Operational Statement

Attachment: Resolution No. 2018-14 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)

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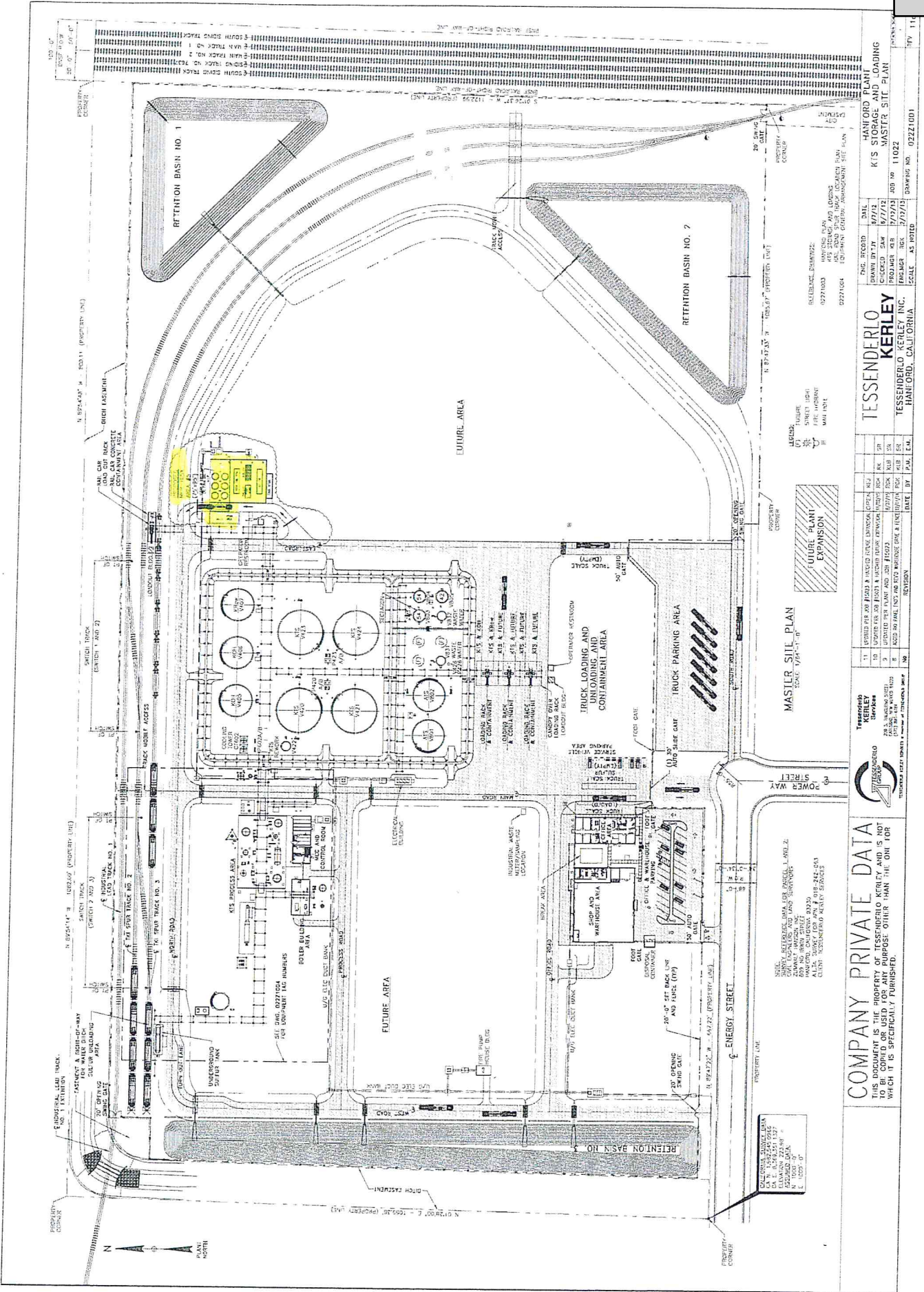
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COMPANY PRIVATE DATA
THIS DOCUMENT IS THE PROPERTY OF TESSENDERLO KERLEY INC. AND IS NOT TO BE COPIED OR USED FOR ANY PURPOSE OTHER THAN THE ONE FOR WHICH IT IS SPECIFICALLY FURNISHED.



TESSENDERLO KERLEY INC.
HANTON, CALIFORNIA

MASTER SUE PLAN
SCALE: 1/4" = 1'-0"

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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 PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: May 8, 2018

PROJECT: Site Plan Review No. 2018-16 (502-1010)

APPLICANT: MPR Services

LOCATION: 10724 Energy Street

PROPOSAL: Installation of an amine/ glycol recycling unit

ZONING: I-H Heavy Industrial

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:** 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 CUP required |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle de Silva
 Gabrielle de Silva, Associate Planner
 Community Development Department

May 8, 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. 2018-16 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:

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

- ☒ That the project requires approval by the City of Hanford Planning Commission through the Conditional Use Permit process (submitted by applicant).
- ☒ That the project conform to the operational statement submitted by the applicant, attached as Exhibit A.
- ☒ 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. 2018-16, 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.

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 along Energy Street shall be 10 feet.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setbacks may be zero.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall maintain 35 parking stalls on site, two of which are ADA-accessible, as shown on the approved site plan, based on the following ratio for

commercial and industrial uses conducted primarily outside of buildings: 1 space for each two employees of the maximum working shift

Employees (total): 22 → minimum 11 parking spaces 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.

Fencing and Walls: (Section 17.36.130)

- ☒ 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 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.

General Provisions and Standards (Section 17.36.150)

- ☒ That no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That no use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundaries of the site.

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Exhibit A
Operational Statement

Attachment: Attachment 3 - Site Plan Review No. 2018-16 Approval Letter (CUP Required) (Conditional Use Permit No. 2018-04 - TDSX

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CUP 2018-004 (508-0196) TKI Addition
4-18-18
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 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.

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: April 19, 2018

Project #: 2018-16 (502-1010) Amine/glycol recycling unit

General Instructions

1. That a Hazardous Material (HazMat) permit be submitted to the City of Hanford Fire Department.



MAY 16 2018

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

Project: MRS Services – Tessenderlo Kerley Inc.

District CEQA Reference No: 20180496

Dear Ms. de Silva:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of installing a recycling unit to recycle aqueous amines and glycols (Project), located at 10724 Energy Street, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, 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. Per District Rule 9510 (Indirect Source Review) section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this Project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District 9510 requirements and related fees do not apply to the Project referenced above.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5501

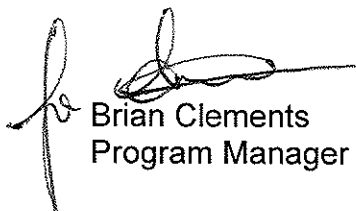
Therefore you are required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses. For more information please visit <http://www.valleyair.org/busind/pto/ptoforms/1ptoformidx.htm> or contact the District's Small Business Assistance.

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

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

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: sy

Addendum No. 1 to
Initial Study/ Mitigated Negative Declaration No. 2014-02
For: Conditional Use Permit No. 2013-02 and Conditional Use Permit No. 2018-04
May 9, 2018

Overview

On January 28, 2014, the City of Hanford Planning Commission approved Conditional Use Permit No. 2013-02, for which an initial study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted. A Notice of Determination was filed with Kings County on February 27, 2014. A request to allow installation of a TDSX recycling unit, to recycle aqueous amines and glycol generated at petroleum refineries on the site was submitted on April 5, 2018

Staff determined an addendum to Initial Study and Mitigated Negative Declaration No. 2014-02 would adequately address the additions proposed under Conditional Use Permit No. 2018-04.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the addition of the TDSX unit proposed under Conditional Use Permit No. 2018-04 would not result in any of the conditions under which a subsequent Environmental Impact Report (EIR) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of addendums to previous EIRs and negative declarations.

CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

a. The project will have one or more significant effects not discussed in the EIR.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

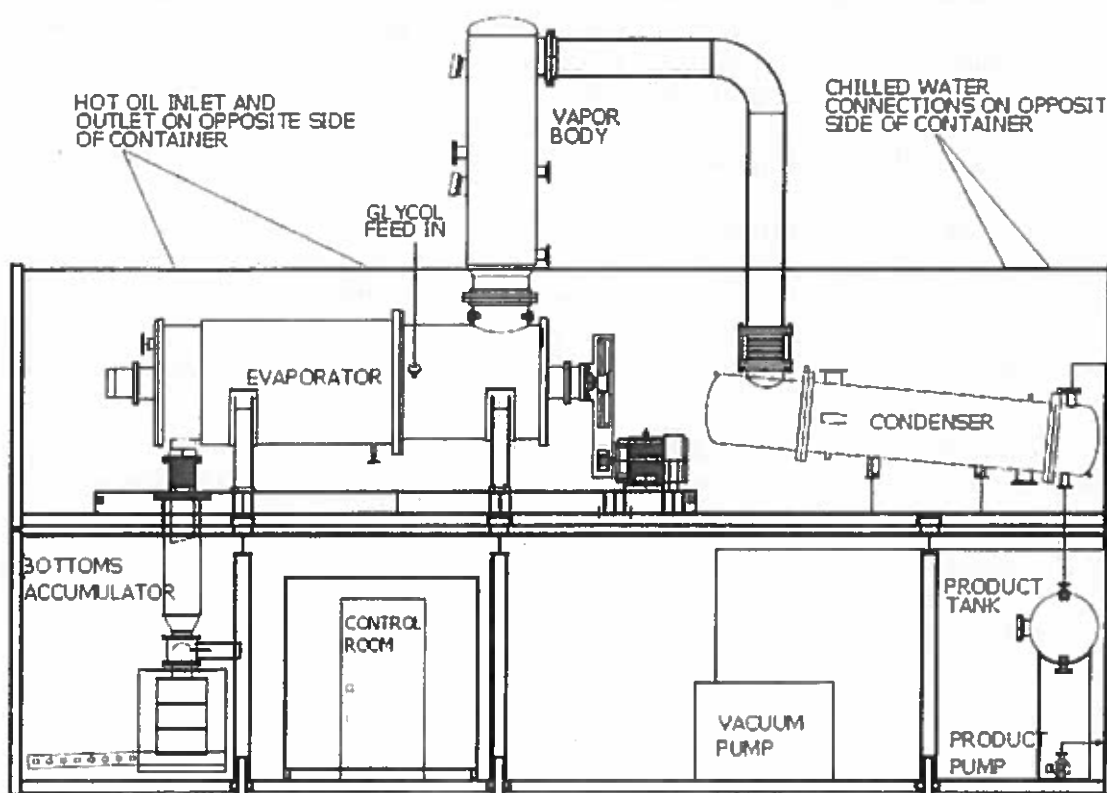
CEQA Guidelines Section 15164(b) states: "An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

The following analysis demonstrates that the addition of the TDSX unit proposed under Conditional Use Permit No. 2018-04 does not raise any new environmental issues and requires only minor changes or additions to the previous Negative Declaration No. 2014-02 to satisfy the requirements of CEQA.

Project Description

Conditional Use Permit No. 2018-04

The project is a request to install a TDSX recycling unit on the existing Tessengerlo Kerley Inc. site in order to recycle amine and glycol generated at petroleum refineries. The recycling unit is a movable unit, shown below:



TDSX Unit

According to the operational statement submitted by the applicant, "The TDSX unit cleans amines and glycols of heat stable salts that build up over time as the material is used in refinery processes. The heat stable salts prevent the materials from working efficiently, so periodically, the material

must be removed from the process and either disposed of or recycled for reuse. The TDSX process removes the heat stable salts through evaporation and condensation allowing the treated material to be used back into the refinery process and not have to be sent for disposal. The small amount of removed salts (approximately 3% of the total) will be drummed and sent off-site to a licensed disposal facility. A standard Treatment Permit from the Department of Toxic Substances Control (DTSC) and an air permit(s) from the San Joaquin Valley Air Pollution Control District (SJVAPCD) will be needed for the treatment unit. The treatment area will have either concrete or sealed asphalt flooring. Rainwater from the area will be collected and recycled in the treatment process. Various pieces of equipment, including piping, valves, instruments, pumps, and tanks will be installed for the treatment process. Six 7,500 gallon storage tanks, a hot oil system, and a chiller system will also be utilized."

Staff consulted with the San Joaquin Valley Air Pollution Control District. In a letter received, the SJVAPCD determined the following:

1. The primary functions of the project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) and District Rule 2010 (Permits Required).
2. The applicant is required to obtain a District Authority to construct, prior to installation of equipment that controls or may emit air contaminants.
3. The project may be subject to additional District Rules and Regulations and the applicant shall contact the District's Small Business Assistance Office at (559)230-5888, in order to identify any Rules that may apply.

A copy of the letter received from the San Joaquin Valley Air Pollution Control District is attached and all comments are listed as conditions of approval in Resolution No. 2018-14.

Buildings

The TDSX unit is located in movable storage units. No other buildings will be added for the treatment unit.

Truck Loading and Unloading Areas

Truck loading and unloading activities are described in the operational statement provided by the applicant. The applicant states, "One truck loading/unloading area will be installed next to the TDSX unit to allow waste materials to be unloaded into waste storage tanks and clean materials to be loaded into trucks from the clean material storage tanks. The annual number of trucks loaded/unloaded at the facility is expected to be approximately 180-360 trucks (daily average 1-2 trucks/day for 180 days/year), once the facility is in full production. Initially, for the first couple of years, the treatment days will be closer to 90 days/year."

Hazardous Materials

In the operational statement provided, the applicant states, "A Hazardous materials Business Plan and an Emergency Contingency Plan is already in use at the TKI site. MPR will either develop their own Hazardous Materials Business Plan and Emergency Contingency Plan or the TKI plan will be updated to include the MPR unit, depending on the needs of the Kings County CUPA. Hazardous Materials Tank Permits will also be obtained from the Fire Department for any containers that falls under the rule."

A copy of the project and operational statement was forwarded to the Kings County Department of Public Health Division of Environmental Health Services. A response was not received. Staff is requiring that the applicant contact the Kings County Department of Public Health Division of Environmental Health Services and update their Hazardous Material Business Plan, as well as Emergency Contingency Plan as a condition of approval for the project.

Generated Waste

In the operational statement provided, the applicant states, "Waste generated from the treatment units will be put into drums, labeled and profiled for disposal at an off-site licensed disposal facility. The generated waste will be approximately 3% of the total amount of material processed. The generated waste is expected to be a state-only hazardous waste and MPR will be a large quantity generator (LQG) of state-only hazardous waste. The treatment unit will operate in approximately 15 day runs. At the end of each run, the storage tanks will be drained and locked closed. Drummed waste will be removed from the site as soon as possible after each run, but no later than 90 days, as is required for a LQG. MPR has relationships with reputable RCRA and state hazardous waste disposal sites and all generated waste will be handled and disposed of in a responsible manner. There will be no wastewater generated from the treatment unit that will require discharge.

Personnel

According to the operational statement submitted by the applicant, there will be approximately four on-site MPR personnel, two people per two ten-hour shifts, while the unit is operating.

Conformance with the Standards of the I-H Heavy Industrial Zone District

17.36.030 Site Area

In the I-H Heavy Industrial zone district, the minimum site area shall be 20,000 square feet. The entire parcel totals 46.83 acres, which meets and exceeds the minimum site area for the district.

17.36.040 Lot Dimensions

The minimum lot frontage in the I-H Heavy Industrial zone district shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The lot has over 650 feet of frontage along Energy Street, which meets and exceeds the minimum site area for the district.

17.36.050 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 project meets all building setback area requirements, open space requirements, and off-street parking and loading requirements; therefore, the maximum lot coverage is not exceeded.

17.36.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the I-H Heavy Industrial zone district, the front building setback area shall be a minimum of 10 feet. The rear, side, and street side setbacks may be zero, as the property does not abut a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district. All required setbacks have been met and ensured under Site Plan Review No. 2012-09, Site Plan Review No 2013-13, and Site Plan Review No. 2018-16.

17.36.070 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.

17.36.080 Height of Structures

The maximum height of structures in the I-H Heavy Industrial zone district shall be 75 feet, except that the height of portions of structures set back at least 200 feet from any lot line may be up to 100 feet.

17.36.090 Driveways

Whenever possible, developments in the I-H Heavy Industrial zone district shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius of the curb, unless otherwise specifically approved by the City Engineer. Gated entrances shall be setback at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer. The property has three existing driveways along Energy Street and one along Power Way, as shown in Figure 5. No new driveway is not proposed. The Engineering Division is not requiring abandonment of any driveway.



17.36.100 Off-Street Parking

In accordance with Section 17.54.040, parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. Between Tessengerlo Kerely Inc.'s operations and MPR Services' operations, there will be total of 28 employees overall, 17 per shift. The applicant provides 35 parking stalls on site, two of which are ADA- accessible, which exceeds the required parking ratio for the use.

17.36.110 Usable Open Space

There is no minimum requirement for usable open space.

The applicant complies with all requirements of the I-H Heavy Industrial zone district, except additional driveways have been allowed by the City Engineer.

Environmental Analysis and Conclusions

Air Quality – The installation and use of the TDSX unit will not have a significant environmental impact on Air Quality.

- a) **Less than Significant** - As determined prior, the project will not conflict with or obstruct implementation of the air quality plan, as the plan is required to adhere to all regulation of the air quality plan.
- b) **Less than Significant** - The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. This was confirmed by the San Joaquin Valley Air Pollution Control District after review of the project by District staff. The conclusions of the evaluation are attached. Conditions of approval have been applied to the resolution.
- c) **Less than Significant** - The project will not 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). This was confirmed by the San Joaquin Valley Air Pollution Control District after review of the project by District staff. The conclusions of the evaluation are attached. Conditions of approval have been applied to the resolution.
- d) **Less than Significant** - The project will not expose sensitive receptors to substantial pollutant concentrations. Being located in the industrial park, the project is not proximal to sensitive receptors.
- e) **Less than Significant** - The project will not create objectionable odors affecting a substantial number of people. Being located in the industrial park, the project will not affect a substantial number of people, as residences and concentration of persons are located a significant distance from the industrial area.

Hazards and Hazardous Materials – The installation and use of the TDSX unit will not have a significant environmental impact on Hazards and Hazardous Materials.

- a) **Less than Significant** - The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Hazardous Materials. In the operational statement provided, the applicant states, "A Hazardous materials Business Plan and an Emergency Contingency Plan is already in use at the TKI site. MPR will either develop their own Hazardous Materials Business Plan and Emergency Contingency Plan or the TKI plan will be updated to include the MPR unit, depending on the needs of the Kings County CUPA. Hazardous Materials Tank Permits will also be obtained from the Fire Department for any containers that falls under the rule." A copy of the project and operational statement was forwarded to the Kings County Department of Public Health Division of Environmental Health Services. A response was not received. Staff is requiring that the applicant contact the Kings County Department of

Public Health Division of Environmental Health Services and update their Hazardous Material Business Plan, as well as Emergency Contingency Plan as a condition of approval for the project in the resolution.

In the operational statement provided, the applicant states, "Waste generated from the treatment units will be put into drums, labeled and profiled for disposal at an off-site licensed disposal facility. The generated waste will be approximately 3% of the total amount of material processed. The generated waste is expected to be a state-only hazardous waste and MPR will be a large quantity generator (LQG) of state-only hazardous waste. The treatment unit will operate in approximately 15 day runs. At the end of each run, the storage tanks will be drained and locked closed. Drummed waste will be removed from the site as soon as possible after each run, but no later than 90 days, as is required for a LQG. MPR has relationships with reputable RCRA and state hazardous waste disposal sites and all generated waste will be handled and disposed of in a responsible manner. There will be no wastewater generated from the treatment unit that will require discharge.

- b) **Less than Significant** - The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Hazardous Materials. In the operational statement provided, the applicant states, "A Hazardous materials Business Plan and an Emergency Contingency Plan is already in use at the TKI site. MPR will either develop their own Hazardous Materials Business Plan and Emergency Contingency Plan or the TKI plan will be updated to include the MPR unit, depending on the needs of the Kings County CUPA. Hazardous Materials Tank Permits will also be obtained from the Fire Department for any containers that falls under the rule." A copy of the project and operational statement was forwarded to the Kings County Department of Public Health Division of Environmental Health Services. A response was not received. Staff is requiring that the applicant contact the Kings County Department of Public Health Division of Environmental Health Services and update their Hazardous Material Business Plan, as well as Emergency Contingency Plan as a condition of approval for the project in the resolution.

Conclusion

There is no substantial evidence that approval of Conditional Use Permit No. 2018-04, for the installation and use of a TDSX recycling unit, to recycle aqueous amines and glycol from petroleum refineries on the Tessengerlo Kerely Inc. site would result in new significant environmental impact or impacts that would be more severe than described in the previous Negative Declaration No. 2014-02. Consequently, a subsequent or supplemental EIR or IS/MND is not required.

Original Initial Study and Mitigated Negative Declaration No. 2014-02

Attachment: Attachment 5 -Addendum #1 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)

NOTICE OF DETERMINATION

FROM: _____ City of Hanford
317 N. Douty Street
Hanford, CA 93230

TO: _____ Office of Planning Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

**ORIGINAL
FILED**

FEB 27 2014

**KRISTINA McKAY, ASST.
KINGS COUNTY CLERK**

Subject: Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Site Plan Review 2013-13 (502-0913).

Project Location (include county): The property is located in the Kings Industrial Park. The address for the location is 10724 Energy Street (APN 018-242-078). City of Hanford, Kings County.

Project Description: Site Plan Review 2013-13, filed by Tessengerio Kerley, Inc. proposes to install a KTS (Potassium Thiosulfate Solution) manufacturing facility in the Kings Industrial Park on approximately 46 acres.

N/A	City of Hanford- Gabrielle de Silva	(559) 585-2578
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	(Area Code/Telephone Extension)

This is to advise that City of Hanford Community Development Department (Lead Agency) has approved the above described project on February 27, 2014 and has made the following determinations regarding the above.

This is to advise that the Community Development Department has approved the above described project on February 27, 2014, and has made the following determinations regarding the above-described project:

1. The project [() will (X) will not] have a significant effect on the environment.
2. () An Environmental Impact Report was prepared for this project pursuant to the provision of CEQA.
(X) A Negative Declaration was prepared for this project pursuant to the provision of CEQA.
3. Mitigation Measures [(X) were () were not] made a condition of approval of this project.
4. A mitigation reporting and monitoring plan [(X) was () was not] adopted for this project.
5. A statement of Overriding Considerations [() was (X) was not] adopted for this project.
6. Findings [(X) were () were not] made pursuant to the provision of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval are available to the General Public at: Community Development Department, 317 N. Douty Street; Hanford, CA 93230.

Gabrielle de Silva
Signature (Public Agency)

February 27, 2014
Date

Assistant Planner
Title

Date received for filing at OPR: N/A

Attachment: Attachment 5 -Addendum #1 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)

Site Plan Review 2013-13
Project Title

502.0913
File No.

N/A
State Clearinghouse Number
(If Applicable)

ENVIRONMENTAL IMPACT STATEMENT – MITIGATED NEGATIVE DECLARATION NO. 2014-02

APPLICANT

Tessenderlo Kerley, INC.
2255 N 44th St, Suite 300
Phoenix, AZ 85008

DESCRIPTION OF PROJECT

Site Plan Review 2013-13, filed by Tessenderlo Kerley, Inc. proposes to install a KTS (Potassium Thiosulfate Solution) manufacturing facility in the Kings Industrial Park on approximately 46 acres; 10724 Energy Street, Hanford, California, County of Kings

MITIGATED NEGATIVE DECLARATION

It is the determination of the City of Hanford that the proposed project will not have a significant effect on the environment and the project will not:

- a) Conflict with adopted environmental plans and goals of the community where it is located;
- b) Have a demonstrable negative aesthetic effect;
- c) Affect a rare or endangered species of animal or plant or the habitat of the species;
- d) Interfere with the movement of any resident or migratory fish or wildlife species;
- e) Breach published national, state, or local standards relating to solid waste or litter control;
- f) Degrade water quality;
- g) Contaminate a public water supply;
- h) Degrade or deplete ground water resources;
- i) Interfere with ground water recharge;
- j) Disrupt or alter an archaeological site over 200 years old, an historic site or a paleontological site except as part of a scientific study of the site;
- k) Induce growth of concentration of population;
- l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system
- m) Displace a large number of people;
- n) Encourage activities which result in the use of large amounts of fuel or energy;
- o) Use fuel or energy in a wasteful manner;
- p) Increase substantially the ambient noise levels for adjoining areas;
- q) Cause flooding, erosion or salutation;
- r) Expose people or structures to major geologic hazards;
- s) Extend a sewer trunk line without existing capacity to serve new development;
- t) Diminish habitat for fish, wildlife or plants;
- u) Disrupt or divide the physical arrangement of an established community;
- v) Create a public health hazard or a potential public health hazard;
- w) Conflict with established recreational, educational, religious or scientific uses of the area;
- x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violations, or expose sensitive receptors to substantial pollutant concentrations;
- y) Convert prime agriculture land to non-agriculture use or impair the agriculture productivity of prime agricultural land that has not been designated for urban expansion by the general plan.
- z) Interfere with emergency response plans or emergency evacuation plans.

Site Plan Review has been approved by the Community Development Department, 317 N. Douty Street on February 27, 2014.

Prepared by: Gabrielle de Silva, Assistant Planner, Community Development Department
Additional copies are available at: Community Development Department, 317 N. Douty Street; Hanford, CA 93230

Initial Study/ Negative Declaration

Project Title: Tessengerlo Kerley Inc. Fertilizer Manufacturing Plant

Lead Agency Name and Address: City of Hanford – Planning Division
317 North Douty Street
Hanford, CA 93230

Project Location: 10724 Energy Street
APN 018-242-078
See Figure 1.1

Project Sponsor and Address: Tessengerlo Kerley, Inc
2255 N. 44th Street, Suite 300
Phoenix, AZ 85008

General Plan Designation: Heavy Industrial

Zoning: Heavy Industrial (See Figure 1.2)

Contact Person: Gabrielle de Silva, Assistant Planner

Phone Number: (559)585-2578

Date Prepared: December 2013

Figure 1.1 – Aerial Map, Project Location

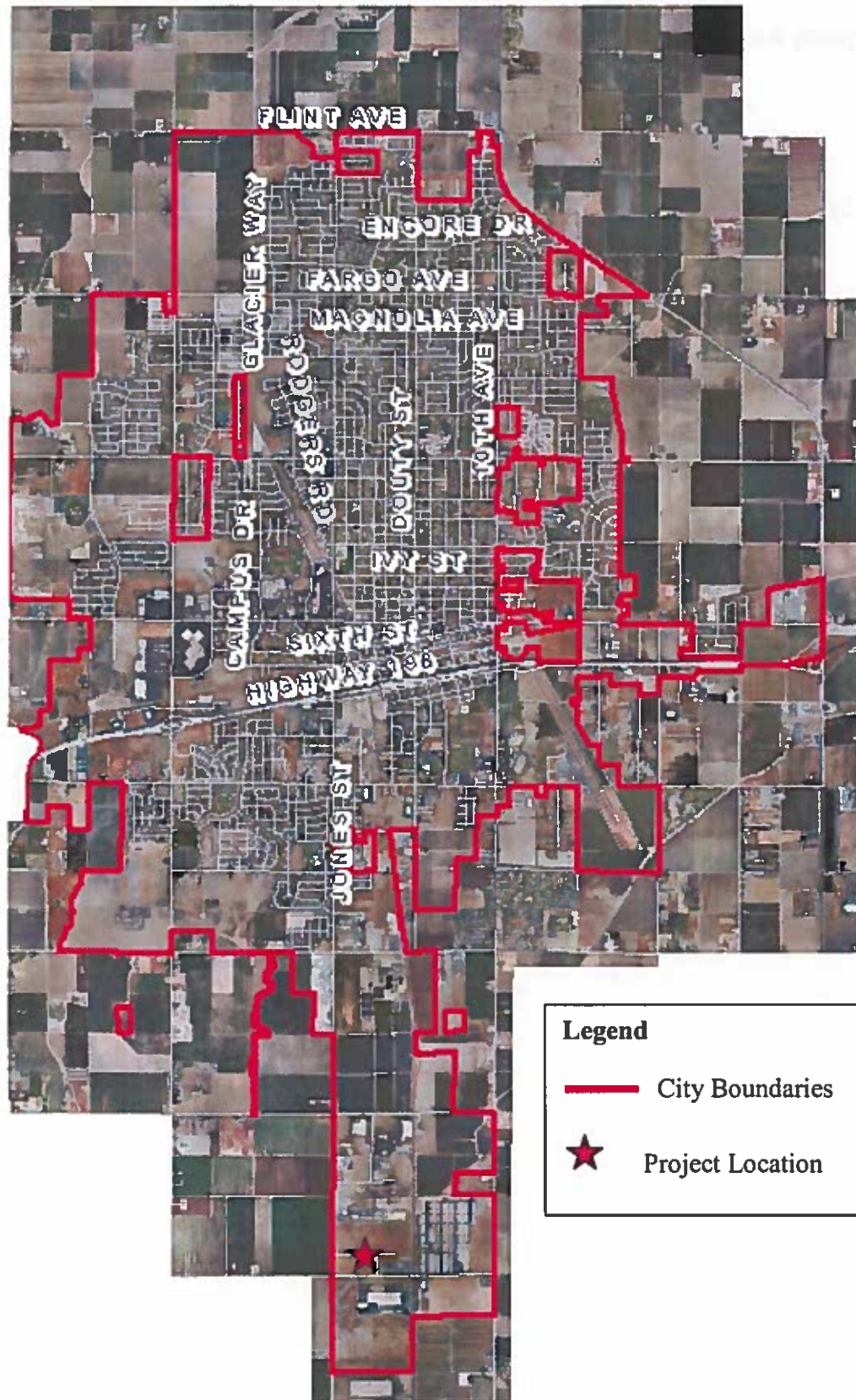
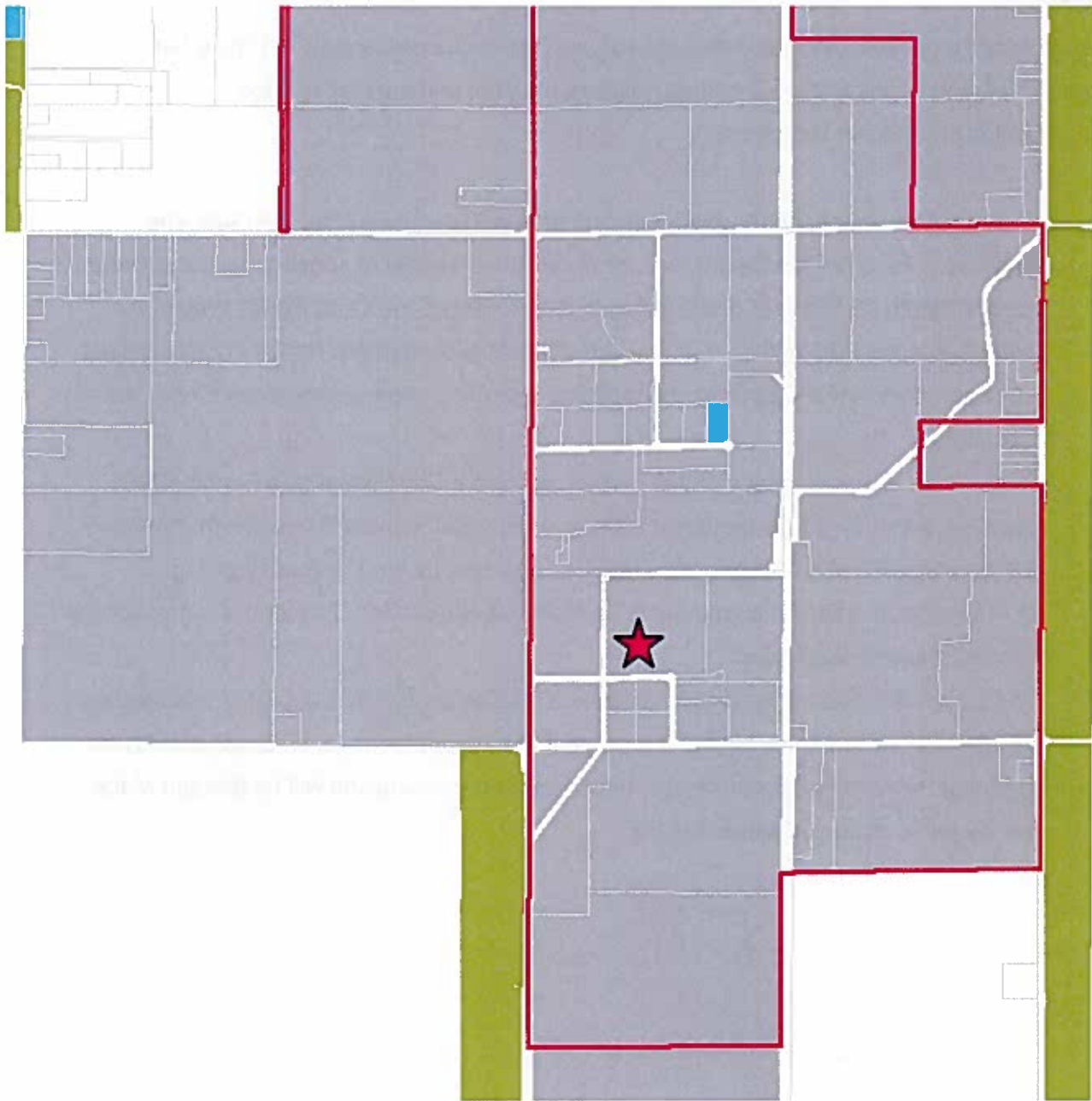


Figure 1.2 – Zoning of Site

**Legend** City Boundaries Project Location Heavy Industrial

Project Description

Overview

The applicant proposes installation of a Potassium Thiosulfate Solution (KTS) liquid fertilizer production facility. The facility will include bulk raw material and product storage.

The project is divided into two phases:

- Phase I: The first phase required approval of Site Plan Review No. 2012-09. The application for Site Plan Review No. 2012-09, is a proposal to construct a storage and loading facility for fertilizer products located on Energy Street and Power Way in the Kings Industrial Park in the southerly part of the City of Hanford. Phase I of this project has been completed. Currently, the facility is operating under a temporary Certificate of Occupancy.
- Phase II: The second phase of this project requires a Conditional Use Permit (CUP) because within the Kings Industrial Park, any chemical manufacturing (North American Industry Classification System 325) requires approval by the Hanford Planning Commission. In addition to approval of a CUP, the project has a second site plan for the second phase of the project
- The current terminal at the facility includes a rail-line as well as truck loading/unloading capabilities (up to 6 truck bays). The product to be manufactured, KTS, will already be stored at the terminal, however, raw materials for the production will be brought to the site by rail or truck and stored in bulk.

Project Location and Setting

Setting

- The production facility will be installed in the City of Hanford Industrial Park. The surrounding area is industrial in nature with various industrial facilities neighboring the site.
- (See figure 1.3, 1.4, 1.5)

Location

- APN: 018-242-078
- Address: 10724 Energy Street
- (See previous figure 1.1)

Environmental factors potentially affected:

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

- | | | |
|---|--|---|
| ☐ Aesthetics | ☒ Greenhouse Gas Emissions | ☐ Population/Housing |
| ☐ Agricultural resources | ☐ Hazards/Hazardous Materials | ☐ Public Services |
| ☐ Air quality | ☐ Hydrology/Water Quality | ☐ Recreation |
| ☐ Biological resources | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☐ Cultural resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Geology/Soils | ☐ Noise | ☐ Mandatory Findings of Significance |

DETERMINATION

- ☐ I find the project is categorically exempt from environmental review pursuant to Section 15061 (b)(3) of the C.E.Q.A. Guidelines.
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and 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 that 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

- 1) Have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and
- 2) 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.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects

- 1) Have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and
- 2) The City adopted a "Statement of Overriding Consideration" for that earlier EIR and a NEGATIVE DECLARATION will be prepared.

Gabrielle de Silva

December 21, 2013

Signature

Date

Aesthetics

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

COMMENTS: *The Hanford General Plan designates the project site for future industrial development, it is not designated as conservation or open space, which are intended to exhibit quality scenic qualities.*

Existing images of the site:





Agricultural Resources

AGRICULTURE RESOURCES: In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant VA/with Mitigation Incorporation	Less Than Significant Impact	No Impact
a.) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b.) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c.) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
COMMENTS: The General Plan designates the project area for industrial development and the area is appropriately zoned for manufacturing uses. According to the California Division of Land Resource Protection, this land is designated as "vacant or disturbed land." This designation, "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" (<i>California Division of Land Resource Protection, Kings County Important Farm Land</i> , 2010). Construction of the project will not result in the removal of agricultural land from production. No significant impacts are anticipated.				

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.	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact												
Would the project:																
a.) Conflict with or obstruct implementation of the applicable air quality plan?			X													
b.) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X													
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)?			X													
d.) Expose sensitive receptors to substantial pollutant concentrations?			X													
e.) Create objectionable odors affecting a substantial number of people?			X													
COMMENTS: "The California Air Resource Board (ARB) has divided California into regional air basins according to topographic air drainage features. The San Joaquin Valley Air Basin (SJVAB), which is approximately 250 miles long and averages 35 miles wide, is the second largest air basin in the state. Air pollution is directly related to a region's topographic features...The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straights where the San Joaquin – Sacramento Delta empties into San Francisco Bay. The San Joaquin Valley (SJV), thus, could be considered a "bowl" open only to the north" (City of Hanford General Plan Update 2002, Final EIR, 2002). "Local climatological effects, including wind speed and direction, temperature, inversion layers, and precipitation and fog, can exacerbate the air quality problem in the SJVAB" (City of Hanford General Plan Update 2002, Final EIR, 2002). The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for PM-2.5 and extreme non-attainment for ozone. Over the long-term, emissions from planned growth has the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. The significance thresholds for criteria pollutants are as follows: (information obtained from the San Joaquin Unified Air Pollution Control District's <i>Environmental Review Guidelines</i>, 2000). <table border="1"> <thead> <tr> <th>SB 288 Major Modification Thresholds POLLUTANT</th> <th>THRESHOLD (POUNDS PER YEAR)</th> </tr> </thead> <tbody> <tr> <td>VOC</td> <td>50,000</td> </tr> <tr> <td>NOx</td> <td>50,000</td> </tr> <tr> <td>PM10</td> <td>30,000</td> </tr> <tr> <td>SOx</td> <td>80,000</td> </tr> <tr> <td>VOC</td> <td>50,000</td> </tr> </tbody> </table>					SB 288 Major Modification Thresholds POLLUTANT	THRESHOLD (POUNDS PER YEAR)	VOC	50,000	NOx	50,000	PM10	30,000	SOx	80,000	VOC	50,000
SB 288 Major Modification Thresholds POLLUTANT	THRESHOLD (POUNDS PER YEAR)															
VOC	50,000															
NOx	50,000															
PM10	30,000															
SOx	80,000															
VOC	50,000															

According to a projection calculation, the proposed industrial development is below all of the significance thresholds for criteria pollutants.

"Local Air Pollution Regulation: The San Joaquin Valley Air Pollution Control District adopts rules and regulations to implement the attainment plans and to comply with state and federal regulations. The San Joaquin Valley Air Pollution Control District has adopted rules for nearly every possible source of emissions. Some specific rules that affect development in the City of Hanford include:

- **Regulation VIII- Fugitive PM10 Prohibitions:** Dust Control for construction, open areas, roads, and storage
- **Rule 9510- Indirect Source Review:** Requires mitigation of construction and operational emissions from development projects through onsite measures and off-site mitigation fees" (City of Hanford General Plan, Air Quality Element, 2010).

Per Regulation VIII, the following mitigations will be conditions of approval for this project so as to reduce air quality impacts:

Pre-construction:

- a) That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.
- b) That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.
- c) That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.
- d) That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.
- e) That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of discing, thereby leaving the ground undisturbed and with a mulch covering.

During Construction:

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

General Fugitive Dust:

- a) At all times, fugitive dust emissions should be controlled using the following procedures:
- b) That on site vehicle speed should be limited to 15 mph
- c) That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.
- d) That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.
- e) That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

- a) At all times, ozone precursor emissions should be controlled by the following methods:
- b) That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

Per Rule 9510, the following mitigations will be conditions of approval for this project so as to reduce air quality impacts (if it is determined that the project is subject to discretionary approval)

Construction Equipment Emissions

- a) The exhaust emissions for construction equipment greater than fifty (50) horsepower used or associated with the development project shall be reduced by the following amounts from the statewide average as estimated by the Air Resource Board:

- i. 20% of the total NOx emissions, and
- ii. 45% of the total PM10 exhaust emissions
- b) An applicant may reduce construction emissions on-site by using less-polluting construction equipment, which can be achieved by utilizing add-on controls, cleaner fuels, or newer lower emitting equipment

Operational Emissions

a) NOx Emissions

- i. Applicants shall reduce 33.3% of the projects operational baseline NOx emissions over a period of ten years
- ii. Applicants shall reduce 50% of the project's operational baseline PM10 emissions over a period of ten years
- iii. Note: the above requirements in this subsection can be met through any combination of on-site emission reduction measures or off-site fees.
- iv.

Odor from elemental sulfur will be mitigated through use of an H2S scrubber.

Source Category	NO _x	CO	PM	PM ₁₀	PM _{2.5}	VOC	SO _x	GHG ¹	HAP	H ₂ S
Sulfur Storage Tanks	-	-	-	-	-	-	-	-	-	-
KTS Vent Stack	10.56	42.86	60.88	60.88	60.88	0.65	111.43	70,342	0.22	17.60
Combustion ²	1.57	8.89	0.80	0.80	0.80	0.58	0.06	12,636	0.20	-
Cooling Towers	-	-	6.01	4.24	0.01	-	-	-	-	-
Fugitives	-	-	-	-	-	-	-	1,302	-	-
Total PTE	12.13	51.76	67.70	65.9	61.70	1.23	111.5	84,280	0.42	17.60

1. Daily Emissions are expressed in pounds per highest dry.

2. GHG emissions are expressed in pounds of carbon dioxide equivalent (CO₂e).

3. Combustion summary emissions include only emissions from the Package Boiler (B504). Contributions from the sulfur igniter are captured in the KTS Vent Stack category.

Table C-2. Hanford Facility Annual Potential Emissions Summary (lb/year)

Source Category	NO _x	CO	PM	PM ₁₀	PM _{2.5}	VOC	SO _x	GHG ¹	HAP	H ₂ S
Sulfur Storage Tanks	-	-	-	-	-	-	-	-	-	-
KTS Vent Stack	2,712	11,113	15,800	15,800	15,800	9	28,938	18,254,668	3.0	6,422
Combustion ²	574	3,246	294	294	294	213	23	4,612,240	73	-
Cooling Towers	-	-	2,194	1,547	5	-	-	475,176	-	-
Fugitives	-	-	-	-	-	-	-	-	-	-
Total PTE of Hanford KTS Plant	3,286	14,359	18,288	17,641	16,099	221	28,961	23,342,084	76	6,424
Total PTE of Hanford Terminal	-	-	-	-	-	143	-	-	143	-
Total PTE of Hanford Facility (SSPEC2)	3,286	14,359	18,288	17,641	16,099	364	28,961	23,342,084	219	6,424
Emissions Offset Threshold Levels³	20,000	200,000	-	29,200	-	20,000	54,750	-	-	-

1. GHG emissions are expressed in pounds of carbon dioxide equivalent (CO₂e).

2. Combustion summary emissions include only emissions from the Package Boiler (B504). Contributions from the sulfur igniter are captured in the KTS Vent Stack category.

3. SVMA/CD Rule 2201, Section 4.5, Table 4-1.

Table C-3. Hanford Facility Annual Potential Emissions Summary (tpy)

Source Category	NO _x	CO	PM	PM ₁₀	PM _{2.5}	VOC	SO _x	GHG ¹	HAP	H ₂ S
Sulfur Storage Tanks	-	-	-	-	-	-	-	-	-	-
KTS Vent Stack	1.36	5.56	7.92	7.90	7.90	4.37E-03	14.47	9,127	0.00	3.21
Combustion ²	0.29	1.62	0.15	0.15	0.15	0.11	0.01	2,305	0.04	-
Cooling Towers	-	-	1.10	0.77	2.48E-03	-	-	-	-	-
Fugitives	-	-	-	-	-	-	-	238	-	-
Total PTE	1.64	7.18	9.14	8.82	8.05	0.11	14.48	11,671	0	3.21

1. GHG emissions are expressed in pounds of carbon dioxide equivalent (CO₂e).

2. Combustion summary emissions include only emissions from the Package Boiler (B504). Contributions from the sulfur igniter are captured in the KTS Vent Stack category.

TKI - Hanford KTS Plant
KTS Plant - Emissions Summary

Emissions calculated for
Tessenderlo Kerley Inc. KTS
Manufacturing Facility

Biological Resources

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
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?			X	
b.) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
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.				X
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?			X	
e.) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
COMMENTS: Several biological resource studies were undertaken at the project level in 2001 for the City of Hanford General Plan EIR. That study identified a change in identified habitats for endangered species since 1994. The California Natural Diversity Data Base added a substantial amount of San Joaquin Valley Kit Fox habitat in and surrounding the City limit between 1994 and 2001. San Joaquin Valley Kit Fox sightings have been documented within 10 miles of the City Limits of Hanford. "While it is not completely unknown for San Joaquin Kit Fox to inhabit urban areas, most active habitat is associated with annual grasslands or grassy open areas with shrub land vegetation. The species requires loose sandy soils for burrowing and a very suitable prey base of mice, insects, ground squirrels, kangaroo rats, and rabbits. Very little natural grassland remains within the Planning Area [Hanford City Limits] ...With a combination of heavier sedimentary soils and intensive agriculture, it is unlikely that the Planning Area [Hanford City Limits] would support more than itinerate or migrating Kit Foxes. None of the more recent biological analysis documented suitable habitat. However, the GWF environmental analysis did note that the area is thought to provide marginal habitat and both the San Joaquin Valley Kit Fox and burrowing owl have been known to move through marginal areas when optimal habitat is unavailable" (City of Hanford General Plan EIR, 2002). It is unlikely that the project site will have a significant impact on species identified as a special status by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site has not been identified as wetland area nor does it have any natural waterways. The project site is not a riparian habitat. The Hanford General Plan designates the project areas for industrial uses. The areas were reviewed in the context of the General Plan EIR. No significant impacts are anticipated				

Cultural Resources

Would the project:		Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b.)	Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?			X	
c.)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d.)	Disturb any human remains, including those interred outside of formal cemeteries?				X
COMMENTS: "Records on file at the Southern San Joaquin Valley Information Center indicate only two archaeological sites have been recorded within or adjacent to the Hanford area, each consisting of a sparse scatter of prehistoric or historical artifacts. Outside the Hanford area, one other site, representing an old irrigation ditch, has been recorded within a half-mile radius. Taken together, the results of the records search appear to suggest that Hanford and its surrounding area are fairly low in sensitivity for cultural resources" (City of Hanford, General Plan EIR, 2002). The proposed industrial location is proximal to the Lakeside Ditch, according to the City of Hanford's General Plan EIR (2002), "Constructed in 1875, Lakeside Ditch played an important role in the development of Kings County. Pending further documentation, the entire Lakeside Ditch system is likely to prove eligible for listing in the National Register under Criterion A if the system retains good historic integrity. Lakeside Ditch, therefore, is a contributing element of a potentially significant historic linear feature and qualifies as a historic property" (City of Hanford, General Plan EIR, 2002). There is no record evidence of any historic or archaeological site significance for the site. The given location is not located within the local historic district's boundaries. <i>Note: Conditions of approval will include, "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."</i>					

Geology and Soil

Would the project:		Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
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.				X
ii	Strong seismic ground shaking?				X
iii	Seismic-related ground failure, including liquefaction?				X
iv	Landslides?				X
b.)	Result in substantial soil erosion or the loss of topsoil?			X	
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? 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?				X
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?				X
e.)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?				X
COMMENTS: The Hanford General Plan designates the project areas for industrial development. The areas were reviewed in the context of the General Plan EIR. Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] "The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west" (City of Hanford General Plan EIR, 2002).					

Greenhouse Gas Emissions

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
b.) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

COMMENTS: "GHG emission from development projects primarily occur indirectly through energy consumption and vehicle miles traveled (VMT). Developers can reduce GHG emissions from energy consumption through building designs that increase energy efficiency, water conservation, and the use of energy efficient appliances" (San Joaquin Valley Air Pollution Control District, *Final Staff Report- Climate Change Action Plan: Addressing GHG Emissions Impacts under CEQA*, 2009).

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

"District staff concludes that existing science is inadequate to support quantification of impacts that project specific GHG emissions have on global climatic change. This is readily understood when one considers that global climatic change is the result of the sum total of GHG emissions, both man made and natural that occurred in the past; that is occurring now; and will occur in the future. The effects of project specific GHG emissions are cumulative, and unless reduced or mitigated their incremental contribution to global climatic change could be considered cumulatively considerable. District staff concludes that this cumulative impact is best addressed by requiring all projects subject to CEQA to reduce their GHG emissions through project design elements.

Projects implementing Best Performance Standards would be determined to have a less than significant individual and cumulative impact on global climate change and would not require project specific quantification of GHG emissions" (San Joaquin Valley Unified Air Pollution Control District, 2009).

In reviewing the emissions calculate for greenhouse gasses (emissions below), it is determined that the project will need to be reviewed by the San Joaquin Valley Air Pollution Control District in order to determine and implement the Best Performance Standards for the following equipment utilized:

- POTASSIUM THIOSULFATE PRODUCTION OPERATION INCLUDING A SULFUR FURNACE (F400), 5 MMBTU/HR NATURAL GAS-FIRED SULFUR IGNITER (IG400), SULFUR THERMAL REACTOR (D400), WASTE HEAT RECOVERY BOILER (B400), TWO SO₂ ABSORBERS (T401 AND T402), A POTASSIUM THIOSULFATE REACTION UNIT (R410), AN EVAPORATOR (D411), HIGH EFFICIENCY PARTICULATE FILTERS (D403), AND A POTASSIUM THIOSULFATE PROCESS VENT (S401)
- 3,000 GALLON PER MINUTE COOLING TOWER (CT602)
- 22,000 GALLON SULFUR UNLOADING TANK (D202) AND 167,000 GALLON SULFUR STORAGE TANK (V203) SERVED BY AN H₂S SCRUBBER

Hazards and Hazardous Materials

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
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?			X	
c.) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
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?				X
g.) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h.) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
COMMENTS: The project site will not create a significant hazard to the public and/or environment through their standard operations. The project site is not listed as a potentially contaminated site. The project site is not located within two miles of a private or public airport/airstrip. The project site will not expose people or structures to a significant risk or loss, injury, or death involving wildland fires. The Safety Element addresses wildland fire considerations. "Generally, Hanford is free from major wildland fire hazards. Among the important issues with regard to fire safety and suppression is the placement of fire stations within a reasonable response to urban uses in the City. Accompanying the adequate equipment and strategic location of fire stations, is the need to provide for adequate fire flow in water systems (including fire hydrants) and adequate standards for roadway access to serve fire equipment" (City of Hanford General Plan, 2002). <i>No significant adverse impacts would result from the approval of this industrial development. The Hanford General Plan designates the project area for industrial development.</i>				

Hydrology and Water Quality

Would the project:		Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.)	Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
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?				X
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?				X
e.)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f.)	Otherwise substantially degrade water quality?				X
g.)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h.)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
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?				X
j.)	Inundation by seiche, tsunami, or mudflow?				X
COMMENTS: Water supply impacts have been analyzed in the General Plan EIR (2002), according to the EIR, the conversion of agricultural and vacant fallow lands within the Planning Area [Hanford City Limits] to proposed residential, commercial, and industrial land uses will result in an increase in the demand for groundwater" (City of Hanford General Plan EIR, 2002). The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal Arsenic MCL requirements. Hanford was given until December 31, 2009, to be in compliance. All the actions in the Arsenic Reduction Study were completed. Therefore, the City's water system and water quality are currently in substantial compliance with the new Federal					

Arsenic MCL.

The project area generally lies outside any major flood prone areas according to the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (Community Panel Number 06031C0185C). The project site is within Zone X, an area determined to be outside the 500 year flood plain. No significant impact is anticipated.

The Hanford General Plan designates the project areas for industrial development. The areas were reviewed in the context of the General Plan EIR and there should be no significant environmental impact from the industrial development of the site.

Land Use and Planning

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Physically divide an established community?				X
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?				X
c.) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
COMMENTS: The General Plan designates the properties as Heavy Industrial (HI), allowing for this type of industrial development within this zone.				

Mineral Resources

Would the project:		Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
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?				X
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?				X
COMMENTS: There are no known mineral resources on the project site based on the EIR for Hanford's General Plan, 2002.					

Noise

Would the project:		Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
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?			X	
b.)	Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c.)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d.)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?				X
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?				X
COMMENTS: The Hanford General Plan designates the project areas for industrial development. The Municipal Code states, "The industrial districts are included in this title to reserve appropriately located areas for various types of industrial facilities and related activities: to protect areas appropriate for industrial use from intrusion by residences and other inharmonious uses; to protect residential and commercial properties from the effects of industrial development and to protect nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazardous and objectionable influences incidental to certain industrial uses; to provide opportunities for certain types of industrial facilities to engage in mutually beneficial relationships with each other; to provide adequate space to meet the needs of modern industrial development, including off-street parking and truck loading areas; and to provide industrial employment opportunities for residents of the city" (Hanford Municipal Code, 17.30, 2002).					

Population and Housing

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Induce substantial population growth in the area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b.) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c.) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
COMMENTS: The Hanford General Plan designates the project areas for industrial development. The areas were reviewed in the context of the General Plan EIR and there should be no significant environmental impact from the industrial development.				

Public Services

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Would the project result in substantial adverse physical impacts associated with the provision of 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?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	
COMMENTS: A. Fire Protection: The project sites will receive fire protection service from the City of Hanford Fire Department. The project site is within City limits, therefore, City Services will be provided for the project. No significant impact is anticipated. B. Police: The project sites will receive police protection service from the City of Hanford Police Department. The project site is within City limits, therefore, City Services will be provided for the project. No significant impact is anticipated. C. Parks or other recreational facilities: The impact of the industrial development on existing recreational opportunity is not anticipated to be significant. D. Maintenance of Public facilities including roads: Public Works Department has reviewed the proposal and addressed all issues in the Site Plan Review's conditions of approval. E. Other Governmental Services: The various public service departments and agencies have reviewed this proposal and stated that the development will not significantly affect their services. The Hanford General Plan designates the project areas for industrial development. The areas were reviewed in the context of the General Plan EIR and there should be no significant environmental impact from the industrial development which has not already been addressed.				

Recreation

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
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?				X
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.				X
COMMENTS: The impact of the industrial development on existing recreation opportunity is not anticipated to be significant. The Hanford General Plan designates the project areas for industrial development. The areas were reviewed in the context of the General Plan EIR and there should be no significant environmental impact from the industrial development which has not already been addressed.				

Transportation / Traffic

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b.) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
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?			X	
d.) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e.) Result in inadequate emergency access?				X
f.) Result in inadequate parking capacity?				X
g.) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
COMMENTS: This project is located in the Kings Industrial Park and was addressed in the 2002 General Plan EIR. There is not an anticipated traffic impact for the				

Utilities and Service Systems

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b.) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
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?				X
d.) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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 project's projected demand in addition to the provider's existing commitments?				X
f.) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g.) Comply with federal, state, and local statutes and regulations related to solid waste?				X
COMMENTS: The Hanford General Plan designates the project areas for industrial development. The areas were reviewed in the context of the General Plan EIR and the 2005 Urban Water Management Plan (UWMP). The City wastewater treatment facility has a capacity of 8 million gallons per day, which is projected to be sufficient for the City's entire growth needs to the year 2020. The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at land fills during the planning period of the General Plan.				

Mandatory Findings of Significance

Would the project:	Potentially significant impact	Less than significant impact with mitigation incorporation	Less than significant impact	No impact
a.) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
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)?			X	
c.) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
COMMENTS: The proposed industrial development will not degrade the quality of the environment if mitigation measures are in place, specifically mitigation measures that target the projected pounds of greenhouse gas emitted annually by the industrial development. No additional cumulative impacts are anticipated to cause any substantial impact to human beings, directly or indirectly. The project sites and the surrounding areas have been designated, and planned for urban uses by the Hanford General Plan.				

MITIGATION MONITORING AND REPORTING PLAN PERTAINING TO SITE PLAN REVIEW 2013-13

The following is quoted directly from the California Environmental Quality Act (CEQA) Guidelines 2012.

15064.4 DETERMINING THE SIGNIFICANCE OF IMPACTS FROM GREENHOUSE GAS EMISSIONS

- A) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:
1. Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model or methodology it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; and/ or
 2. Rely on a qualitative analysis or performance based standards.
- B) The lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:
1. The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
 2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
 3. The extent to which the project complies with regulations or requirements adopted implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

DETERMINING SIGNIFICANCE

The anticipated greenhouse gas emissions were quantified concurrent with the submission of Site Plan Review 2013-13 (emissions appear in the Initial Study – under Greenhouse Gas Emissions). Based on the projected annual emissions, it was determined that the Potassium Thiosulfate Solution manufacturing plant could have a potential impact on the environment. Due to the absence of an adopted level of significance for greenhouse gas emissions, it has been accepted by the San Joaquin Valley Air Pollution Control District that any project implementing Best

Performance Standards would be considered to have a less than significant environmental impact. Thus, the City of Hanford is requesting that Tesserderlo Kerley, Inc. integrate the San Joaquin Valley Air Pollution Control District's Best Performance Standards into their facility's design.

Mitigation MONITORING AND REPORTING PLAN

Listed below is the mitigation monitoring and reporting plan for Site Plan Review 2013-13. The mitigations listed were developed by the San Joaquin Valley Air Pollution Control District (District). The District is responsible for reviewing and permitting various developments' stationary sources. In issuing development permits for Tesserderlo Kerley Inc's Potassium Thiosulfate Solution (KTS) manufacturing facility, the mitigations listed below and in the attached are requirements of the District. These mitigations will be incorporated into the development's design; these mitigations are mandatory and without their incorporation, development may not proceed.

Significant Impact	Mitigation Measure	Monitoring Responsibility / Action Notes	Mitigation Timing	Method for Compliance
Greenhouse Gas Emissions	- Compliance with the mitigations set forth by the San Joaquin Valley Air Pollution Control District for the following: - POTASSIUM THIOSULFATE PRODUCTION OPERATION INCLUDING A SULFUR FURNACE (F400), 5 MMBTU/HR NATURAL GAS-FIRED SULFUR IGNITER (IG400), SULFUR THERMAL REACTOR (D400), WASTE HEAT RECOVERY BOILER (B400), TWO SO₂ ABSORBERS (T401 AND T402), A POTASSIUM THIOSULFATE REACTION UNIT (R410), AN EVAPORATOR (D411), HIGH EFFICIENCY PARTICULATE FILTERS (D403), AND A POTASSIUM THIOSULFATE PROCESS VENT (S401) (Mitigations Attached)	The applicant (Tesserderlo Kerley Inc.) must incorporate these mitigations into their development's design. The San Joaquin Valley Air Pollution Control District will ensure compliance with these mitigations.	Prior to construction and continuing during operations.	Comply with the conditions of the San Joaquin Valley Air Pollution Control District's "Authority to Construct."
Greenhouse Gas	Compliance with the mitigations set	The applicant	Prior to	Comply with the

Emissions	forth by the San Joaquin Valley Air Pollution Control District for the following:) - 3,000 GALLON PER MINUTE COOLING TOWER (CT602) - (Mitigations Attached)	(Tessenderlo Kerley Inc.) must incorporate these mitigations into their development's design. The San Joaquin Valley Air Pollution Control District will ensure compliance with these mitigations.	construction and continuing during operations.	conditions of the San Joaquin Valley Air Pollution Control District's "Authority to Construct."
Greenhouse Gas Emissions	Compliance with the mitigations set forth by the San Joaquin Valley Air Pollution Control District for the following: - 22,000 GALLON SULFUR UNLOADING TANK (D202) AND 167,000 GALLON SULFUR STORAGE TANK (V203) SERVED BY AN H2S SCRUBBER - (Mitigations Attached)	The applicant (Tessenderlo Kerley Inc.) must incorporate these mitigations into their development's design. The San Joaquin Valley Air Pollution Control District will ensure compliance with these mitigations.	Prior to construction and continuing during operations.	Comply with the conditions of the San Joaquin Valley Air Pollution Control District's "Authority to Construct."

San Joaquin Valley Air Pollution Control District

AUTHORITY TO CONSTRUCT

ISSUANCE DATE: DRAFT

DRAFT

PERMIT NO: C-8573-10-0

LEGAL OWNER OR OPERATOR: TESSENDERLO KERLEY, INC.
MAILING ADDRESS: 2255 N. 44TH STREET, SUITE 300
PHOENIX, AZ 85008-3279

LOCATION: 10724 ENERGY STREET
HANFORD, CA

EQUIPMENT DESCRIPTION:

POTASSIUM THIOSULFATE PRODUCTION OPERATION INCLUDING A SULFUR FURNACE (F400), 5 MMBTU/HR NATURAL GAS-FIRED SULFUR IGNITER (IG400), SULFUR THERMAL REACTOR (D400), WASTE HEAT RECOVERY BOILER (B400), TWO SO₂ ABSORBERS (T401 AND T402), A POTASSIUM THIOSULFATE REACTION UNIT (R410), AN EVAPORATOR (D411), HIGH EFFICIENCY PARTICULATE FILTERS (D403), AND A POTASSIUM THIOSULFATE PROCESS VENT (S401)

CONDITIONS

1. {98} No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. {15} No air contaminant shall be discharged into the atmosphere for a period or periods aggregating more than three minutes in any one hour which is as dark as, or darker than, Ringelmann 1 or 20% opacity. [District Rule 4101]
3. {14} Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration. [District Rule 4201]
4. The exhaust stack shall vent vertically upward. The vertical exhaust flow shall not be impeded by a rain cap (flapper ok), roof overhang, or any other obstruction. [District Rule 4102]
5. Stack height shall be at least 150 feet. [District Rule 4102]
6. Except during startup and shutdown, emission rates from the process vent shall not exceed any of the following: NO_x (as NO₂): 15 ppmvd, SO_x (as SO₂): 115 ppmvd, PM₁₀: 0.00001 lb/dscf, CO: 101 ppmvd, or VOC: 0.0055 lb/MMBtu. [District Rule 2201]
7. During startup and shutdown, emission rates from the process vent shall not exceed any of the following: NO_x (as NO₂): 45 ppmvd, SO_x (as SO₂): 341 ppmvd, PM₁₀: 0.000031 lb/dscf, CO: 300 ppmvd, or VOC: 0.0055 lb/MMBtu. [District Rule 2201]

CONDITIONS CONTINUE ON NEXT PAGE

YOU **MUST** NOTIFY THE DISTRICT COMPLIANCE DIVISION AT (559) 230-5950 WHEN CONSTRUCTION IS COMPLETED AND PRIOR TO OPERATING THE EQUIPMENT OR MODIFICATIONS AUTHORIZED BY THIS AUTHORITY TO CONSTRUCT. This is NOT a PERMIT TO OPERATE. Approval or denial of a PERMIT TO OPERATE will be made after an inspection to verify that the equipment has been constructed in accordance with the approved plans, specifications and conditions of this Authority to Construct, and to determine if the equipment can be operated in compliance with all Rules and Regulations of the San Joaquin Valley Unified Air Pollution Control District. Unless construction has commenced pursuant to Rule 2050, this Authority to Construct shall expire and application shall be cancelled two years from the date of issuance. The applicant is responsible for complying with all laws, ordinances and regulations of all other governmental agencies which may pertain to the above equipment.

Seyed Sadredin, Executive Director APCO

DAVID WARNER, Director of Permit Services

C-8573-10-0 Feb 14 2014 3:55PM - TDMS Joint Inspection NOT Required

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Conditions for C-8573-10-0 (continued)

Page 2 of 3

8. Emission rates from the sulfur igniter shall not exceed any of the following: NO_x (as NO₂): 0.06 lb/MMBtu, SO_x (as SO₂): 0.00285 lb/MMBtu, PM₁₀: 0.0076 lb/MMBtu, CO: 0.084 lb/MMBtu, or VOC: 0.0055 lb/MMBtu. [District Rule 2201]
9. The sulfur igniter shall not operate more than 324 hours per year. [District Rule 2201]
10. During steady state operation, the process vent exhaust flow rate shall not exceed 2,729 dscfm. [District Rule 2201]
11. During startup and shutdown, the process vent exhaust flow rate shall not exceed 1,357 dscfm. [District Rule 2201]
12. Source testing to determine initial compliance with the NO_x, SO_x, PM₁₀, CO, and VOC emission rates from the process vent for normal operation shall be conducted within 60 days of startup. [District Rule 2201]
13. Source testing to determine the SO_x and PM₁₀ emission rates from the process vent during normal operation shall be conducted at least once every twelve (12) months. [District Rule 2201]
14. The following source test methods shall be used: NO_x (ppmv) - EPA Method 7E or ARB Method 100, CO (ppmv) - EPA Method 10 or ARB Method 100, VOC (lb/MMBtu) - EPA Method 18. Alternative methods may be utilized provided they are previously approved by the District, in writing. [District Rule 2201]
15. SO_x and PM₁₀ source testing shall be performed using ARB Methods 1-6 or EPA Methods 5 or 201A, 6, 6B, 8, or ARB 100 or EPA Method 19. Alternative methods may be utilized provided they are previously approved by the District, in writing. [District Rule 2201]
16. All emissions measurements shall be made with the unit operating either at conditions representative of normal operations or conditions specified in the Permit to Operate. [District Rule 1081]
17. Source testing shall be conducted using the methods and procedures approved by the District. The District must be notified at least 30 days prior to any compliance source test, and a source test plan must be submitted for approval at least 15 days prior to testing. [District Rule 1081]
18. The results of each source test shall be submitted to the District within 60 days thereafter. [District Rule 1081]
19. For emissions source testing, the arithmetic average of three test runs shall apply each with a duration of at least 30 consecutive minutes. If two of three runs are above an applicable limit the test cannot be used to demonstrate compliance with an applicable limit. [District Rule 1081]
20. The permittee shall maintain annual records of the hours of operation of the sulfur igniter. [District Rules 1070 and 2201]
21. All records shall be maintained and retained on-site for a period of at least five (5) years and shall be made available for District inspection upon request. [District Rule 1070]
22. Disturbances of soil related to any construction, demolition, excavation, extraction, or other earthmoving activities shall comply with the requirements for fugitive dust control in District Rule 8021 unless specifically exempted under Section 4.0 of Rule 8021 or Rule 8011. [District Rules 8011 and 8021]
23. An owner/operator shall submit a Dust Control Plan to the APCO prior to the start of any construction activity on any site that will include 10 acres or more of disturbed surface area for residential developments, or 5 acres or more of disturbed surface area for non-residential development, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials on at least three days. [District Rules 8011 and 8021]
24. When handling bulk materials outside an enclosed structure or building, water or chemical/organic stabilizers/suppressants shall be applied as required to limit Visible Dust Emissions to a maximum of 20% opacity. When necessary to achieve this opacity limitation, wind barriers with less than 50% porosity shall also be used. [District Rules 8011 and 8031]
25. When storing bulk materials outside an enclosed structure or building, water or chemical/organic stabilizers/suppressants shall be applied as required to limit Visible Dust Emissions to a maximum of 20% opacity. When necessary to achieve this opacity limitation, all bulk material piles shall also be either maintained with a stabilized surface as defined in Section 3.58 of District Rule 8011, or shall be protected with suitable covers or barriers as prescribed in Table 8031-1, Section B, of District Rule 8031. [District Rules 8011 and 8031]

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CONDITIONS CONTINUE ON NEXT PAGE

26. When transporting bulk materials outside an enclosed structure or building, all bulk material transport vehicles shall limit Visible Dust Emissions to 20% opacity by either limiting vehicular speed, maintaining sufficient freeboard on the load, applying water to the top of the load, or covering the load with a tarp or other suitable cover. [District Rules 8011 and 8031]
27. An owner/operator shall prevent or cleanup any carryout or trackout in accordance with the requirements of District Rule 8041 Section 5.0, unless specifically exempted under Section 4.0 of Rule 8041 or Rule 8011. [District Rules 8011 and 8041]
28. Whenever open areas are disturbed, or vehicles are used in open areas, the facility shall comply with the requirements of Section 5.0 of District Rule 8051, unless specifically exempted under Section 4.0 of Rule 8051 or Rule 8011. [District Rules 8011 and 8051]
29. Any paved road or unpaved road shall comply with the requirements of District Rule 8061 unless specifically exempted under Section 4.0 of Rule 8061 or Rule 8011. [District Rules 8011 and 8061]
30. Water, gravel, roadmix, or chemical/organic dust stabilizers/suppressants, vegetative materials, or other District-approved control measure shall be applied to unpaved vehicle travel areas as required to limit Visible Dust Emissions to 20% opacity and comply with the requirements for a stabilized unpaved road as defined in Section 3.59 of District Rule 8011. [District Rules 8011 and 8071]
31. Where dusting materials are allowed to accumulate on paved surfaces, the accumulation shall be removed daily or water and/or chemical/organic dust stabilizers/suppressants shall be applied to the paved surface as required to maintain continuous compliance with the requirements for a stabilized unpaved road as defined in Section 3.59 of District Rule 8011 and limit Visible Dust Emissions (VDE) to 20% opacity. [District Rules 8011 and 8071]
32. On each day that 50 or more Vehicle Daily Trips or 25 or more Vehicle Daily Trips with 3 axles or more will occur on an unpaved vehicle/equipment traffic area, permittee shall apply water, gravel, roadmix, or chemical/organic dust stabilizers/suppressants, vegetative materials, or other District-approved control measure as required to limit Visible Dust Emissions to 20% opacity and comply with the requirements for a stabilized unpaved road as defined in Section 3.59 of District Rule 8011. [District Rules 8011 and 8071]
33. Whenever any portion of the site becomes inactive, Permittee shall restrict access and periodically stabilize any disturbed surface to comply with the conditions for a stabilized surface as defined in Section 3.58 of District Rule 8011. [District Rules 8011 and 8071]
34. Records and other supporting documentation shall be maintained as required to demonstrate compliance with the requirements of the rules under Regulation VIII only for those days that a control measure was implemented. Such records shall include the type of control measure(s) used, the location and extent of coverage, and the date, amount, and frequency of application of dust suppressant, manufacturer's dust suppressant product information sheet that identifies the name of the dust suppressant and application instructions. Records shall be kept for one year following project completion that results in the termination of all dust generating activities. [District Rules 8011, 8031, and 8071]

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San Joaquin Valley Air Pollution Control District

AUTHORITY TO CONSTRUCT

ISSUANCE DATE: DRAFT

DRAFT

PERMIT NO: C-8573-9-0

LEGAL OWNER OR OPERATOR: TESSENDERLO KERLEY, INC.
MAILING ADDRESS: 2255 N. 44TH STREET, SUITE 300
PHOENIX, AZ 85008-3279

LOCATION: 10724 ENERGY STREET
HANFORD, CA

EQUIPMENT DESCRIPTION:
22,000 GALLON SULFUR UNLOADING TANK (D202) AND 167,000 GALLON SULFUR STORAGE TANK (V203)
SERVED BY AN H₂S SCRUBBER

CONDITIONS

1. {98} No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. {15} No air contaminant shall be discharged into the atmosphere for a period or periods aggregating more than three minutes in any one hour which is as dark as, or darker than, Ringelmann 1 or 20% opacity. [District Rule 4101]
3. Combined controlled H₂S emission rate from the sulfur unloading tank and sulfur storage tank shall not exceed 0.044 lb/ton solution. [District Rule 2201]
4. Throughput for each tank shall not exceed either of the following limits: 400 tons/day or 146,000 tons/year.. [District Rule 2201]
5. Source testing to determine the emission rate of the scrubber shall be conducted at least once every twelve (12) months. [District Rule 2201]
6. The pH of the scrubbing liquid shall be maintained at a level recommended by the scrubber manufacturer. A continuous monitoring device shall be installed and maintained to measure the pH of the scrubbing liquid. [District Rule 2201]
7. The pH range of the scrubbing liquid shall be established during the initial source test of the scrubber. [District Rule 2201]

CONDITIONS CONTINUE ON NEXT PAGE

YOU MUST NOTIFY THE DISTRICT COMPLIANCE DIVISION AT (559) 230-5950 WHEN CONSTRUCTION IS COMPLETED AND PRIOR TO OPERATING THE EQUIPMENT OR MODIFICATIONS AUTHORIZED BY THIS AUTHORITY TO CONSTRUCT. This is NOT a PERMIT TO OPERATE. Approval or denial of a PERMIT TO OPERATE will be made after an inspection to verify that the equipment has been constructed in accordance with the approved plans, specifications and conditions of this Authority to Construct, and to determine if the equipment can be operated in compliance with the Rules and Regulations of the San Joaquin Valley Unified Air Pollution Control District. Unless construction has commenced pursuant to Rule 2050, this Authority to Construct shall expire and application shall be cancelled two years from the date of issuance. The applicant is responsible for complying with all laws, ordinances and regulations of all other governmental agencies which may pertain to the above equipment.

Seyed Sadredin, Executive Director APCO

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DAVID WARNER, Director of Permit Services
C-8573-9-0 Feb 14 2014 3:55PM - TAMS - Joint Inspection NOT Required

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Attachment: Attachment 5 -Addendum #1 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)

Conditions for C-8573-9-0 (continued)

Page 2 of 3

8. The scrubber liquid operating flow rate shall not be less than the scrubber manufacturer's minimum recommended rate. A flow meter shall be installed and maintained to measure the scrubbing liquid flow rate at the inlet of the scrubber. [District Rule 2201]
9. The flow rate range of the scrubbing liquid shall be established during the initial source test of the scrubber. [District Rule 2201]
10. Scrubber spray and/or nozzles shall be maintained in optimum working condition. [District Rule 2201]
11. Source testing to measure the H₂S content of the influent and effluent streams shall be conducted using ARB Method 15 or 16A, or EPA Method 11, ASTM Method D1072, D3246, D4084, D5504, with the use of the Testo 350 XL portable analyzer, or using an alternative method approved by the APCO. [District Rules 1081 and 2201]
12. Source testing shall be conducted using the methods and procedures approved by the District. The District must be notified at least 30 days prior to any compliance source test, and a source test plan must be submitted for approval at least 15 days prior to testing. [District Rule 1081]
13. The results of each source test shall be submitted to the District within 60 days thereafter. [District Rule 1081]
14. For emissions source testing, the arithmetic average of three test runs shall apply each with a duration of at least 30 consecutive minutes. If two of three runs are above an applicable limit the test cannot be used to demonstrate compliance with an applicable limit. [District Rule 1081]
15. The permittee shall maintain daily and annual records, in tons, of the quantity of liquid processed through each storage tank. [District Rules 1070 and 2201]
16. During each day of operation, the permittee shall record the scrubber liquid pH and flow rate (in gallons per minute), and compare the reading with the established ranges listed in this permit. [District Rule 2201]
17. All records shall be maintained and retained on-site for a period of at least five (5) years and shall be made available for District inspection upon request. [District Rule 1070]
18. Disturbances of soil related to any construction, demolition, excavation, extraction, or other earthmoving activities shall comply with the requirements for fugitive dust control in District Rule 8021 unless specifically exempted under Section 4.0 of Rule 8021 or Rule 8011. [District Rules 8011 and 8021]
19. An owner/operator shall submit a Dust Control Plan to the APCO prior to the start of any construction activity on any site that will include 10 acres or more of disturbed surface area for residential developments, or 5 acres or more of disturbed surface area for non-residential development, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials on at least three days. [District Rules 8011 and 8021]
20. When handling bulk materials outside an enclosed structure or building, water or chemical/organic stabilizers/suppressants shall be applied as required to limit Visible Dust Emissions to a maximum of 20% opacity. When necessary to achieve this opacity limitation, wind barriers with less than 50% porosity shall also be used. [District Rules 8011 and 8031]
21. When storing bulk materials outside an enclosed structure or building, water or chemical/organic stabilizers/suppressants shall be applied as required to limit Visible Dust Emissions to a maximum of 20% opacity. When necessary to achieve this opacity limitation, all bulk material piles shall also be either maintained with a stabilized surface as defined in Section 3.58 of District Rule 8011, or shall be protected with suitable covers or barriers as prescribed in Table 8031-1, Section B, of District Rule 8031. [District Rules 8011 and 8031]
22. When transporting bulk materials outside an enclosed structure or building, all bulk material transport vehicles shall limit Visible Dust Emissions to 20% opacity by either limiting vehicular speed, maintaining sufficient freeboard on the load, applying water to the top of the load, or covering the load with a tarp or other suitable cover. [District Rules 8011 and 8031]
23. An owner/operator shall prevent or cleanup any carryout or trackout in accordance with the requirements of District Rule 8041 Section 5.0, unless specifically exempted under Section 4.0 of Rule 8041 or Rule 8011. [District Rules 8011 and 8041]

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CONDITIONS CONTINUE ON NEXT PAGE

Conditions for C-8573-9-0 (continued)

Page 3 of 3

24. Whenever open areas are disturbed, or vehicles are used in open areas, the facility shall comply with the requirements of Section 5.0 of District Rule 8051, unless specifically exempted under Section 4.0 of Rule 8051 or Rule 8011. [District Rules 8011 and 8051]
25. Any paved road or unpaved road shall comply with the requirements of District Rule 8061 unless specifically exempted under Section 4.0 of Rule 8061 or Rule 8011. [District Rules 8011 and 8061]
26. Water, gravel, roadmix, or chemical/organic dust stabilizers/suppressants, vegetative materials, or other District-approved control measure shall be applied to unpaved vehicle travel areas as required to limit Visible Dust Emissions to 20% opacity and comply with the requirements for a stabilized unpaved road as defined in Section 3.59 of District Rule 8011. [District Rules 8011 and 8071]
27. Where dusting materials are allowed to accumulate on paved surfaces, the accumulation shall be removed daily or water and/or chemical/organic dust stabilizers/suppressants shall be applied to the paved surface as required to maintain continuous compliance with the requirements for a stabilized unpaved road as defined in Section 3.59 of District Rule 8011 and limit Visible Dust Emissions (VDE) to 20% opacity. [District Rules 8011 and 8071]
28. On each day that 50 or more Vehicle Daily Trips or 25 or more Vehicle Daily Trips with 3 axles or more will occur on an unpaved vehicle/equipment traffic area, permittee shall apply water, gravel, roadmix, or chemical/organic dust stabilizers/suppressants, vegetative materials, or other District-approved control measure as required to limit Visible Dust Emissions to 20% opacity and comply with the requirements for a stabilized unpaved road as defined in Section 3.59 of District Rule 8011. [District Rules 8011 and 8071]
29. Whenever any portion of the site becomes inactive, Permittee shall restrict access and periodically stabilize any disturbed surface to comply with the conditions for a stabilized surface as defined in Section 3.58 of District Rule 8011. [District Rules 8011 and 8071]
30. Records and other supporting documentation shall be maintained as required to demonstrate compliance with the requirements of the rules under Regulation VIII only for those days that a control measure was implemented. Such records shall include the type of control measure(s) used, the location and extent of coverage, and the date, amount, and frequency of application of dust suppressant, manufacturer's dust suppressant product information sheet that identifies the name of the dust suppressant and application instructions. Records shall be kept for one year following project completion that results in the termination of all dust generating activities. [District Rules 8011, 8031, and 8071]

DRAFT

San Joaquin Valley
Air Pollution Control District

AUTHORITY TO CONSTRUCT

ISSUANCE DATE: DRAFT

PERMIT NO: C-8573-11-0

LEGAL OWNER OR OPERATOR: TESSENDERLO KERLEY, INC.
MAILING ADDRESS: 2255 N. 44TH STREET, SUITE 300
PHOENIX, AZ 85008-3279

LOCATION: 10724 ENERGY STREET
HANFORD, CA

EQUIPMENT DESCRIPTION:
3,000 GALLON PER MINUTE COOLING TOWER (CT602)

CONDITIONS

1. {98} No air contaminant shall be released into the atmosphere which causes a public nuisance. [District Rule 4102]
2. {15} No air contaminant shall be discharged into the atmosphere for a period or periods aggregating more than three minutes in any one hour which is as dark as, or darker than, Ringelmann 1 or 20% opacity. [District Rule 4101]
3. Particulate matter emissions shall not exceed 0.1 grains/dscf in concentration excluding condensed water vapor. [District Rule 4201]
4. No biocide containing hexavalent chromium shall be used in the cooling tower. [District Rules 4102 and 7012]
5. Drift eliminator drift rate shall not exceed 0.01%. [District Rule 2201]
6. Total dissolved solids (TDS) in circulating water shall not exceed 2,000 ppm by weight. [District Rule 2201]
7. Compliance with TDS limit shall be determined by cooling water sample analysis by independent laboratory within 60 days of initial operation and quarterly thereafter. [District Rule 1081]
8. Cooling tower circulation water flow rate shall not exceed 3,000 gallons per minute. [District Rule 2201]
9. Operator shall monitor and record the design circulation water flow rate on a daily basis. [District Rule 2201]
10. PM10 emission rate from the cooling tower shall not exceed 7.2 lb/day. [District Rule 2201]

CONDITIONS CONTINUE ON NEXT PAGE

YOU MUST NOTIFY THE DISTRICT COMPLIANCE DIVISION AT (559) 230-5950 WHEN CONSTRUCTION IS COMPLETED AND PRIOR TO OPERATING THE EQUIPMENT OR MODIFICATIONS AUTHORIZED BY THIS AUTHORITY TO CONSTRUCT. This is NOT a PERMIT TO OPERATE. Approval or denial of a PERMIT TO OPERATE will be made after an inspection to verify that the equipment has been constructed in accordance with the approved plans, specifications and conditions of this Authority to Construct, and to determine if the equipment can be operated in compliance with the Rules and Regulations of the San Joaquin Valley Unified Air Pollution Control District. Unless construction has commenced pursuant to Rule 2050, this Authority to Construct shall expire and application shall be cancelled two years from the date of issuance. The applicant is responsible for complying with all laws, ordinances and regulations of all other governmental agencies which may pertain to the above equipment.

Sayed Sadredin, Executive Director APCO

DAVID WARNER, Director of Permit Services
C-8573-11-0 Feb 14 2014 3:55PM - TOMS : Joint Inspection NOT Required

Central Regional Office • 1990 E. Gettysburg Ave. • Fresno, CA 93726 • (559) 230-5900 • Fax (559) 230-6061

Conditions for C-8573-11-0 (continued)

Page 2 of 3

11. Compliance with the PM10 daily emission limit shall be demonstrated as follows: $\text{PM10 lb/day} = \text{circulating water recirculation rate (gal/day)} \times \text{total dissolved solids concentration in the circulating water (ppm by weight)} \times \text{manufacturer's design drift rate (\%)}.$ [District Rule 2201]
12. Permittee shall submit cooling tower design details including the cooling tower type, drift eliminator design details, and materials of construction to the District at least 90 days before the tower is operated. [District Rule 7012]
13. Daily records of the cooling tower circulating water flow rate and quarterly records of the cooling tower water TDS shall be kept at the facility and made readily available for District inspection upon request for five (5) years. [District Rule 1070]
14. Disturbances of soil related to any construction, demolition, excavation, extraction, or other earthmoving activities shall comply with the requirements for fugitive dust control in District Rule 8021 unless specifically exempted under Section 4.0 of Rule 8021 or Rule 8011. [District Rules 8011 and 8021]
15. An owner/operator shall submit a Dust Control Plan to the APCO prior to the start of any construction activity on any site that will include 10 acres or more of disturbed surface area for residential developments, or 5 acres or more of disturbed surface area for non-residential development, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials on at least three days. [District Rules 8011 and 8021]
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CONDITIONS CONTINUE ON NEXT PAGE

Conditions for C-8573-11-0 (continued)

Page 3 of 3

25. Whenever any portion of the site becomes inactive, Permittee shall restrict access and periodically stabilize any disturbed surface to comply with the conditions for a stabilized surface as defined in Section 3.58 of District Rule 8011. [District Rules 8011 and 8071]
26. Records and other supporting documentation shall be maintained as required to demonstrate compliance with the requirements of the rules under Regulation VIII only for those days that a control measure was implemented. Such records shall include the type of control measure(s) used, the location and extent of coverage, and the date, amount, and frequency of application of dust suppressant, manufacturer's dust suppressant product information sheet that identifies the name of the dust suppressant and application instructions. Records shall be kept for one year following project completion that results in the termination of all dust generating activities. [District Rules 8011, 8031, and 8071]

Attachment: Attachment 5 -Addendum #1 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)

DRAFT

Air District Consultation

Attachment: Attachment 5 -Addendum #1 (Conditional Use Permit No. 2018-04 - TDSX Recycling Unit)



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



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

Project: MRS Services – Tessenderlo Kerley Inc.

District CEQA Reference No: 20180496

Dear Ms. de Silva:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of installing a recycling unit to recycle aqueous amines and glycols (Project), located at 10724 Energy Street, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, 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. Per District Rule 9510 (Indirect Source Review) section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this Project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District 9510 requirements and related fees do not apply to the Project referenced above.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

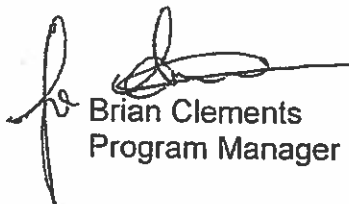
Therefore you are required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses. For more information please visit <http://www.valleyair.org/busind/pto/ptoforms/1ptoformidx.htm> or contact the District's Small Business Assistance.

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

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

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: sy



AGENDA STAFF REPORT

MEETING DATE: 5/22/2018	AGENDA SECTION:
--------------------------------	------------------------

SUBJECT:

Five Year (FY 2019-23) Capital Improvement Plan (CIP) Finding of Consistency with the General Plan in accordance with California Government Code Section 65401.

RECOMMENDATION:

Staff recommends that the Planning Commission find that the Five Year Capital Improvement Plan (CIP) Budget is consistent with the City of Hanford's General Plan, pursuant to Government Code Section 65401.

RECOMMENDED MOTION:

I find that the Five Year (2019-2023) Capital Improvement Plan (CIP) is consistent with the City of Hanford's General Plan and Master Plans, pursuant to Government Code Section 65401.

DISCUSSION:

Attached as **Exhibit A**, is a copy of the proposed 2019-2023 Five Year Capital Improvement Plan (CIP), which will be adopted in the City's budget. The projects listed reflect expansion and/or rehabilitation of existing City facilities, as well as additional new projects. The Planning Commission's review is limited to determining whether the CIP is consistent with the adopted General Plan and Master Plans. Although the funding source and amount is included in the description of the projects, the Planning Commission is not being requested to evaluate costs or funding.

The projects are divided by category and each project page contains a project description, a description of the existing conditions, justification for the project, and the funding source to pay for the project. In accordance with Government Code Section 65401, the Planning Commission is required to make a determination that proposed projects are in conformity with the adopted General Plan.

The Capital Improvement Plan projects are consistent with the goals and objectives of the adopted General Plan. The Plan's projects provide the necessary rehabilitation, facilities, and

improvements to manage and promote orderly growth in the City. The projects have been evaluated and found to be consistent with the City General Plan and therefore implement the City General Plan and other Master Plans adopted by the City of Hanford.

Capital Improvement Plan's projects have been divided into the following nine (9) categories; each category corresponds to one or more General Plan elements or Master Plans, which the project implements:

Capital Improvement Projects Summary	
Category	General Plan Element and Master Plan Consistency
Facilities and General Projects	Land Use and Community Design Element; Public Facilities and Service Element
Parks and Recreation Projects	Open Space, Conservation and Recreation Element
Transportation Projects	Circulation Element
Storm Drainage Projects	Public Facilities and Service Element; Storm Drainage Master Plan
Wastewater Projects	Public Facilities and Service Element, Sewer System Master Plan
Water Projects	Public Facilities and Service Element; Urban Water Management Plan, Water Master Plan
Downtown Projects	Land Use and Community Design Element, Downtown East Precise Plan
Airport Projects	Land Use and Community Design Element; Airport Master Plan
Industrial Park Projects	Land Use and Community Design Element

CAPITAL IMPROVEMENT PLAN ENVIRONMENTAL REVIEW

The Five Year CIP and the recommended list of capital projects to be included in the budget is not a "project" as defined by Section 15061 of the California Environmental Quality Act (CEQA) guidelines because approval of the Five Year CIP does not commit the City of Hanford to a definite course of action and the approval does not result in a direct or indirect physical change in the environment; therefore an environmental review is not required.

Environmental review for individual projects listed in the Five Year CIP may be subject to CEQA and will be conducted at the appropriate time during the design phase of the projects and prior to approval of the contract for construction.

FISCAL IMPACT:

ATTACHMENTS:

Five Year FY19-23 CIP Budget

PROPOSED FIVE YEAR CAPITAL PROGRAM

<u>CATEGORY</u>		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Facilities and General Projects		\$1,875,000	\$158,500	\$120,000	\$110,000	\$360,000
Parks and Recreation Projects		\$415,500	\$565,000	\$485,000	\$755,000	\$6,225,000
Transportation Projects		\$5,313,000	\$3,263,000	\$6,915,000	\$6,215,000	\$1,920,000
Storm Drainage Projects		\$720,000	\$395,000	\$370,000	\$595,000	\$670,000
Wastewater Projects		\$371,000	\$765,000	\$620,000	\$865,000	\$770,000
Water Projects		\$3,095,000	\$2,150,000	\$7,610,000	\$1,380,000	\$2,340,000
Downtown Projects		\$360,000	\$360,000	\$240,000	\$110,000	\$110,000
Airport Projects		\$1,070,000	\$418,500	\$1,723,150	\$1,723,150	\$92,300
Industrial Park Projects		\$0	\$100,000	\$80,000	\$50,000	\$50,000
		\$13,219,500	\$8,175,000	\$18,163,150	\$11,803,150	\$12,537,300
<u>FUNDING SOURCE</u>		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
004	Accumulated Capital Outlay	\$1,463,000	\$562,500	\$825,000	\$505,000	\$535,000
300	Airport	\$52,400	\$89,850	\$112,320	\$112,320	\$9,230
023	Special Aviation (FAA Grant)	\$957,600	\$268,650	\$1,550,830	\$1,550,830	\$83,070
040	Gas Tax 2105	\$548,000	\$745,000	\$350,000	\$350,000	\$350,000
041	Gas Tax 2106	\$175,000	\$0	\$175,000	\$0	\$175,000
042	Gas Tax 2107	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
044	Gas Tax 2103	\$0	\$0	\$525,000	\$0	\$0
050	Gas (TDA Tax Transportation)	\$680,000	\$830,000	\$905,000	\$905,000	\$680,000
045	Gas Tax (RMRA)	\$925,000	\$0	\$0	\$0	\$0
052	Gas Tax (RSTP Exchange Funds)	\$0	\$0	\$0	\$0	\$0
055	Congestion Mitigation and Air Quality (CMAQ)	\$777,000	\$401,000	\$576,500	\$576,500	\$0
	SB1 Competitive Grant	0	0	1,000,000	1,000,000	0
180	Park Impact Fees	\$358,000	\$380,000	\$150,000	\$570,000	\$5,950,000
181	Transportation Impact Fees	\$1,143,000	\$352,000	\$1,700,000	\$1,700,000	\$200,000
184	Storm Drainage System Impact Fees	\$50,000	\$50,000	\$100,000	\$100,000	\$50,000
358	Storm Drainage Capital	\$1,072,500	\$772,500	\$1,027,500	\$1,252,500	\$627,500
185	Water System Impact Fees	\$850,000	\$50,000	\$850,000	\$50,000	\$850,000
391	Water Capital	\$2,590,000	\$2,100,000	\$7,010,000	\$1,580,000	\$1,490,000
186	Wastewater System Impact Fees	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
363	Wastewater Capital	\$323,500	\$622,500	\$646,000	\$891,000	\$627,500
161	12th Avenue Sewer Benefit Assmt District Fees	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
025	Central Parking and Business Improvement	\$150,000	\$10,000	\$10,000	\$10,000	\$10,000
183	Police Impact Fees	\$0	\$250,000	\$0	\$0	\$0
307	Refuse Capital	\$307,500	\$0	\$0	\$0	\$0
182	Fire Impact Fees	\$0	\$0	\$0	\$0	\$250,000
	Building Replacement Reserve	\$37,000	\$41,000	\$0	\$0	\$0
020	Parking	\$110,000	\$0	\$0	\$0	\$0
TOTALS		\$13,219,500	\$8,175,000	\$18,163,150	\$11,803,150	\$12,537,300

FACILITIES AND GENERAL PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Dangerous Building Abatement	50,000	50,000	50,000	50,000	50,000
ADA Building Modifications	50,000	50,000	50,000	50,000	50,000
Energy Conservation Projects / Programs	10,000	10,000	10,000	10,000	10,000
Corporation Yard Wash Bay Renovation	570,000	0	0	0	0
Courthouse Building HVAC System Installation	1,125,000	0	0	0	0
Courthouse Park Bathroom Roof Replacement	23,000	0	0	0	0
Police Department Flooring Replacement	47,000	0	0	0	0
City Hall Roof Restoration	0	41,000	0	0	0
Civic Auditorium Back Stage Floor Replacement	0	7,500	0	0	0
Fire Station No. 2 - Landscape (Xeriscape) Materials	0	0	10,000	0	0
Fire Station No. 5 - Land Acquisition	0	0	0	0	250,000
TOTAL	\$1,875,000	\$158,500	\$120,000	\$110,000	\$360,000
FUNDING SOURCES					
004 Accumulated Capital Outlay	1,268,000	117,500	120,000	110,000	110,000
182 Fire Impact Fees	0	0	0	0	250,000
307 Refuse Capital	285,000	0	0	0	0
358 Storm Drainage	95,000	0	0	0	0
363 Wastewater Capital	95,000	0	0	0	0
391 Water Capital	95,000	0	0	0	0
417 Building Replacement Reserve	37,000	41,000	0	0	0
TOTAL	\$1,875,000	\$158,500	\$120,000	\$110,000	\$360,000

Attachment: Five Year FY19-23 CIP Budget (Capital Improvement Plan)

Dangerous Building Abatement

Project Background:

These funds will be used to facilitate abatement of buildings determined to be unsafe or public nuisances under city or state building or fire codes.

Existing Conditions:

Buildings are determined by the city building department to be unsafe or of a public nuisance.

Project Justification:

Public funds are needed to facilitate the demolition and removal of dilapidated buildings on private properties when considered to be unsafe or public nuisances and when insufficient private funding exists to accomplish the task.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves. The city will recover costs for demolition and disposal expenses through property assessments collected by the Kings County Tax Collector.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Abatement Expenses	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

ADA Building Modifications

Project Background:

The Americans with Disabilities Act (ADA) requires that public facilities be accessible to all users. The act requires that inaccessible facilities must be brought up to current ADA standards within a reasonable time frame.

Existing Conditions:

Some of the upgrades and improvements needed to comply with ADA requirements include electrically operated doors at city facilities, hand rails at various drinking fountains, lever type door handles, accessibility signs and relocation of various mirrors and dispensers, sidewalks and ramps at various public facilities.

Project Justification:

In order to comply with the ADA, upgrades are required at various city facilities.

Fiscal Implications:

Funding for various mandated ADA improvements will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Design	4,000	4,000	4,000	4,000	4,000
	Materials / Construction	45,000	45,000	45,000	45,000	45,000
	Department Overhead	1,000	1,000	1,000	1,000	1,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Energy Conservation Projects / Programs

Project Background:

These funds will be used to purchase and install energy saving fixtures and equipment as well as to leverage / match energy efficiency grants that may become available and suitable to our operation.

Existing Conditions:

City buildings and facilities equipped with outdated lighting sources are areas where energy efficient improvements can be made. Energy management systems such as motion detection devices to control lighting use and thermostat controls are examples of possible cost saving opportunities.

Project Justification:

Energy efficiency projects will be selected based upon economic benefits as well as compliance with AB 32 and SB 375 mandates.

Fiscal Implications:

Funding for various energy efficiency improvements will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Inspection	1,000	1,000	1,000	1,000	1,000
	Materials / Construction	8,500	8,500	8,500	8,500	8,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Revenue	Funding					
	004 Accumulated Capital Outlay	10,000	10,000	10,000	10,000	10,000
	Total Funding	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Corporation Yard Wash Bay Renovation

Project Background:

This project will renovate and expand the existing Corporation Yard wash bay to increase capacity and eliminate delays and clean the equipment at the facility.

Existing Conditions:

The Corporation Yard wash bay was constructed as a single bay facility in the early 1980's as part of development of the Public Works Department Corporation Yard. The single bay facility is heavily used on a daily basis for cleaning refuse trucks, Street sweepers, and other city equipment. The facility is inadequate for the number of vehicles the City currently has and has outlived its useful life.

Project Justification:

This project will replace and expand the existing wash bay facility to provide additional vehicle cleaning capacity. The increased capacity will improve service efficiencies by reducing the time it takes to clean vehicles due to capacity constraints. A bathroom facility will also be incorporated into the project.

Fiscal Implications:

Funding for this project will be allocated from the Refuse Enterprise Reserves and Water, Sanitary Sewer, and Storm Drainage Capital funds,

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	15,000				
	Construction	500,000				
	Contingency	50,000				
	Department Overhead	5,000				
Total Expenditure		\$570,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	307 Refuse Capital	285,000				
	391 Water Capital	95,000				
	358 Storm Drainage Capital	95,000				
	363 Wastewater Capital	95,000				
Total Funding		\$570,000	\$0	\$0	\$0	\$0

Courthouse Building HVAC System Installation

Project Background:

The existing HVAC system in the Courthouse building is in disrepair and has become unreliable for every day operations. The system consists of heat pumps that utilize a continuous water supply provided by an on-site well to operate the system.

Existing Conditions:

Pipes supplying water to approximately 28 heat pumps located throughout the building have deteriorated to a point where water flow is restricted. This has lead to a failure to provide adequate heating and air conditioning services to our tenants located on the first and second floors of the Courthouse facility. The current HVAC system does not serve the third floor of the facility, thus limiting the City's ability to utilize this space.

Project Justification:

This project will replace the existing HVAC system with a new ductless refrigerant system for the first and second floors of the building and a standard HVAC system (with ducting) for the third floor space.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	20,000				
	Construction	1,000,000				
	Contingency	100,000				
	Department Overhead	5,000				
Total Expenditure		\$1,125,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay	1,125,000				
	Total Funding	\$1,125,000	\$0	\$0	\$0	\$0

Courthouse Park Bathroom Roof Replacement

Project Background:

The bathroom in Courthouse Park serves guests attending special functions in the park as well as Thursday Night Marketplace and the general public. It was built in the 1980's and has its original roof.

Existing Conditions:

Staff has surveyed the roof and ceiling inside and found it to be leaking at the roofing materials seams and at the roof drain. A temporary patch has been placed to weather the current rain season. Leaks have caused the ceiling to collapse in the Northwest corner with mold and mildew growing in the framing above.

Project Justification:

These funds will be used to replace the deteriorated roof by contract and repair the damaged interior ceiling via in-house project by City staff.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	750				
	Materials/Equipment	2,000				
	Construction	20,000				
	Department Overhead	250				
Total Expenditure		\$23,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay	23,000				
	Total Funding	\$23,000	\$0	\$0	\$0	\$0

Police Department Flooring Replacement

Project Background:

The police department operates on a 24 hour basis. Officers are in and out throughout the day and night filing reports in their report writing room. Due to premature breakdown of the previous floor product from rolling chairs and solution was sought. A product provided at no cost to the City was provided by Patcraft and installed by Robinson's Interiors as a test material.

Existing Conditions:

Staff has surveyed the flooring condition and find that the upper wear layer has abraded through exposing the white backing material. This was observed not only where chairs are rolled around in dispatch and report writing rooms but also in high traffic areas around corners and door entrances. It has been found this material had a low compressive strength and could not tolerate the heavy traffic and wear.

Project Justification:

These funds will be used to remove the old floor materials on the main and basement floors and replace it with the same type Patcraft material tested in the report writing room. They will make a cohesive flooring pattern throughout the facility. The dispatch and basement meeting room is not included as this will be part of the police departments remodel CIP in the same year.

Fiscal Implications:

Funds for this project will be allocated from two sources, the Building Equipment Replacement Reserve and the Accumulated Capital Outlay (ACO) fund.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	750				
	Materials/Equipment					
	Construction	46,000				
	Department Overhead	250				
Total Expenditure		\$47,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay	10,000				
	417 Equipment Replacement Reserve	37,000				
	Total Funding	\$47,000	\$0	\$0	\$0	\$0

City Hall Roof Restoration

Project Background:

Roofs typically last 20 to 25 years. Most of our facilities had roofs replaced over 20 years ago. City hall's, while in decent condition for its age, is 24 years old and needs work before major leaks start to appear.

Existing Conditions:

Staff has reviewed City Hall's roof recently and found while it is in decent shape for its age it is in need of preventative measures to prevent further deterioration. With some major maintenance patch work and a restoration sealer applied we can expect an additional 10 years of life before it needs replacement.

Project Justification:

These funds will be used to purchase materials needed for the in-house portion of the work which includes sealing up all ductwork connections on the A/C units, repairing tears in the roof material, sealing around roof penetrations, and 3 coat patching with a reflective asphalt emulsion. The remaining funds will be used to have a roof contractor apply a restorative roof sealer to all surfaces which will water proof the complete structure for another 10 years.

Fiscal Implications:

Funds for this project will be allocated from the Building Equipment Replacement Reserve.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction			
	Engineering / Inspection		750			
	Materials/Equipment		10,000			
	Construction		30,000			
	Department Overhead		250			
Total Expenditure		\$0	\$41,000	\$0	\$0	\$0
Revenue	Funding					
	417 Building Equipment Repl. Reserve		41,000			
	Total Funding	\$0	\$41,000	\$0	\$0	\$0

Civic Auditorium Back Stage Floor Replacement

Project Background:

The backstage area of the Civic Auditorium serves as the traffic way behind the scenes while performances are live. It also serves as the emergency fire exit pathway for those staffing an event. The floor area runs from the soundroom at the West to the dressing room stairs to the East. It is comprised of Vinyl Composite Tile or (VCT), which is delaminating from the substrate creating a tripping hazard.

Existing Conditions:

Staff has surveyed the floor and found the VCT to be delaminating from the substrate creating a tripping hazard at the edges of the curled tiles. The tiles need to be replaced with a comparable flooring material.

Project Justification:

These funds will be used to remove the old VCT tiles and replace them with Luxury Vinyl Tile (LVT) which does not require waxing, reduces labor needed to keep them clean, and will provide a safe walking path to the fire escape in back.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction			
	Engineering / Inspection		750			
	Materials/Equipment					
	Construction		6,500			
	Department Overhead		250			
Total Expenditure		\$0	\$7,500	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		7,500			
	Total Funding	\$0	\$7,500	\$0	\$0	\$0

Fire Station No. 2 - Landscape (Xeriscape) Materials

Project Background:

Over the last 15 years, the HFD has tried unsuccessfully to plant various types of vegetation to improve the aesthetics of the grounds at Fire Station No. 2. This project involves the purchase of xeriscape materials to improve the aesthetics, which will be low maintenance and low water use.

Existing Conditions:

The current conditions of the grounds at fire Station No. 2 are barren, mainly due to the inability of vegetation to grow in the soil. Staff previously had the soil analyzed and were advised that it would be difficult for anything to grow in this soil due to its high alkalinity.

Project Justification:

This project will improve the aesthetics at Fire Station No. 2 by utilizing xeriscape materials which require less maintenance and will utilize less water thereby reducing staff time for maintenance and costs associated with water use.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project			Materials		
	Xeriscape Materials			10,000		
Total Expenditure		\$0	\$0	\$10,000	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay			10,000		
Total Funding		\$0	\$0	\$10,000	\$0	\$0

Fire Station No. 5 - Land Acquisition

Project Background:

This project involves purchasing land for a fire station on the east side of Hanford. In 2006, a Station Location Study was completed and three sites/locations were determined for the locations of the next three fire stations in an order to be determined by the need and demand for service. In September of 2015, City Council allocated funding to design and construct Station 3, which will be located at 12th Ave. and Woodland Drive.

Existing Conditions:

The HFD currently responds out of two stations. Station 3 will be constructed on the southwest side of the City to improve response times in that area. Currently, the east side of Hanford is not covered adequately and has poor response times. Building a station on the east side will provide more comprehensive coverage and improve response times. The City owns land for Station No. 4 at Centennial Dr. & Berkshire St. in the northeast part of the city, but the call service demand on the east side is a higher priority.

Project Justification:

One of the locations identified in the Station Location Study is on the east side for a future station. The new shopping center at Highway 43 and Lacey Blvd. also identifies the need to construct a new eastside fire station once funds are available. The current call density and lower response times occur on the east side of the City which makes the next fire station location on the east side of town a higher priority.

Fiscal Implications:

Funding will come from the Fire Impact Fees

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project					Purchase
	Appraisal/Escrow Fees					10,000
	Land Acquisition					240,000
Total Expenditure		\$0	\$0	\$0	\$0	\$250,000
Revenue	Funding					
	182 Fire Impact Fees					250,000
Total Funding		\$0	\$0	\$0	\$0	\$250,000

PARKS AND RECREATION PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Park Development Oversizing Requirements		150,000	150,000	150,000	150,000	150,000
ADA Parks/Recreation Modifications		35,000	35,000	35,000	35,000	35,000
Park Refuse Enclosures - Rotary Field		22,500	0	0	0	0
Hidden Valley Park Pathway Construction Project		208,000	0	0	0	0
Street Median Landscape Renovation		0	150,000	0	150,000	0
Centennial Park Pathway Construction Project		0	230,000	0	0	0
Youth Athletic Complex (YAC) Concession Building Restoration		0	0	300,000	0	0
Soc Com Field Lighting		0	0	0	420,000	0
Highway 198 Monument Entrance Signs		0	0	0	0	240,000
Indoor Recreational Facility		0	0	0	0	5,800,000
TOTAL		\$415,500	\$565,000	\$485,000	\$755,000	\$6,225,000
FUNDING SOURCES						
180	Park Impact Fees	358,000	380,000	150,000	570,000	5,950,000
004	Accumulated Capital Outlay	35,000	185,000	335,000	185,000	275,000
307	Refuse Capital	22,500	0	0	0	0
TOTAL		\$415,500	\$565,000	\$485,000	\$755,000	\$6,225,000

Park Development Oversizing Requirements

Project Background:

In accordance with City Ordinance, developers are required to mitigate their impacts to parks and recreation programs by constructing qualifying improvements and/or payment of park mitigation impact fees.

Existing Conditions:

Park mitigation impact fees were established by ordinance in 1990.

Project Justification:

These funds will be used to reimburse developers for costs associated with park construction in excess of their park impact fee assessment.

Fiscal Implications:

Funding for over sizing improvements shall be allocated from park mitigation impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction-Reimbursement	150,000	150,000	150,000	150,000	150,000
Total Expenditure		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Revenue	Funding					
	180 Park Impact Fees	150,000	150,000	150,000	150,000	150,000
Total Funding		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000

ADA Parks/Recreation Modifications

Project Background:

The American with Disabilities Act (ADA) requires that parks and recreation facilities be accessible to all users. The act requires that inaccessible facilities must be brought up to current ADA standards within a reasonable time frame.

Existing Conditions:

Staff has surveyed our park facilities in conformance with the ADA. A list of modifications has been prepared along with cost estimates.

Project Justification:

These funds will be used to upgrade our parks and recreation facilities to conform with ADA requirements. Improvements will include modifications to restroom and playground facilities, installation of concrete pathways to various facilities and purchase of handicap accessible picnic equipment and tables.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	750	750	750	750	750
	Materials/Equipment	8,000	8,000	8,000	8,000	8,000
	Construction	26,000	26,000	26,000	26,000	26,000
	Department Overhead	250	250	250	250	250
Total Expenditure		\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
Revenue	Funding					
	004 Accumulated Capital Outlay	35,000	35,000	35,000	35,000	35,000
	Total Funding	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000

Park Refuse Enclosures - Rotary Field

Project Background:

This project will involve the construction of concrete block trash enclosures at the Rotary Field which is currently void of an enclosure. A refuse dumpster will then be stored within the enclosure. This project will improve park aesthetics and safety by installing the refuse dumpster in enclosure structure.

Existing Conditions:

Some older community facilities were developed without refuse enclosures. The refuse dumpster is placed inside the field on turf and is difficult for refuse employees to move and dump.

Project Justification:

With the installation of new field lighting, the Rotary Field has seen a large increase in usage by youth and adult sports. The refuse enclosure will provide an area to place the increase in refuse, easier access for the Refuse Division, and help to keep the facility clean.

Fiscal Implications:

Funds for this project will be allocated from refuse enterprise reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	1,000				
	Construction	19,000				
	Contingency	2,000				
	Department Overhead	500				
Total Expenditure		\$22,500	\$0	\$0	\$0	\$0
Revenue	Funding					
	307 Refuse Capital	22,500				
	Total Funding	\$22,500	\$0	\$0	\$0	\$0

Hidden Valley Park Pathway Construction Project

Project Background:

There is currently no pathway at Hidden Valley Park from the oak arbor to the new pedestrian bridge. This project would construct a 6 foot wide concrete sidewalk pathway and address ADA accessibility from the oak shelter to connect all amenities together, including the picnic arbors, splash pad, playground, dog facilities and restrooms.

Existing Conditions:

There is no pathway that connects the oak arbor and dog facilities to the new pedestrian bridge, splash pad, picnic arbors, playground and restrooms. Patrons with disabilities are forced to travel to Cortner Street and use the sidewalk to reach many of the park amenities.

Project Justification:

This pathway is being utilized by more residents due to the growth in population and would create an even level pathway for park patrons to walk on, including persons with disabilities, and to access various park amenities.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	7,500				
	Construction	180,000				
	Contingency	18,000				
	Department Overhead	2,500				
Total Expenditure		\$208,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	180 Park Impact Fees	208,000				
Total Funding		\$208,000	\$0	\$0	\$0	\$0

Street Median Landscape Renovation

Project Background:

This project will remove the existing landscaping and terminate the irrigation to install stamped concrete in the turn pockets until the width of the landscape area is a minimum of 8 feet in width. Project will upgrade portions of median islands as funding allows with new plant materials and landscape bark.

Existing Conditions:

The existing landscape within the medians include planting material and irrigation in the narrow turn pockets which is labor intensive and creates insufficient work space for maintenance crews. Portions of the existing landscape need replacement plant material and landscape bark replenished.

Project Justification:

This project will substantially decrease labor costs and water consumption within the median islands and will also increase the safety for maintenance crews working in the medians. The project will also beautify the entrances and major thoroughfares into our community and major shopping outlets.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction		Construction	
	Engineering / Inspection		15,000		15,000	
	Construction		120,000		120,000	
	Contingency		12,000		12,000	
	Department Overhead		3,000		3,000	
Total Expenditure		\$0	\$150,000	\$0	\$150,000	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		150,000		150,000	
	Total Funding	\$0	\$150,000	\$0	\$150,000	\$0

Centennial Park Pathway Construction Project

Project Background:

The current pathways at Centennial Park are basically dirt with trace amounts of decomposed granite. This project would construct an all connecting 8' wide concrete sidewalk pathway and address ADA accessibility from Hanford-Armona Road into the park and connect all amenities together, including the picnic arbors, splash pad, playgrounds, dog facilities, and Restrooms.

Existing Conditions:

The existing dirt pathway has many potholes with trace amounts of decomposed granite and is not ADA compliant from Hanford-Armona Road into the park facilities. Only a very small portion of the park has ADA accessibility from the parking lot into and around the splash pad, playgrounds and restrooms.

Project Justification:

This pathway is being utilized by more residents due to the growth in population and would create an even level pathway for park patrons to walk on, including persons with disabilities, and to access various park amenities.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction			
	Engineering / Inspection		7,500			
	Construction		200,000			
	Contingency		20,000			
	Department Overhead		2,500			
Total Expenditure		\$0	\$230,000	\$0	\$0	\$0
Revenue	Funding					
	180 Park Impact Fees		230,000			
Total Funding		\$0	\$230,000	\$0	\$0	\$0

Youth Athletic Complex (YAC) Concession Building Restoration

Project Background:

Restore and remodel existing structure and restrooms to include ADA / ABA accessibility to and within the facility. The current facility has some structural integrity issues to the stairway leading to the second story and is in need of accessibility upgrades to the restroom portion.

Existing Conditions:

The current facility is approximately 30 years old, is run down and is in need of structural improvements to the stairway leading to the second story which is not used due to the existing condition. Improvements for ADA / ABA accessibility leading to and within the restrooms and other locations inside the structure also need to be upgraded for compliance.

Project Justification:

This facility is a supportive facility to service the youth, family and friends of Hanford Youth Baseball League and tournament play. The facility currently services approximately 700 youth participating in youth baseball from early spring throughout the summer and into the fall.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project			Construction		
	Engineering / Inspection			50,000		
	Construction			220,000		
	Contingency			22,000		
	Department Overhead			8,000		
Total Expenditure		\$0	\$0	\$300,000	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay			300,000		
Total Funding		\$0	\$0	\$300,000	\$0	\$0

Soc Com Field Lighting

Project Background:

This project includes the installation of sports lighting within the city's property (basin fields) located at the Soc Com facility. The lighting improvement will expand the use of the facility for both youth and adult sports.

Existing Conditions:

The City owns the drainage basin property located within the Soc Com facility. The basin area is currently turfed and is utilized for soccer field play.

Project Justification:

Adding lighting to a portion of the Soc-Com facility will allow for increased usage of the facility by the Hanford Youth Soccer League, competitive soccer teams and adult soccer league play. The Hanford Youth Soccer League currently rents portable lights for fall season practice and play.

Fiscal Implications:

Funding for this project will be allocated from park impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project				Construction	
	Engineering / Inspection				19,500	
	Construction				360,000	
	Contingency				36,000	
	Department Overhead				4,500	
Total Expenditure		\$0	\$0	\$0	\$420,000	\$0
Revenue	Funding					
	180 Park Impact Fees				420,000	
Total Funding		\$0	\$0	\$0	\$420,000	\$0

Highway 198 Monument Entrance Signs

Project Background:

This project will include the installation of decorative monument entrance signs and landscaping located along Highway 198 at the east and west entrances to our community.

Existing Conditions:

There are no existing monument signs along Highway 198 to identify an entrance into our community.

Project Justification:

Entrance monument signs enhance a community's image and also provides a "welcoming feel" to out of town visitors.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project					Construction
	Engineering / Inspection					16,000
	Construction					200,000
	Contingency					20,000
	Department Overhead					4,000
Total Expenditure		\$0	\$0	\$0	\$0	\$240,000
Revenue	Funding					
	004 Accumulated Capital Outlay					240,000
Total Funding		\$0	\$0	\$0	\$0	\$240,000

Indoor Recreational Facility

Project Background:

This project will include the construction of an indoor recreational facility at a site to be later determined.

Existing Conditions:

There is a desire in the community for more indoor recreational space.

Project Justification:

Fiscal Implications:

Funds for this project will be allocated from Park Impact Fees

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project					Construction
	Engineering / Inspection					250,000
	Construction					5,000,000
	Contingency					500,000
	Department Overhead					50,000
Total Expenditure		\$0	\$0	\$0	\$0	\$5,800,000
Revenue	Funding					
	180 Park Impact Fees					5,800,000
Total Funding		\$0	\$0	\$0	\$0	\$5,800,000

TRANSPORTATION PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE	2019	2020	2021	2022	2023
Sidewalk and Miscellaneous Concrete Repairs	30,000	30,000	30,000	30,000	30,000
New Sidewalk and ADA Improvements	50,000	50,000	50,000	50,000	50,000
Street Division Maintenance	500,000	500,000	500,000	500,000	500,000
Unscheduled Arterial Upgrades & Traffic Signal Installation	200,000	200,000	200,000	200,000	200,000
Survey Monumentation / Mapping	15,000	15,000	15,000	15,000	15,000
Reclamite Seal Treatment	175,000	0	175,000	0	175,000
Pavement Resurfacing Treatment	950,000	950,000	950,000	950,000	950,000
Tenth Avenue Resurfacing, Grangeville Boulevard to Third Street	275,000	0	0	0	0
Grangeville Boulevard Resurfacing, 11th Avenue to 12th Avenue	230,000	0	0	0	0
Traffic Signal Battery Backup Retrofit	180,000	0	0	0	0
Traffic Signal at Grangeville Boulevard & 13th Avenue	2,590,000	0	0	0	0
Emma Lee Lane Reconstruction, Grangeville Boulevard to Conquistador Street	18,000	395,000	0	0	0
Traffic Signal at 12th Avenue and Hume Avenue	0	453,000	0	0	0
East Lacey Boulevard Widening / Reconstruction, 10th Avenue to Sierra Drive	100,000	670,000	4,470,000	4,470,000	0
Campus Drive Resurfacing, Lacey Boulevard to Greenfield Avenue	0	0	525,000	0	0
TOTAL	\$5,313,000	\$3,263,000	\$6,915,000	\$6,215,000	\$1,920,000
FUNDING SOURCES					
040 Gas Tax (2105)	548,000	745,000	350,000	350,000	350,000
041 Gas Tax (2106)	175,000	0	175,000	0	175,000
042 Gas Tax (2107)	500,000	500,000	500,000	500,000	500,000
044 Gas Tax (2103)	0	0	525,000	0	0
045 Gas Tax (RMRA)	925,000	0	0	0	0
SB1 Competetive Grant	0	0	1,000,000	1,000,000	0
050 Gas Tax (TDA Transportation)	680,000	830,000	905,000	905,000	680,000
052 Gas Tax (RSTP Exchange Funds)	0	0	0	0	0
055 Congestion Mitigation and Air Quality (CMAQ)	777,000	401,000	576,500	576,500	0
181 Transportation Impact Fees	1,143,000	352,000	1,700,000	1,700,000	200,000
358 Storm Drainage Capital	307,500	427,500	757,500	757,500	7,500
363 Wastewater Capital	7,500	7,500	176,000	176,000	7,500
391 Water Capital	250,000	0	250,000	250,000	0
TOTAL	\$5,313,000	\$3,263,000	\$6,915,000	\$6,215,000	\$1,920,000

Attachment: Five Year FY19-23 CIP Budget (Capital Improvement Plan)

Sidewalk and Miscellaneous Concrete Repairs

Project Background:

These funds will be used to repair sidewalks, drive approaches and other concrete improvements where city crews will be completing street reconstruction projects or in areas where the improvements are damaged by tree roots.

Existing Conditions:

Project Justification:

These funds will be used to repair sidewalks, drive approaches, and other public concrete improvements that are in disrepair and create potential safety hazards.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	2,000	2,000	2,000	2,000	2,000
	Construction	25,000	25,000	25,000	25,000	25,000
	Contingency	2,500	2,500	2,500	2,500	2,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Revenue	Funding					
	050 Gas Tax (TDA Transportation)	30,000	30,000	30,000	30,000	30,000
Total Funding		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000

New Sidewalk and ADA Improvements

Project Background:

These funds will be used to install sidewalks and other concrete improvements in areas currently void of such improvements. Improvement areas will be selected along arterial/collector streets with high pedestrian volume and where existing rights-of-ways exist to facilitate sidewalk installation. These funds will also be used to install accessibility ramps in compliance with American with Disabilities Act (ADA) standards.

Existing Conditions:

Project Justification:

Compliance with ADA standards is a federal law. Also, the installation of sidewalks provides pedestrians with a safe walkway located outside vehicular travel areas.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	2,000	2,000	2,000	2,000	2,000
	Construction	45,000	45,000	45,000	45,000	45,000
	Contingency	2,500	2,500	2,500	2,500	2,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	050 Gas Tax (TDA Transportation)	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Street Division Maintenance

Project Background:

Street maintenance is performed by the Public Works Street Maintenance Division through the city's general fund. This project account is established to record that portion of annual street maintenance which will be allocated to gas tax funds.

Existing Conditions:

Project Justification:

These funds will pay for labor, maintenance materials, equipment rental, and other contracted services for street reconstruction, resurfacing, and repair projects.

Fiscal Implications:

Funding for this program will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Maintenance	Maintenance	Maintenance	Maintenance	Maintenance
Expenditure	Maintenance	500,000	500,000	500,000	500,000	500,000
Total Expenditure		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
	Funding	2019	2020	2021	2022	2023
Revenue	042 Gas Tax (2107)	500,000	500,000	500,000	500,000	500,000
Total Funding		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

Unscheduled Arterial Upgrades & Traffic Signal Installation

Project Background:

This fund will be used to reimburse developers who are required to construct qualifying arterial street improvements that exceed their project's transportation mitigation impact fee share.

Existing Conditions:

Project Justification:

This fund will set aside funds to reimburse developers that are required to construct street improvements, as part of project conditions of approval, that are considered to be over sized.

Fiscal Implications:

Funding for this program will be allocated from transportation impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	200,000	200,000	200,000	200,000	200,000
	Total Expenditure	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Revenue	Funding					
	181 Transportation Impact Fees	200,000	200,000	200,000	200,000	200,000
	Total Funding	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

Survey Monumentation / Mapping

Project Background:

These funds will be used to re-establish survey monumentation on street re-surfacing projects and to update our survey benchmark datum and mapping.

Existing Conditions:

The city's survey benchmark datum is used by private engineers in the design of various Public Works infrastructure projects. The benchmark datum is updated by the city approximately every 10 years.

Project Justification:

State law requires that survey monuments be re-established if altered due to re-surfacing or reconstruction of streets. Updating of our survey benchmark datum periodically is necessary for proper installation of curbs, storm drainage facilities and sanitary sewer lines.

Fiscal Implications:

Funding for this project will be allocated from storm drainage and sanitary sewer fund reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering	15,000	15,000	15,000	15,000	15,000
Total Expenditure		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Revenue	Funding					
	358 Storm Drainage Capital	7,500	7,500	7,500	7,500	7,500
	363 Wastewater Capital	7,500	7,500	7,500	7,500	7,500
	Total Funding	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000

Reclamite Seal Treatment

Project Background:

Reclamite is a pavement surface protection and preservation treatment for city streets. The treatment keeps pavement surfaces flexible and reduces asphalt oil content loss.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Reclamite seal treatments will extend the useful life of asphalt pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately five miles of arterial/collector street (175,000 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	7,500		7,500		7,500
	Construction	150,000		150,000		150,000
	Contingency	15,000		15,000		15,000
	Department Overhead	2,500		2,500		2,500
Total Expenditure		\$175,000	\$0	\$175,000	\$0	\$175,000
Revenue	Funding					
	041 Gas Tax (2106)	175,000		175,000		175,000
	Total Funding	\$175,000	\$0	\$175,000	\$0	\$175,000

Pavement Resurfacing Treatment

Project Background:

Pavement Resurfacing Treatment is a surface protection and pavement preservation treatment for city streets. The location of streets and the types of treatment processes will be determined by Public Works Department staff and is dependent on pavement conditions. Treatments may include slurry seal, cape seal or fiber seal coatings or other pavement preservation treatments needed to extend the useful life of roadways.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Pavement Resurfacing treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately seven miles of roadways (207,300 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
Expenditure	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	12,000	12,000	12,000	12,000	12,000
	Construction	850,000	850,000	850,000	850,000	850,000
	Contingency	85,000	85,000	85,000	85,000	85,000
	Department Overhead	3,000	3,000	3,000	3,000	3,000
	Total Expenditure	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
Revenue	Funding					
	040 Gas Tax (2105)	350,000	350,000	350,000	350,000	350,000
	050 Gas Tax (TDA Transportation)	600,000	600,000	600,000	600,000	600,000
	Total Funding	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000

Tenth Avenue Resurfacing, Grangeville Boulevard to Third Street

Project Background:

This project will involve the resurfacing of Tenth Avenue, from Grangeville Boulevard to Third Street with a double coat fiber seal treatment. The pavement preservation treatment consists of an asphalt emulsion with fibers added to provide structural integrity. The roadway will be restriped upon completion of the resurfacing project.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Resurfacing of Tenth Avenue, between Grangeville Boulevard and Third Street, will extend the useful life of the asphalt concrete pavement surfaces thereby prolonging the need for more expensive roadway repairs.

Fiscal Implications:

Funding for this project will be allocated from Road Maintenance and Rehabilitation account (RMRA) gas tax funds.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	8,500				
	Construction	240,000				
	Contingency	24,000				
	Department Overhead	2,500				
	Total Expenditure	\$275,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	045 Gas Tax (RMRA)	275,000				
	Total Funding	\$275,000	\$0	\$0	\$0	\$0

Grangeville Boulevard Resurfacing, 11th Avenue to 12th Avenue

Project Background:

This project will involve the resurfacing of Grangeville Boulevard, from 11th Avenue to 12th Avenue, with a double coat fiber seal treatment. The pavement preservation treatment consists of an asphalt emulsion with fibers added to provide structural integrity. The roadway will be restriped upon completion of the resurfacing project.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Resurfacing of Grangeville Boulevard, between 11th Avenue and 12th Avenue, will extend the useful life of the asphalt concrete pavement surface thereby prolonging the need for more expensive roadway repairs.

Fiscal Implications:

Funding for this project will be allocated from Road Maintenance and Rehabilitation Account (RMRA) Gas Tax funds.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	7,500				
	Construction	200,000				
	Contingency	20,000				
	Department Overhead	2,500				
Total Expenditure		\$230,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	045 Gas Tax (RMRA)	230,000				
	Total Funding	\$230,000	\$0	\$0	\$0	\$0

Traffic Signal Battery Backup Retrofit

Project Background:

The City operates and maintains 50 traffic signals. Currently the City has 41 of those signals that are equipped with a battery backup system in the event of a short power outage. The current systems we have and use are out of date and becoming ineffective.

Existing Conditions:

Currently the city has 41 of its traffic signals on a battery backup system. There are three different backup systems currently in place. The Clary system has operational life expectancy of 8 to 10 years, and the Sentinel system only provides a four way flash for short period of time. Having three different backup systems is becoming difficult and costly to maintain. In addition, when a battery backup fails we have to wait for parts which could take one or two months to obtain.

Project Justification:

By updating all the city traffic control battery backup systems, the City can essentially ensure zero lag time in the event of a major power outage as the new system will be a simple system aligned for fast exchange between locations. The current systems require the use of car type batteries that are hazardous and costly to dispose of. The new system, which is made of recycled products comes with a five year warranty and can be exchanged for a discount once replacement is necessary.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	2,500				
	Construction	160,000				
	Contingency	16,000				
	Department Overhead	1,500				
	Total Expenditure	\$180,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	040 Gas Tax (2105)	180,000				
	Total Funding	\$180,000	\$0	\$0	\$0	\$0

Traffic Signal at Grangeville Boulevard & 13th Avenue

Project Background:

This project will involve the installation of a traffic signal at the intersection of Grangeville Boulevard and 13th Avenue. Additional improvements will include pavement transitioning to facilitate the installation of additional travel lanes and widening of 13th Avenue south of Grangeville Boulevard to match improvements at the north end of the Learning Center Complex.

Existing Conditions:

The current traffic control at this intersection is a four way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

Funding for this project will be allocated from Transportation Impact fees, Congestion Mitigation/ Air Quality (CMAQ) funds, RMRA gas tax, Water and Storm Drainage capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	50,000				
	Right of Way	0				
	Construction	2,300,000				
	Contingency	230,000				
	Department Overhead	10,000				
Total Expenditure		\$2,590,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	181 Transportation Impact Fees	893,000				
	055 Congestion Mitig./Air Quality (CMAQ)	777,000				
	045 Gas Tax (RMRA)	420,000				
	391 Water Capital	250,000				
	358 Storm Drainage Capital	250,000				
Total Funding		\$2,590,000	\$0	\$0	\$0	\$0

Emma Lee Lane Reconstruction, Grangeville Boulevard to Conquistador Street

Project Background:

This project will involve the reconstruction of Emma Lee Lane, from Grangeville Boulevard to Conquistador Street. Improvements to include installation of curb, gutter, sidewalk, ADA ramps, storm drainage collection system and reconstruction of street.

Existing Conditions:

Emma Lee Lane is a residential street that lacks a proper drainage system and is in need of total reconstruction.

Project Justification:

This project will extend the useful life of the street by approximately 25-30 years.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Design	Construction			
	Engineering / Inspection	15,000	8,000			
	Construction		350,000			
	Contingency		35,000			
	Department Overhead	3,000	2,000			
Total Expenditure		\$18,000	\$395,000	\$0	\$0	\$0
Revenue	Funding					
	040 Gas Tax (2105)	18,000	395,000			
Total Funding		\$18,000	\$395,000	\$0	\$0	\$0

Traffic Signal at 12th Avenue and Hume Avenue

Project Background:

This project will consist of the installation of a traffic signal system at the intersection of 12th Avenue and Hume Avenue. Development in this area of our community is increasing, placing additional demands on our transportation system.

Existing Conditions:

The current traffic control at this intersection is a two way stop. With increasing development in the area, traffic signal warrants are anticipated to be met. If met, the intersection will be included in the city's traffic signal priority list.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

Funding for this project will be allocated from Congestion Mitigation/Air Quality (CMAQ) funding and Transportation Impact fees.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction	Construction		
	Engineering / Inspection		50,000			
	Construction		360,000			
	Contingency		36,000			
	Department Overhead		7,000			
Total Expenditure		\$0	\$453,000	\$0	\$0	\$0
Revenue	Funding					
	181 Transportation Impact Fees		52,000			
	055 Congestion Mit. / Air Qual. (CMAQ)		401,000			
Total Funding		\$0	\$453,000	\$0	\$0	\$0

East Lacey Boulevard Widening / Reconstruction, 10th Avenue to Sierra Drive

Project Background:

This project will involve the widening and reconstruction of East Lacey Boulevard, between 10th Avenue and Sierra Drive, to facilitate two lanes in each direction of travel plus turn lanes. Improvements will include the reconstruction of existing pavement section, installation of a new drainage collection/disposal system, installation of curbs, gutters, sidewalks, drive approaches and ADA ramps, installation of a traffic signal system at East Lacey Boulevard / Ninth Avenue and installation of additional street lighting.

Existing Conditions:

East Lacey Boulevard, between 10th Avenue and Sierra Drive is currently a two lane arterial roadway. Current average daily traffic volume is approximately 7,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing. Traffic volumes are anticipated to increase substantially with the development of a regional shopping center including Costco.

Project Justification:

This project will improve traffic flow capacity and safety by providing additional travel lanes and a protected left turn lane and the installation of a traffic signal system at the intersection of East Lacey Boulevard / Ninth Avenue. Drainage and pedestrian safety will also be improved with the addition of curb, gutter, sidewalks and street lighting. Design and right-of-way acquisition will be performed in FY19 and FY20 with CONstruction in FY21 and FY22.

Fiscal Implications:

Funding for this project will be allocated from various fund sources.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Design	Construction	Construction	Construction	
	Engineering / Inspection	100,000	250,000	100,000	100,000	
	Right of Way Acquisition		420,000	0	0	
	Construction			3,950,000	3,950,000	
	Contingency			395,000	395,000	
	Department Overhead			25,000	25,000	
Total Expenditure		\$100,000	\$670,000	\$4,470,000	\$4,470,000	\$0
Revenue	Funding					
	045 Gas Tax (RMRA)			1,000,000	1,000,000	
	181 Transportation Impact Fees	50,000	100,000	1,500,000	1,500,000	
	358 Storm Drainage Capital	50,000	420,000	750,000	750,000	
	391 Water Capital			250,000	250,000	
	363 Wastewater Capital			168,500	168,500	
	050 Gas Tax (TDA Transportation)		150,000	225,000	225,000	
	055 Congestion Mitig./Air Quality (CMAQ)			576,500	576,500	
Total Funding		\$100,000	\$670,000	\$4,470,000	\$4,470,000	\$0

Campus Drive Resurfacing, Lacey Boulevard to Greenfield Avenue

Project Background:

This project will involve the resurfacing of street pavement within Campus Drive, from Lacey Boulevard to Greenfield Avenue. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Campus Drive is a two lane collector street that provides access to a high school, the County Government Center and the Youth Athletic Complex. Current average daily traffic volume is approximately 5,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project			Construction		
	Engineering / Inspection			25,000		
	Construction			450,000		
	Contingency			45,000		
	Department Overhead			5,000		
Total Expenditure		\$0	\$0	\$525,000	\$0	\$0
Revenue	Funding					
	044 Gas Tax (2103)			525,000		
	Total Funding	\$0	\$0	\$525,000	\$0	\$0

STORM DRAINAGE PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Curb and Gutter Installation		20,000	20,000	20,000	20,000	20,000
Increase Flow Capacity of Main Branch of Peoples Ditch		25,000	25,000	25,000	25,000	25,000
Storm Drainage System Oversizing Requirements		50,000	50,000	50,000	50,000	50,000
Storm Drainage Pump Station No. 49 Upgrade		120,000	0	0	0	0
Storm Drainage Pump Station No. 35 Upgrade		120,000	0	0	0	0
Emma Lee Lane Crossing / Lift Station #37		260,000	0	0	0	0
Basin Tree Removal Program		125,000	125,000	125,000	0	0
Stonecrest Basin Pump Equipment Installation		0	175,000	0	0	0
Sand Slough Houston Avenue Pipeline Project		0	0	150,000	0	0
Lamplight Estates Main Replacement		0	0	0	400,000	0
Mussel Slough / YMCA Pump Installation		0	0	0	100,000	0
Magnolia Street / Amber Way Main Replacement		0	0	0	0	325,000
Brown Street Main Addition - HWY 198 to Brown Street Basin		0	0	0	0	250,000
TOTAL		\$720,000	\$395,000	\$370,000	\$595,000	\$670,000
FUNDING SOURCES						
358	Storm Drainage Capital	670,000	345,000	270,000	495,000	620,000
184	Storm Drainage Impact Fees	50,000	50,000	100,000	100,000	50,000
TOTAL		\$720,000	\$395,000	\$370,000	\$595,000	\$670,000

Curb and Gutter Installation

Project Background:

This project involves the installation of new or replacement concrete curb & gutter to facilitate proper street drainage. Projects may include replacement of existing dilapidated curbs & gutter or installation of new curb & gutter in existing developed areas currently void of these improvements.

Existing Conditions:

A portion of the City's streets were not constructed with curb and gutter improvements. These improvements are necessary to ensure proper drainage and to alleviate localized flooding.

Project Justification:

Storm Drainage collection in the City is necessary to reduce localized flooding and damage to existing properties.

Fiscal Implications:

Funding for this project will be allocated for storm drainage reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering/Inspection	3,000	3,000	3,000	3,000	3,000
	Construction	15,000	15,000	15,000	15,000	15,000
	Contingency	1,500	1,500	1,500	1,500	1,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Revenue	Funding					
	358 Storm Drainage Capital	20,000	20,000	20,000	20,000	20,000
Total Funding		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Increase Flow Capacity of Main Branch of Peoples Ditch

Project Background:

The City, by agreement, has drainage rights with Peoples Ditch Company which allows discharge in Peoples Ditch under certain parameters. This project provides funds for shared maintenance costs and improvements to increase the capacity in both the east and west branches of Peoples Ditch within city limits.

Existing Conditions:

Portions of the ditch can be improved to allow for additional on and off peak pumping into the ditch which assists in lowering the standing water in the City's basins. Pumping to the ditch provides additional capacity in these basins to reduce the potential for flooding.

Project Justification:

Projects would be performed in cooperation with Peoples Ditch Company and would include culvert repair/enlargements, ditch realignment and piping, turn-out basins, control structure modifications, and additional ditch maintenance.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	25,000	25,000	25,000	25,000	25,000
Total Expenditure		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Revenue	Funding					
	358 Storm Drainage Capital	25,000	25,000	25,000	25,000	25,000
Total Funding		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

Storm Drainage System Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their storm drainage improvements to provide additional capacity in compliance with the Storm Drainage Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will be used to reimburse developers for the costs attributed to oversizing drainage systems to provide service for future growth.

Fiscal Implications:

Funding for this project will be allocated from storm drainage impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	184 Storm Drainage Impact Fees	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Storm Drainage Pump Station No. 49 Upgrade

Project Background:

Storm Drainage Pump Station No. 49 is located at Sixth Street and 10th Avenue has a large service area encompassing much of the east side of downtown.

Existing Conditions:

This station was constructed in 1989 and has not been upgraded. The condition of the station as well as availability of parts for the aged equipment contributes to the need to replace the existing control panel and pumps and guide rail system.

Project Justification:

This project is necessary to increase system reliability and provide a means for adequately maintaining the pump station by City staff.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	7,500				
	Construction	100,000				
	Contingency	10,000				
	Department Overhead	2,500				
Total Expenditure		\$120,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital	120,000				
Total Funding		\$120,000	\$0	\$0	\$0	\$0

Storm Drainage Pump Station No. 35 Upgrade

Project Background:

Storm Drainage Pump Station No. 35 is located on W. Lacey Boulevard at the People's Ditch has a large service area.

Existing Conditions:

This station was constructed in 1967 and has not been upgraded. The condition of the station as well as availability of parts for the aged equipment contributes to the need to replace the existing control panel and one of the existing pumps and guide rail system.

Project Justification:

This project is necessary to increase system reliability and provide a means for adequately maintaining the pump station by City staff.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	7,500				
	Construction	100,000				
	Contingency	10,000				
	Department Overhead	2,500				
Total Expenditure		\$120,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital	120,000				
Total Funding		\$120,000	\$0	\$0	\$0	\$0

Emma Lee Lane Crossing / Lift Station #37

Project Background:

Pursuant to an agreement between the City of Hanford and the People's Ditch Company, the City of Hanford is responsible for any and all road crossings over the ditch within the city limits.

Existing Conditions:

During a recent inspection, the People's Ditch Company notified the City that the galvanized culverts that transfer water under Emma Lee Lane were failing and in need of repair or replacement. Storm Lift Station #37 also discharges under this crossing and must be relocated to affect the repairs.

Project Justification:

To prevent a failure of the pipes and the possible subsequent road collapse, the culvert pipes must be repaired or replaced and the lift station outlet relocated.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	7,500				
	Construction	225,000				
	Contingency	25,000				
	Department Overhead	2,500				
Total Expenditure		\$260,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital	260,000				
Total Funding		\$260,000	\$0	\$0	\$0	\$0

Basin Tree Removal Program

Project Background:

The City of Hanford maintains approximately 210 acres of ponding basins. Many of these basins have trees which prohibit the maintenance of the basin slopes and bottoms. The National Pollution Discharge Elimination System "NPDES" requires certain maintenance and compliance testing.

Existing Conditions:

Trees growing within the ponding basins have made it difficult to perform the necessary maintenance and due to the size of the division, utilizing staff to remove trees and perform the necessary maintenance is not allowing us to gain ground on tree removal.

Project Justification:

This program, implemented over the next couple of years, will remove trees to allow proper maintenance and prevent future growth.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction		
	Engineering / Inspection	4,500	4,500	4,500		
	Construction	120,000	120,000	120,000		
	Contingency	0	0	0		
	Department Overhead	500	500	500		
Total Expenditure		\$125,000	\$125,000	\$125,000	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital	125,000	125,000	125,000		
Total Funding		\$125,000	\$125,000	\$125,000	\$0	\$0

Stonecrest Basin Pump Equipment Installation

Project Background:

This project consists of equipping the Stonecrest Basin with an electrical service, control panel, pump, and related piping equipment for dewatering the basin to accommodate additional development and routine maintenance.

Existing Conditions:

This basin was constructed in 1997 with the Stonecrest Subdivision. The basin has a capacity of 36.6 ac.ft. which accommodates the subdivision as well as the discharge from Tank 6 located across the railroad tracks. A storm drain wet well and related piping exist for the pumping of this basin to the People's Ditch.

Project Justification:

This project will provide for dewatering of the basin to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction			
	Engineering / Inspection		50,000			
	Construction		110,000			
	Contingency		11,000			
	Department Overhead		4,000			
Total Expenditure		\$0	\$175,000	\$0	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital		175,000			
Total Funding		\$0	\$175,000	\$0	\$0	\$0

Sand Slough Houston Avenue Pipeline Project

Project Background:

This project will pipe the north end of the existing Sand Slough across Houston Avenue into the southern portion of Sand Slough in order to provide additional capacity of the slough.

Existing Conditions:

The slough has been utilized as a drainage basin and storm water storage for many years. Due to development over the years, the existing size of the slough north of Houston Avenue is inadequate and needs to be expanded.

Project Justification:

This project is identified in the Storm Drain Master plan as a proposed improvement to provide additional capacity to the system and to connect sand slough which will increase storage both north and south of Houston Avenue.

Fiscal Implications:

Funding for this project will be allocated from storm drainage capital and storm drain impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project			Construction		
	Engineering / Inspection			19,000		
	Construction			115,000		
	Contingency			11,500		
	Department Overhead			4,500		
Total Expenditure		\$0	\$0	\$150,000	\$0	\$0
Revenue	Funding					
	358 Storm Drainage Capital			100,000		
	184 Storm Drainage Impact Fees			50,000		
Total Funding		\$0	\$0	\$150,000	\$0	\$0

Lamplight Estates Main Replacement

Project Background:

This project will provide for the replacement of an undersized main within Lamplight Estates subdivision, located South of Leland Drive, and west of 9-1/4 Avenue.

Existing Conditions:

The collector mains in this area are undersized to serve proposed future development on the east side of town. The proposed modifications will increase the ability to pump down the Freedom Park Drainage Basin which will in turn enhance the recreational value of the park drainage facility.

Project Justification:

This project is identified in the Storm Drain Master plan as a proposed improvement to provide additional capacity to the system.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project				Construction	
	Engineering / Inspection				20,000	
	Construction				340,000	
	Contingency				34,000	
	Department Overhead				6,000	
Total Expenditure		\$0	\$0	\$0	\$400,000	\$0
Revenue	Funding					
	358 Storm Drainage Capital				400,000	
Total Funding		\$0	\$0	\$0	\$400,000	\$0

Mussel Slough / YMCA Pump Installation

Project Background:

This project consists of equipping the YMCA Basin with an electrical service, control panel, pump, and connection to existing piping for dewatering the basin to accommodate additional development and routine maintenance.

Existing Conditions:

This basin serves as a terminus basin for other basins in the Storm Drain system. The storm drain wet well and piping exist for the pumping of this basin to People's Ditch.

Project Justification:

This project will provide for dewatering of the basin to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

Fiscal Implications:

Funding for the project will be allocated from storm drainage capital and storm drainage impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project				Construction	
	Engineering / Inspection				10,000	
	Construction				77,000	
	Contingency				7,700	
	Department Overhead				5,300	
Total Expenditure		\$0	\$0	\$0	\$100,000	\$0
Revenue	Funding					
	358 Storm Drainage Capital				50,000	
	184 Storm Drainage Impact Fees				50,000	
Total Funding		\$0	\$0	\$0	\$100,000	\$0

Magnolia Street / Amber Way Main Replacement

Project Background:

This project consists of replacing undersized storm drainage mains located in Magnolia Street and Amber Way in order to provide adequate drainage capacity to the area.

Existing Conditions:

Existing storm drain mains are undersized and cause localized flooding. During prolonged storm events the system will backup excessively into the street and cause safety concerns.

Project Justification:

This project will increase the capacity of the system in accordance with the Storm Drainage Master Plan.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project					Construction
	Engineering / Inspection					29,000
	Construction					260,000
	Contingency					26,000
	Department Overhead					10,000
Total Expenditure		\$0	\$0	\$0	\$0	\$325,000
Revenue	Funding					
	358 Storm Drainage Capital					325,000
Total Funding		\$0	\$0	\$0	\$0	\$325,000

Brown Street Main Addition - HWY 198 to Brown Street Basin

Project Background:

This project consists of installing a new main in Brown Street to provide additional drainage capacity for the downtown area.

Existing Conditions:

The storm drainage system in the downtown area is under capacity and needs to be improved. During prolonged storm events this system will backup excessively into the street and cause safety concerns.

Project Justification:

This project will improve drainage service to portions of downtown in accordance with the Storm Drainage Master Plan.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project					Construction
	Engineering / Inspection					20,000
	Construction					205,000
	Contingency					20,500
	Department Overhead					4,500
Total Expenditure		\$0	\$0	\$0	\$0	\$250,000
Revenue	Funding					
	358 Storm Drainage Capital					250,000
Total Funding		\$0	\$0	\$0	\$0	\$250,000

WASTEWATER PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Sanitary Sewer Main Oversizing Requirements		50,000	50,000	50,000	50,000	50,000
Unscheduled Main Extensions / Replacements		50,000	50,000	50,000	50,000	50,000
Sanitary Sewer Video Inspection		20,000	20,000	20,000	20,000	20,000
12th Avenue Sewer Trunk Main Oversizing		100,000	100,000	100,000	100,000	100,000
Sanitary Sewer Lift Stations Pump Monitoring Project		26,000	0	0	0	0
Hanford-Armona Rd. Main Ext., Foggy Bottom Dr. to Airport		125,000	0	0	0	0
Solids Handling Assessment		0	50,000	0	0	0
Manhole Repair and Coating Project		0	95,000	0	95,000	0
Wastewater Treatment Plant Expansion Reserve		0	400,000	400,000	400,000	400,000
Soil Cement Sludge Bed Renovation Project		0	0	0	150,000	150,000
TOTAL		\$371,000	\$765,000	\$620,000	\$865,000	\$770,000
FUNDING SOURCES						
363	Wastewater Capital	221,000	615,000	470,000	715,000	620,000
186	Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000
161	12th Avenue Sewer Benefit Assessment District	100,000	100,000	100,000	100,000	100,000
TOTAL		\$371,000	\$765,000	\$620,000	\$865,000	\$770,000

Sanitary Sewer Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the City's Sanitary Sewer Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing sewer mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for oversizing improvements will be allocated from Wastewater Impact Fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	186 Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our sanitary sewer system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated sewer mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for costs attributed to extending sewer mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the sewer system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	363 Wastewater Capital	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Sanitary Sewer Video Inspection

Project Background:

This project involves video camera inspection of the City's sanitary sewer mains and recording the resulting data. All mains are to be videotaped and catalogued as to their current condition.

Existing Conditions:

The existing condition of each main is to be analyzed and catalogued to determine if and when repair, rehabilitation, or replacement is necessary.

Project Justification:

In order to determine the existing condition of a sewer main, a video inspection needs to be completed to determine if there are intrusions, breaks, slope restrictions, and/or deterioration of pipe.

Fiscal Implications:

Funding for Video Inspection Services will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Consultant Services	17,000	17,000	17,000	17,000	17,000
	Contingency	1,500	1,500	1,500	1,500	1,500
	Department Overhead	1,500	1,500	1,500	1,500	1,500
Total Expenditure		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Revenue	Funding					
	363 Wastewater Capital	20,000	20,000	20,000	20,000	20,000
Total Funding		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

12th Avenue Sewer Trunk Main Oversizing

Project Background:

The City reimburses developers that are required to upsize the trunk sewer main within 12th Avenue to provide additional capacity for future growth.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversizing sewer mains to provide service for future growth demands.

Fiscal Implications:

Funding for 12th Avenue Sewer Trunk Main Oversizing will be allocated from 12th Avenue Sewer Benefit Assessment District reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	100,000	100,000	100,000	100,000	100,000
	Total Expenditure	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Revenue	Funding					
	161 12th Ave. Sewer Benefit District	100,000	100,000	100,000	100,000	100,000
	Total Funding	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Sanitary Sewer Lift Stations Pump Monitoring Project

Project Background:

This project will provide relays associated to the PLC to monitor pump seal and temperature alarms, low-level float alarm relays to PLC, two additional contacts to the hand off auto switch. This will provide pump in auto signal to the PLC, program modifications to SCADA.

Existing Conditions:

Electrical and Instrumentation systems are in good condition. The modifications are to notify staff prior to a major maintenance issue therefore reducing maintenance costs.

Project Justification:

Installation of additional relays and alarms will assist on-call staff, reduce maintenance time and costs, and increase system reliability.

Fiscal Implications:

Funding for the upgrade of the sanitary sewer lift stations will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	2,500				
	Construction	21,000				
	Contingency	2,100				
	Department Overhead	400				
Total Expenditure		\$26,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	363 Wastewater Capital	26,000				
Total Funding		\$26,000	\$0	\$0	\$0	\$0

Hanford-Armona Rd. Main Ext., Foggy Bottom Dr. to Airport

Project Background:

The Hanford Municipal Airport office currently receives sewer service from an aging septic system. Restroom facilities at the airport office/park are used extensively.

Existing Conditions:

The City's sanitary sewer system currently terminates within Hanford-Armona Road at Foggy Bottom Drive.

Project Justification:

This project will extend the existing 12" diameter sewer main to Hanford-Armona Road from Foggy Bottom Drive to the Airport office/Park and connect to the existing office sewer lateral. The existing service septic system will also be abandoned. Extension of the sewer main east of Foggy Bottom Drive will also facilitate further development opportunities.

Fiscal Implications:

Funding for the Hanford-Armona Road Main Extension will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	12,000				
	Construction	100,000				
	Contingency	10,000				
	Department Overhead	3,000				
Total Expenditure		\$125,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	363 Wastewater Capital	125,000				
	Total Funding	\$125,000	\$0	\$0	\$0	\$0

Solids Handling Assessment

Project Background:

This study will provide a plant capacity analysis to determine current and future solids loadings, and, if necessary, determine the need and type of treatment upgrade to handle current and future wastewater flows.

Existing Conditions:

Currently the WWTP is operating well within our State Water Resources Control Board permitted discharge limits, but we have seen a significant increase in our total suspended solids which could have an effect on our permit limits.

Project Justification:

We are experiencing higher Total Suspended Solids (TSS) than normal and need this study to identify where the issue is and what can be done to handle the additional flow characteristics.

Fiscal Implications:

Funding for the perform the Solids Handling Assessment will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
Program or Project		2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection		47,000			
	Department Overhead		3,000			
Total Expenditure		\$0	\$50,000	\$0	\$0	\$0
Funding						
Revenue	363 Wastewater Capital		50,000			
Total Funding		\$0	\$50,000	\$0	\$0	\$0

Manhole Repair and Coating Project

Project Background:

This project provides for repair and coating of damaged sanitary sewer manholes and lift stations where corrosion is affecting concrete surfaces.

Existing Conditions:

Project Justification:

In order to limit damage to sewer facilities from corrosion, this project provides for repairing and coating the facilities.

Fiscal Implications:

Funding for the Manhole Repair and Coating Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction		Construction	
	Engineering / Inspection		5,000		5,000	
	Construction		80,000		80,000	
	Contingency		8,000		8,000	
	Department Overhead		2,000		2,000	
Total Expenditure		\$0	\$95,000	\$0	\$95,000	\$0
Revenue	Funding					
	363 Wastewater Capital		95,000		95,000	
	Total Funding	\$0	\$95,000	\$0	\$95,000	\$0

Wastewater Treatment Plant Expansion Reserve

Project Background:

These funds will be deposited into a separate account to fund the next expansion of the Wastewater Treatment Plan (WWTP).

Existing Conditions:

Project Justification:

Annual contributions to this account will reduce the amount of long term financing that will be needed to increase treatment capacity at the WWTP from 8.0 million gallons per day (MGD) to 10.5 MGD. The construction costs are estimated at a present value of \$8,000,000.00.

Fiscal Implications:

Funding for the WWTP expansion will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction		400,000	400,000	400,000	400,000
	Total Expenditure	\$0	\$400,000	\$400,000	\$400,000	\$400,000
Revenue	Funding					
	363 Wastewater Capital		400,000	400,000	400,000	400,000
	Total Funding	\$0	\$400,000	\$400,000	\$400,000	\$400,000

Soil Cement Sludge Bed Renovation Project

Project Background:

The Wastewater treatment plant has six soil- cement lined sludge beds that were constructed in 2003. This project provides for repair of the sludge beds over a two year period.

Existing Conditions:

Over the years the existing soil-cement has deteriorated in to a powder form making it difficult to pile and remove dried sludge without removing the soil-cement that is in powder form . This effectively increases our biosolids removal cost.

Project Justification:

The sludge beds should have a concrete like surface with sufficient strength to support the operation of front-end loaders and other sludge handling equipment . This project provides for renovation of the sludge beds to a concrete surface

Fiscal Implications:

Funding for the Soil Cement Sludge Bed Renovation Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project				Construction	Construction
	Engineering				5,000	5,000
	Construction				130,000	130,000
	Contingency				13,000	13,000
	Department Overhead				2,000	2,000
Total Expenditure		\$0	\$0	\$0	\$150,000	\$150,000
Revenue	Funding					
	363 Wastewater Capital				150,000	150,000
	Total Funding	\$0	\$0	\$0	\$150,000	\$150,000

WATER - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Unscheduled Main Extensions / Replacements		50,000	50,000	50,000	50,000	50,000
Water Main Oversizing Requirements		50,000	50,000	50,000	50,000	50,000
Meter Replacement Program		300,000	300,000	300,000	300,000	300,000
AMR Replacement Program		230,000	230,000	230,000	230,000	230,000
Water System Security Upgrades		200,000	50,000	50,000	50,000	50,000
Tank No. 5 & 6 Chlorination Facilities		65,000	0	0	0	0
Well 50 Arsenic Treatment		1,000,000	0	0	0	0
Water Distribution Main Extension Program		1,200,000	0	1,200,000	0	1,200,000
Water Main Replacement Program		0	700,000	0	700,000	0
New Water Supply Well		0	460,000	1,540,000	0	460,000
Industrial Park Water Storage Facility		0	310,000	4,190,000	0	0
TOTAL		\$3,095,000	\$2,150,000	\$7,610,000	\$1,380,000	\$2,340,000
FUNDING SOURCES						
391	Water Capital	2,245,000	2,100,000	6,760,000	1,330,000	1,490,000
185	Water Impact Fees	850,000	50,000	850,000	50,000	850,000
TOTAL		\$3,095,000	\$2,150,000	\$7,610,000	\$1,380,000	\$2,340,000

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our water system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated water mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for the costs attributed to extending water mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the water system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	391 Water Capital	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Water Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the Water Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversized water mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for over sizing improvements will be allocated from water impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	391 Water Capital					
	185 Water Impact Fees	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Meter Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace meters on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City replaced almost all of the 14500 meters within the City's system in 2010. This was due to the age of the meters and their reliability. Since the water system operates on the sale of water as a commodity, it is imperative that the meters read accurately. The normal replacement cycle for a meter is 15 years.

Project Justification:

Setting aside funds to replace meters on a Citywide basis follow City policy regarding preparing for future large expenses by establishing replacemnet funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
		Construction	Construction	Construction	Construction	Construction
Expenditure	Equipment	300,000	300,000	300,000	300,000	300,000
Total Expenditure		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Revenue	Funding					
	391 Water Capital	300,000	300,000	300,000	300,000	300,000
	Total Funding	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000

AMR Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace the automated meter reading devices on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City converted all of the 14500 meters within the City's system to an automated meter reading program in 2010. Since the water system operates on the sale of water as a commodity, it is imperative that the meter reading devices read accurately. The normal replacement cycle for a reading device is 10 years.

Project Justification:

Setting aside funds to replace meter reading devices on a Citywide basis follows City policy regarding preparing for future large expenses by establishing replacement funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Equipment	230,000	230,000	230,000	230,000	230,000
Total Expenditure		\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
Revenue	Funding					
	391 Water Capital	230,000	230,000	230,000	230,000	230,000
Total Funding		\$230,000	\$230,000	\$230,000	\$230,000	\$230,000

Water System Security Upgrades

Project Background:

This project will fund the installation of system security measures as identified in the City Water Vulnerability Assessment. The project proposes lighting, hatch intrusion shut down systems, and perimeter alarms.

Existing Conditions:

Project Justification:

In compliance with the U.S. Bureau of Homeland Security, the City developed a Vulnerability Study to determine what types of security measures should be taken to ensure delivery and quality of the water system. This project provides funds to protect our well sites and tank sites from potential contamination.

Fiscal Implications:

Funding for the Water System Security Upgrade Project will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Equipment	120,000	20,000	20,000	20,000	20,000
	Installation	80,000	30,000	30,000	30,000	30,000
Total Expenditure		\$200,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	391 Water Capital	200,000	50,000	50,000	50,000	50,000
Total Funding		\$200,000	\$50,000	\$50,000	\$50,000	\$50,000

Tank No. 5 & 6 Chlorination Facilities

Project Background:

Currently, water from the wells feeding the Tank 5 & 6 pumping stations is chlorinated at those respective wells. The water is pumped to the tank sites and then pumped into the distribution system.

Existing Conditions:

Chlorinated water pumped to the Tank 5 & Tank 6 sites loses potency prior to being boosted into the distribution system depending on how long the water is stored in the tanks.

Project Justification:

The addition of chlorination facilities at the Tank 5 and Tank 6 sites will ensure proper chlorination leaving those sites and eliminate the need for larger chlorination facilities at the feeder wells.

Fiscal Implications:

Funding for the Tank No. 5 & 6 Chlorination Facilities project will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering / Inspection	3,500				
	Construction	60,000				
	Contingency	0				
	Department Overhead	1,500				
Total Expenditure		\$65,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	391 Water Capital	65,000				
	Total Funding	\$65,000	\$0	\$0	\$0	\$0

Well 50 Arsenic Treatment

Project Background:

Well No. 50 is located at 9th Avenue and Hanford/Armona Rd. This well was drilled in 2016 as a part of a mutual water system consolidation project paid for by the State of California.

Existing Conditions:

The operation of Well No. 50 is essential for water distribution and pressure for the south east side of the distribution system. Required testing of this well revealed the presense of Arsenic above the maximum contaminat level (MCL) of 10ppb. Recent attempts at modifying operational procedures to attain an Arsenic level lower than the MCL have been unsuccessful.

Project Justification:

Since the state requiriements has an Arsenic MCL of less than 10ppb, treatment of this well is required to achieve an Arsenic level below the MCL.

Fiscal Implications:

Funding for the Well 50 Arsenic Treatment Project will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Equipment	750,000				
	Installation	250,000				
	Total Expenditure	\$1,000,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	391 Water Capital	1,000,000				
	Total Funding	\$1,000,000	\$0	\$0	\$0	\$0

Water Distribution Main Extension Program

Project Background:

This project includes replacing undersized distribution mains or extending distribution mains in various locations throughout the City to enhance system performance.

Existing Conditions:

Project Justification:

Projects will include replacing undersized distribution mains and extending distribution mains within in-fill and growth areas to enhance system performance and to facilitate orderly growth of the City.

Fiscal Implications:

Funding for the Water Distribution Main Extension Program will be allocated from water capital and water impact fee reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction		Construction		Construction
	Engineering / Inspection	120,000		120,000		120,000
	Construction	960,000		960,000		960,000
	Contingency	96,000		96,000		96,000
	Department Overhead	24,000		24,000		24,000
Total Expenditure		\$1,200,000	\$0	\$1,200,000	\$0	\$1,200,000
Revenue	Funding					
	391 Water Capital	400,000		400,000		400,000
	185 Water Impact Fees	800,000		800,000		800,000
	Total Funding	\$1,200,000	\$0	\$1,200,000	\$0	\$1,200,000

Water Main Replacement Program

Project Background:

This project will replace existing small mains and older mains that do not meet City standards for fire protection or for delivery of water to consumers.

Existing Conditions:

Project Justification:

Projects will include replacement of steel and cast iron mains, undersized mains causing low pressure areas, and in-fill in areas where minor adjustments to the distribution system will enhance system performance.

Fiscal Implications:

Funding for the Water Main Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction		Construction	
	Engineering / Inspection		38,000		38,000	
	Construction		600,000		600,000	
	Contingency		60,000		60,000	
	Department Overhead		2,000		2,000	
Total Expenditure		\$0	\$700,000	\$0	\$700,000	\$0
Revenue	Funding					
	391 Water Capital		700,000		700,000	
	Total Funding	\$0	\$700,000	\$0	\$700,000	\$0

New Water Supply Well

Project Background:

This project funds the installation of a new deep water well and associated pumping equipment to provide additional City water supply and service reliability.

Existing Conditions:

The City water system currently has 13 active water supply wells and one standby emergency well. The wells have a total production capacity of approximately 26 million gallons per day.

Project Justification:

As development occurs the need to provide additional water capacity and service reliability is necessary. This project would provide funding to install a new deep well as needed.

Fiscal Implications:

Funding for the new water supply well will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Design	Construction		Design
	Engineering		35,000			35,000
	Consultant		50,000			50,000
	Equipment		350,000			350,000
	Construction			1,400,000		
	Contingency			140,000		
	Department Overhead		25,000			25,000
	Total Expenditure	\$0	\$460,000	\$1,540,000	\$0	\$460,000
Revenue	Funding					
	391 Water Capital		460,000	1,540,000	0	460,000
	Total Funding	\$0	\$460,000	\$1,540,000	\$0	\$460,000

Industrial Park Water Storage Facility

Project Background:

the City's existing Industrial Park Infrastructure Master Plan identifies the need to provide additional water storage capacity to support expansion of the Industrial Park. New developments are currently required to provide their own fire flow storage facilities on site to meet the City's fire flow standards.

Existing Conditions:

The City's Industrial Park currently has one 500,000 gallon water storage tank and pumping facility. The City's Industrial park Infrastructure Master Plan identifies the need to provide approximately 1,000,000 gallons of additional storage to meet the demands of water supply and fire flow capacity for future development.

Project Justification:

Additional water supply storage is necessary to support expansion of the Kings Industrial Park, which provides jobs and economic benefits to our community. The additional infrastructure will allow the City to be more competitive in our continued efforts to attract new industrial facilities to our Industrial Park.

Fiscal Implications:

Funding for the Industrial Park Water Storage Facility will be allocated from water capital reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Design	Construction		
	Engineering / Inspection		300,000	200,000		
	Construction			3,600,000		
	Contingency			360,000		
	Department Overhead		10,000	30,000		
Total Expenditure		\$0	\$310,000	\$4,190,000	\$0	\$0
Revenue	Funding					
	391 Water Capital		310,000	4,190,000		
	Total Funding	\$0	\$310,000	\$4,190,000	\$0	\$0

DOWNTOWN PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Downtown Reinvestment Zone	50,000	50,000	50,000	50,000	50,000
Parking Lot / Alley Seal Coat Treatment	10,000	10,000	10,000	10,000	10,000
Downtown 2010 Plan Projects	50,000	50,000	50,000	50,000	50,000
Sixth Street and Phillips Street Parking Lot Construction	250,000	0	0	0	0
Police Department Parking Lot Expansion	0	250,000	0	0	0
China Alley Streetscape Improvements	0	0	130,000	0	0
TOTAL	\$360,000	\$360,000	\$240,000	\$110,000	\$110,000
FUNDING SOURCES					
004 Accumulated Capital Outlay	100,000	100,000	230,000	100,000	100,000
025 Central Parking and Business Improvement	150,000	10,000	10,000	10,000	10,000
020 Parking	110,000	0	0	0	0
183 Police Impact Fees	0	250,000	0	0	0
TOTAL	\$360,000	\$360,000	\$240,000	\$110,000	\$110,000

Downtown Reinvestment Zone

Project Background:

This project includes funding of infrastructure improvements as well as Downtown improvement loans and grants.

Existing Conditions:

Typical infrastructure that exists in the downtown includes parking lots, street trees, tree grates, street lights, signage, and planter bulbs. Some of these items are in disrepair and need to be updated to current standards.

Project Justification:

Downtown Reinvestment Zone Funds are utilized to encourage public/private partnerships to support development in the Downtown.

Fiscal Implications:

Funds for this program will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Parking Lot / Alley Seal Coat Treatment

Project Background:

These funds are used to seal City parking lots and/or alleys to extend the useful life of the pavement surface.

Existing Conditions:

Project Justification:

Pavement seal coat treatments protect the wearing surface of parking lots and alleys, inhibit water infiltration, and extend the serviceable life of asphalt concrete surfaces.

Fiscal Implications:

Funds for the Parking Lot/Alley Seal Coat Treatment Project shall be allocated from Central Parking and Business Improvement District Funds.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Construction	10,000	10,000	10,000	10,000	10,000
	Total Expenditure	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Revenue	Funding					
	025 Central Parking and Business Improvement	10,000	10,000	10,000	10,000	10,000
	Total Funding	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Downtown 2010 Plan Projects

Project Background:

This project provides funds to implement projects identified in the Downtown 2010 Plan.

Existing Conditions:

The Downtown 2010 Plan was adopted in 1997. The plan identified projects to be completed that would enhance the aesthetics and feel of the Downtown Area. The plan included projects for parking lot upgrades, Civic Center Park renovation, streetscape improvements, landscaping and street trees, and street light upgrades.

Project Justification:

This project provides funds on an annual basis for implementation of the Downtown 2010 Plan.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	2,000	2,000	2,000	2,000	2,000
	Construction	45,000	45,000	45,000	45,000	45,000
	Contingency	2,500	2,500	2,500	2,500	2,500
	Department Overhead	500	500	500	500	500
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Sixth Street and Phillips Street Parking Lot Construction

Project Background:

This project will construct a new public parking lot located at the northwest corner of Sixth Street and Phillips Street. Improvements will include construction of raised planter curbs, landscaping, decorative parking lot lights, sidewalks, drive approaches, pavement, and signing and striping.

Existing Conditions:

Land was recently purchased for the purpose of constructing a new public parking lot at this location.

Project Justification:

The new parking lot will add approximately 50 new parking spaces in the downtown area to alleviate parking congestion during peak usage periods.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves and Parking Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction				
	Engineering/Inspection	25,000				
	Construction	200,000				
	Contingency	20,000				
	Department Overhead	5,000				
	Total Expenditure	\$250,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	025 Central Parking & Business Impr.	140,000				
	020 Parking	110,000				
	Total Funding	\$250,000	\$0	\$0	\$0	\$0

Police Department Parking Lot Expansion

Project Background:

This project will provide for the reconfiguration of existing parking spaces located east of the Police Station to provide for additional and more efficient parking.

Existing Conditions:

Existing parking areas located east of the police station (east of alley) are inefficient and function poorly.

Project Justification:

The reconfiguration of parking in this area will add four parking stalls and allow for more efficient use of the space.

Fiscal Implications:

Funds for the Police Department Parking Lot Expansion Project shall be allocated from Police Impact Fees.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction			
	Engineering / Inspection		25,000			
	Construction		200,000			
	Contingency		20,000			
	Department Overhead		5,000			
	Total Expenditure	\$0	\$250,000	\$0	\$0	\$0
Revenue	Funding					
	183 Police Impact Fees		250,000			
	Total Funding	\$0	\$250,000	\$0	\$0	\$0

China Alley Streetscape Improvements

Project Background:

This project intends to provide funding for the restoration of China Alley and enhancing the streetscape of the China Alley area of Downtown Hanford.

Existing Conditions:

China Alley was constructed in the late 1800's. The alley is located in the Downtown Hanford Enhancement Project Area and in the Downtown East Planning Study Area. Some of the buildings and streets in China Alley are in need of repair and restoration in order to bring this area up to current standards.

Project Justification:

China Alley is a jewel in the heart of Downtown Hanford. Many visitors each year visit China Alley making it a significant tourist attraction for the City. This project will assist in restoring China Alley to its former glory.

Fiscal Implications:

Funding for this program will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction	Construction		
	Engineering / Inspection			15,000		
	Construction			100,000		
	Contingency			10,000		
	Department Overhead			5,000		
Total Expenditure		\$0	\$0	\$130,000	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay			130,000		
	Total Funding	\$0	\$0	\$130,000	\$0	\$0

AIRPORT PROJECTS- FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Runway 14-32 Pavement Rehabilitation		1,070,000	0	0	0	0
South Transit Apron Pavement Reconstruction		0	298,500	1,723,150	1,723,150	0
Airport Taxilane Addition		0	120,000	0	0	0
Taxiway A, Connector Taxiways and Apron Pavement Rehabilitation		0	0	0	0	92,300
TOTAL		\$1,070,000	\$418,500	\$1,723,150	\$1,723,150	\$92,300
FUNDING SOURCES						
300	Airport	52,400	89,850	112,320	112,320	9,230
023	Special Aviation (FAA Grant)	957,600	268,650	1,550,830	1,550,830	83,070
004	Accumulated Capital Outlay	60,000	60,000	60,000	60,000	0
TOTAL		\$1,070,000	\$418,500	\$1,723,150	\$1,723,150	\$92,300

Runway 14-32 Pavement Rehabilitation

Project Background:

Project includes pavement sealing and resurfacing of Runway 14-32.

Existing Conditions:

The existing runway needs to be slurry sealed approximately every 5-7 years to ensure pavement durability and reliability and to comply with the guidelines for pavement management by the Federal Aviation Administration. Runway 14-32 was last resurfaced in 2013.

Project Justification:

This project includes design and construction of an Asphalt Pavement Slurry Seal to improve the pavement's useable life.

Fiscal Implications:

Federal Aviation Administration (FAA) provides funding for this project which requires a 10% Local match from Airport Capital Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Des./Const.				
	Engineering / Inspection	85,000				
	Construction	890,000				
	Contingency	89,000				
	Department Overhead	6,000				
Total Expenditure		\$1,070,000	\$0	\$0	\$0	\$0
Revenue	Funding					
	300 Airport	52,400				
	023 FAA Grant	957,600				
	004 Accumulated Capital Outlay (ACO)	60,000				
Total Funding		\$1,070,000	\$0	\$0	\$0	\$0

South Transit Apron Pavement Reconstruction

Project Background:

Project includes rehabilitation of the Airport's South Transient Apron and Taxilanes.

Existing Conditions:

The Airport's South Transient Apron and Taxilanes are in various stages of decline based upon the age of the pavement. The existing pavement surface is in need of repair.

Project Justification:

The Airport's South Transient Apron and Taxilanes are necessary for safe operation and function of the Airport. The pavement surface is in disrepair and in need of rehabilitation. This project will extend the useful life of the facility. The project will be to design pavement reconstruction/resurfacing of the Airport's South Transient Apron and Taxilanes. Plans will be developed for construction over a couple of years (Phase 1 and 2) as funding allows.

Fiscal Implications:

Federal Aviation Administration (FAA) provides funding for this project which requires a 10% Local match from Airport Capital Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Design	Construction	Construction	
	Engineering / Inspection		298,500			
	Construction			1,566,500	1,566,500	
	Contingency			156,650	156,650	
	Department Overhead					
Total Expenditure		\$0	\$298,500	\$1,723,150	\$1,723,150	\$0
Revenue	Funding					
	300 Airport		29,850	112,320	112,320	
	023 FAA Grant		268,650	1,550,830	1,550,830	
	004 Accumulated Capital Outlay			60,000	60,000	
Total Funding		\$0	\$298,500	\$1,723,150	\$1,723,150	\$0

Airport Taxilane Addition

Project Background:

Demand for additional Airplane Box Hangars currently exists. The Airport's Layout Plan (ALP) identifies future Box Hangar Pads located just east of the Foggy Bottom Drive Access Road.

Existing Conditions:

The Airport's ALP identifies a future Box Hangar Pad with utilities located nearby. The Pad has been graded but lacks a paved taxilane.

Project Justification:

This project includes the design and construction of a new paved taxilane to facilitate space for additional small sized Airplane Box Hangars. Installation of the Box Hangars will be funded by private investment. The City will recoup its investment in the proposed taxilane improvement by issuance of new land leases for Box Hangar

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Des. / Const.			
	Engineering / Inspection		7,500			
	Construction		100,000			
	Contingency		10,000			
	Department Overhead		2,500			
Total Expenditure		\$0	\$120,000	\$0	\$0	\$0
Revenue	Funding					
	300 Airport		60,000			
	023 FAA Grant					
	004 Accumulated Capital Outlay		60,000			
Total Funding		\$0	\$120,000	\$0	\$0	\$0

Taxiway A, Connector Taxiways and Apron Pavement Rehabilitation

Project Background:

Project includes rehabilitation of Airport Taxiway A, Connector Taxiways and Large Aircraft Apron Pavement Rehabilitation.

Existing Conditions:

The Airport Taxiway A, Connector Taxiways and the Large Aircraft Apron Pavement areas are in various stages of decline based upon the age of the pavement. The existing pavement surface is in need of repair.

Project Justification:

The Airport Taxiway A, Connector Taxiways and the Large Aircraft Apron Pavement areas are necessary for safe operation and function of the Airport. The pavement surfaces are in disrepair and in need of rehabilitation. This project will extend the useful life of the facility.

Fiscal Implications:

Federal Aviation Administration (FAA) provides funding for this project which requires a 10% Local match from Airport Capital Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project	Construction	Construction			Design
	Engineering / Inspection					92,300
	Construction					
	Contingency					
	Department Overhead					
Total Expenditure		\$0	\$0	\$0	\$0	\$92,300
Revenue	Funding					
	300 Airport					9,230
	023 FAA Grant					83,070
Total Funding		\$0	\$0	\$0	\$0	\$92,300

INDUSTRIAL PARK PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Pavement Treatment Various Streets		0	50,000	50,000	50,000	50,000
Landscape Renovation		0	50,000	0	0	0
Identification Signs		0	0	30,000	0	0
TOTAL		\$0	\$100,000	\$80,000	\$50,000	\$50,000
FUNDING SOURCES						
004	Accumulated Capital Outlay	0	100,000	80,000	50,000	50,000
TOTAL		\$0	\$100,000	\$80,000	\$50,000	\$50,000

Pavement Treatment Various Streets

Project Background:

This project provides funds to perform various pavement rehabilitation / surfacing treatments to extend the useful life of streets in the Industrial Park. Pavement treatment may include reclamite, crack filling, cape seal coating or deep patching.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is mostly developed with most infrastructure in place. Infrastructure in the park dates back to the 1970's. Streets in the park are heavily used by semi-trucks and vehicles and as a result are in varying degrees of disrepair.

Project Justification:

The Kings Industrial Park provides significant jobs to the City. Infrastructure must be in good repair in order to attract new businesses and keep the existing businesses content. This is an effective way to make the Industrial Park more business friendly. This will attract new investment, core jobs and lead to a fully occupied Industrial Park.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
	Program or Project	2019	2020	2021	2022	2023
			Construction	Construction	Construction	Construction
Expenditure	Construction		50,000	50,000	50,000	50,000
Total Expenditure		\$0	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding					
	004 Accumulated Capital Outlay		50,000	50,000	50,000	50,000
	Total Funding	\$0	\$50,000	\$50,000	\$50,000	\$50,000

Landscape Renovation

Project Background:

This project provides for the renovation of landscaping along the frontages of 11th Avenue from Industry Avenue to Iona Avenue and along Iona Avenue between 11th Avenue and Burlington Northern Santa Fe Railroad.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. Landscaping currently exists in the right-of-way along Iona Avenue, 11th Avenue, and Industry Avenue.

Project Justification:

Landscaping is important for business attraction and retention. This project will renovate existing landscaping along the street frontages of Iona, 11th and Industry Avenues. Work will include installation of a new irrigation system and planting of additional trees.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project		Construction			
	Engineering / Inspection		5,000			
	Construction		40,000			
	Contingency		4,000			
	Department Overhead		1,000			
Total Expenditure		\$0	\$50,000	\$0	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay		50,000			
Total Funding		\$0	\$50,000	\$0	\$0	\$0

Identification Signs

Project Background:

This project provides for the construction of two (2) monument-type Industrial Park entrance signs strategically located at the intersections of 11th and Idaho Avenues and 10th and Idaho Avenues.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. There are two existing industrial park signs: one located at the southeast corner of Iona Avenue and Crown Avenue, and one located at the northeast corner of 11th Avenue and Industry Avenue.

Project Justification:

Signage is important in order for businesses to be found in the Industrial Park and for business attraction. Additional signage is necessary subsequent to the Industrial Park expansion south of Industry Avenue. There is currently no signage north of Industry Avenue.

Fiscal Implications:

Funds for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		5-Year Funding Allocation				
		2019	2020	2021	2022	2023
Expenditure	Program or Project			Construction		
	Engineering / Inspection			2,000		
	Construction			25,000		
	Contingency			2,500		
	Department Overhead			500		
Total Expenditure		\$0	\$0	\$30,000	\$0	\$0
Revenue	Funding					
	004 Accumulated Capital Outlay			30,000		
Total Funding		\$0	\$0	\$30,000	\$0	\$0