

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 24, 2019

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the September 10, 2019 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2013-02 Amendment #1: A request by Tessenderlo Kerley, Inc. to amend their original conditional use permit, in order to install four one-million gallon Potassium Thiosulfate Solution (KTS) storage tanks on site. The project is for additional storage only and will not require modifications to the current production 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

- 1. Finding of General Plan Consistency for the Sale of Surplus City Real Property for commercial purposes located at 218 N. Douty, between 7th and 8th Streets, currently leased by Mechanics Bank. The property includes the building and the parking lot (APN 012-053-005).**
- 2. Finding of General Plan Consistency for the Sale of Surplus City Real Property for commercial use located adjacent to Civic Park, between Douty and Irwin Streets, north of 8th Street, commonly referred to as the Bastille property. (APN 010-265-001 and 010-265-002).**

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: 9/24/2019	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the September 10, 2019 Meeting

RECOMMENDATION:

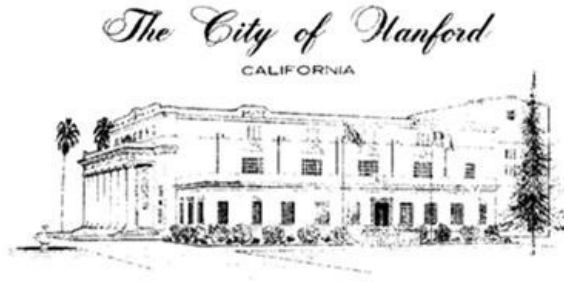
Approve the minutes of the September 10, 2019 meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

09-10-19 Minutes



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, September 10, 2019

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:41 PM
Michael Johnston		Present	6:37 PM
Travis Paden		Present	6:41 PM
Savino Perico		Present	6:42 PM
Angel Vee Galvan		Present	6:44 PM
Jacob Sanchez		Present	6:40 PM
Jason Kemp Van Ee		Present	6:43 PM

INVOCATION

Rev. Kyle Johnson, Lead Pastor, Glad Tidings

FLAG SALUTE

Commissioner SANCHEZ led the flag salute.

PUBLIC COMMENT

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Attachment: 09-10-19 Minutes (09-10-19 PC Minutes)

There were no comments.

CONSENT CALENDAR

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

Motion to approve the Consent Calendar.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jacob Sanchez
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

1. Approval of the Minutes of the August 13, 2019 Meeting

PUBLIC HEARING

- 2. Planned Unit Development No. 2018-01 Amendment #1: A request to amend previously approved Planned Unit Development No. 2018-01, in order to deviate from the standards of the Hanford Municipal Code Section 17.10 to permit reduced lot sizes, a reduced street width for a private street with deviations to the residential street standard, reduced setbacks, reduced street frontage, and reduced lot widths for the development proposed under Vesting Tentative Tract 915 – a 14.29-acre, 66-lot subdivision in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2018-06: An addendum to the previously approved Mitigated Negative Declaration No. 2018-06 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 east of 12 ½ Avenue, west of Centennial Drive (APN 011-020-046).**

Chairperson PADEN opened the public hearing at 7:04 p.m. and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

John Zumwalt, of Zumwalt-Hansen, representing the applicant, requested approval of the project. He and the applicants available to answer any questions.

OPPOSED

None.

Following Public Comment, Chairperson PADEN closed the public hearing at 7:12 p.m. and called for a motion.

Motion to adopt Resolution No. 2019-17, approving Planned Unit Development 2018-01 Amendment #1.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Jacob Sanchez
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

3. **Planned Unit Development No. 2019-03: a request to allow cross-access, a shared driveway, and eliminated street frontage for the parcel proposed to be subdivided under Tentative Parcel Map No. 2019-05. Tentative Parcel Map No. 2019-05: a request to divide a 5.45-acre parcel into two parcels (Parcel 1: 3.49 acres; Parcel 2: 1.96 acres) for an existing shopping center in the MX-C Corridor Mixed Use zone district. The project is located at 550 N. 11th Avenue on the northwest corner of 11th Avenue and Lacey Boulevard (APN 010-500-011).**

Chairperson PADEN opened the public hearing at 7:14 p.m. and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

Dale Mell, of Dale G. Mell & Associates, representing the applicant, expressed appreciation to staff for their work on the project, and recommended approval.

OPPOSED

None

Following Public Comment, Chairperson PADEN closed the public hearing at 7:23 p.m. and called for a motion.

Motion to adopt Resolution 2019-17, approving Planned Unit Development No. 2019-03.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Michael Johnston
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

Motion to Adopt Resolution No. 2019-18.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Johnston
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

4. **Planned Unit Development No. 2019-02: a request to allow cross-access for the future development of a 40-unit apartment complex, proposed under Site Plan Review No. 2019-29, within an existing shopping center and implement the mixed use provisions for the MX-N Neighborhood Mixed Use zone district. The project is located on the northwest corner of 10th Avenue and Fargo Avenue (APN 007-110-051, 007-110-053, -054, and -055).**

Chairperson PADEN opened the public hearing at 7:26 p.m. and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

None

OPPOSED

1. David Serpa lives directly adjacent to the project location. He expressed opposition to the proposed apartment complex, due to aesthetics and traffic issues.
2. Katherine Davis also lives adjacent to this location and is opposed to the proposed apartment complex, due to privacy, noise, aesthetics, and other concerns.
3. David Jones lives directly behind the Dollar Store and has had issues with people throwing furniture and other items over the fence into his yard. He was also concerned about traffic.
4. Brad Felder stated that he lives against the basin, and transients are living there. There is also noise from the Dollar Store at night. He does not see the proposed apartment complex as beneficial.
5. Mrs. Felder does not see noticing in the newspaper as helpful. She was also concerned about the basin situation, security issues, and the traffic pattern. She asked that an apartment complex be required to install a decorative block wall.
6. Marian Lewis questioned the impact of an apartment complex on Pioneer Elementary School.
7. Gentleman Hanford resident opposed to an apartment complex at this location, due to noise, lighting, traffic, and privacy issues. He did not know until today that the zoning had changed.

Community Development Director Mata explained that the Commission is not voting on a proposed apartment complex. The project being considered is a Planned Unit Development (PUD) that allows cross-access. She also explained that multi-family is a permitted use, by right, in this zone district and explained requirements of the Housing Element to allow a certain number of multi-family units. The City has also been under significant pressure from the State to provide all types of housing, and specifically, multi-family housing. They have encouraged the City to eliminate impediments to multi-family.

She addressed some of the questions raised: the distance from the property line to the building would be 15 feet, and the building height would be 25 feet. Seventy-five parking spaces would be added. The noise ordinance restricts the hours that construction can occur. Schools receive notices of projects. The City cannot deny a project based on impact to schools. Each residential project pays school impact fees to assist in providing additional space that the new housing would create. The General Plan changed to include some mixed commercial uses. This location was zoned Neighborhood Commercial before, and it was changed to Neighborhood Mixed Use, requiring the inclusion of housing. There was a traffic study, based on number of units and capacity of those roads. Public Hearing notices are required and sent for every public hearing. This project required a 10-day notice. Actual advertisements (not just classified ads) were published in the newspaper for the General Plan Update Citizen Advisory Meetings several times during the 2-year process. There were approximately 32 meetings.

City Attorney Mizote concurred with Director Mata's statements. The proposed multifamily project is a permitted use. He reminded the Commission that they are only considering the cross-access. If they vote "No," they must provide evidence that the findings could not be made.

Director Mata then answered questions from the Commissioners, with City Attorney Mizote again cautioning them to consider only the cross-access, not an apartment complex.

Chairperson PADEN stated that if he votes "no" on this project, the finding cited that could not be made would be the Design and Purpose portion of Finding No. 1.

Chairperson PADEN asked City Attorney Mizote if he could re-open Public Hearing. Mr. Mizote recommended that the decision to re-open Public Hearing be made through a motion.

Motion to re-open Public Comment.

RESULT:	FAILED [3 TO 4]
MOVER:	Travis Paden
SECONDER:	Jason Kemp Van Ee
AYES:	Paden, Galvan, Kemp Van Ee
NAYS:	Douglas, Johnston, Perico, Sanchez

Motion

Motion to adopt Resolution No. 2019-19, approving Planned Unit Development No. 2019-02.

RESULT:	APPROVED [6 TO 1]
MOVER:	Michael Johnston,
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Perico, Galvan, Sanchez, Kemp Van Ee
NAYS:	Paden

DIRECTOR'S COMMENTS

Director Mata announced new Assistant Planner Mark Manha, and invited him to introduce himself. He stated that he is a graduate of Cal Poly with a Planning degree, and he interned with the City of Newark, California. The Commissioners welcomed him.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON asked Utilities and Engineering Director Doyel

--if the City is getting an Ace Hardware. Director Doyel and Director Mata were not aware of that.

--if there is anything better deter people from running red lights. Director Doyel stated that a special device has been installed at most of our large intersections that notifies police that the light is turning red. They are now better able to catch those who run red lights.

Chairperson PADEN requested an update on a storage facility by the courthouse and the Chevron station at 12th and Grangeville. Director Mata stated that the storage facility is in for a building permit, and the Chevron station is under construction. Director Doyel stated that Mr. Nahal has the same contractor building his house, and the house is taking priority. He added that the storage facility just received approval on their grading permit, so they will be starting soon.

Commissioner KEMP VAN EE asked Director Doyel if they are putting a center median in on 12th Avenue toward Hanford-Armona or Hume. Director Doyel replied that between Hanford-Armona and Springcrest, they are installing a median island; and south of Springcrest, they are widening the road a bit. Commissioner KEMP VAN EE informed Commissioner JOHNSTON that his family actually looked into the Ace Hardware franchise, but the franchise fees are "through the roof."

Chairperson PADEN asked Director Doyel

--when the traffic lights will be installed at 13th and Grangeville. Director Doyel stated that they will be shipped September 20 and should be operational around the third week of October.

--when striping will be done on new roadwork. Director Doyel replied that the delay has been due to the inability to get permits from the State and the railroad. They are waiting for work to be completed before doing striping.

Commissioner DOUGLAS stated that he found the last item to be difficult and time-consuming, and he thanked City Attorney Mizote and staff for reminding the Commissioners of their task.

Director Mata added that, if the apartment project needed to deviate from setbacks, then it would be subject to Planning Commission approval.

Chairperson PADEN asked why they want apartments at this location. Director Mata replied that they are required to have a housing component in mixed use zones. Director Doyel added that the zoning change was done on recommendation from the Citizens Advisory Committee. Chairperson PADEN asked if there is a possibility of a lawsuit. City Attorney Mizote stated that the City Attorney's Office recommended staff include language about lawsuits on all public notices, as a courtesy, so that people who receive those notices know that they need to protect themselves and attend Planning Commission and City Council meetings to share any concerns, otherwise they could be precluded from future litigation.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 8:42 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 09-10-19 Minutes (09-10-19 PC Minutes)



AGENDA STAFF REPORT

MEETING DATE: 9/24/2019	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2013-02 Amendment #1: A request by Tessenderlo Kerley, Inc. to amend their original conditional use permit, in order to install four one-million gallon Potassium Thiosulfate Solution (KTS) storage tanks on site. The project is for additional storage only and will not require modifications to the current production 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 staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - TKI
Resolution No. 2019-21
Attachment 1 - Applicant's Statement
Attachment 2- Site Plan
Attachment 3 - SPR Approval Letter
Attachment 4 - Original PC Staff Report
Attachment 5 - Safety Data Sheets
Attachment 6 - Addendum No. 2

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, September 24, 2019**

PROJECT: **Conditional Use Permit No. 2013-02 Amendment #1:** A request by Tessenderlo Kerley, Inc. to amend their original conditional use permit, in order to install four one-million gallon Potassium Thiosulfate Solution (KTS) storage tanks on site. The project is for additional storage only and will not require modifications to the current production 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 Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-21, approving Conditional Use Permit No. 2013-01 Amendment #1.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2019-21, approving Conditional Use Permit No. 2013-01 Amendment #1.

PROJECT DESCRIPTION

On January 28, 2014, the Planning Commission approved Conditional Use Permit No. 2013-02, allowing the development of a Potassium Thiosulfate Solution (KTS) manufacturing facility on a 46-acre property in the I-H Heavy Industrial zone district.

Conditional Use Permit No. 2013-02 Amendment #1 is a request by Tessenderlo Kerley, Inc. to amend their original conditional use permit in order to install four one-million gallon Potassium Thiosulfate Solution (KTS) storage tanks on site. The project is for additional storage only and will not require modifications to the current production facility, approved under Conditional Use Permit No. 2013-02.

See the applicant's statement – **Attachment 1**.

The addition of the four one-million gallon storage tanks is proposed under Site Plan Review No. 2019-30, shown in **Attachment 2**. All conditions of approval for cited in the approval letter for Site Plan Review No. 2019-30, attached in **Attachment 3**, shall also be conditions of approval for Conditional Use Permit No. 2013-02 Amendment #1.

The project is located in the industrial park at 10724 Energy Street (Figure1). The property is designated by the General Plan as Heavy Industrial (Figure 2) and zoned I-H Heavy Industrial (Figure 3).

Figure 1: Land Use
(Property outlined in red)



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

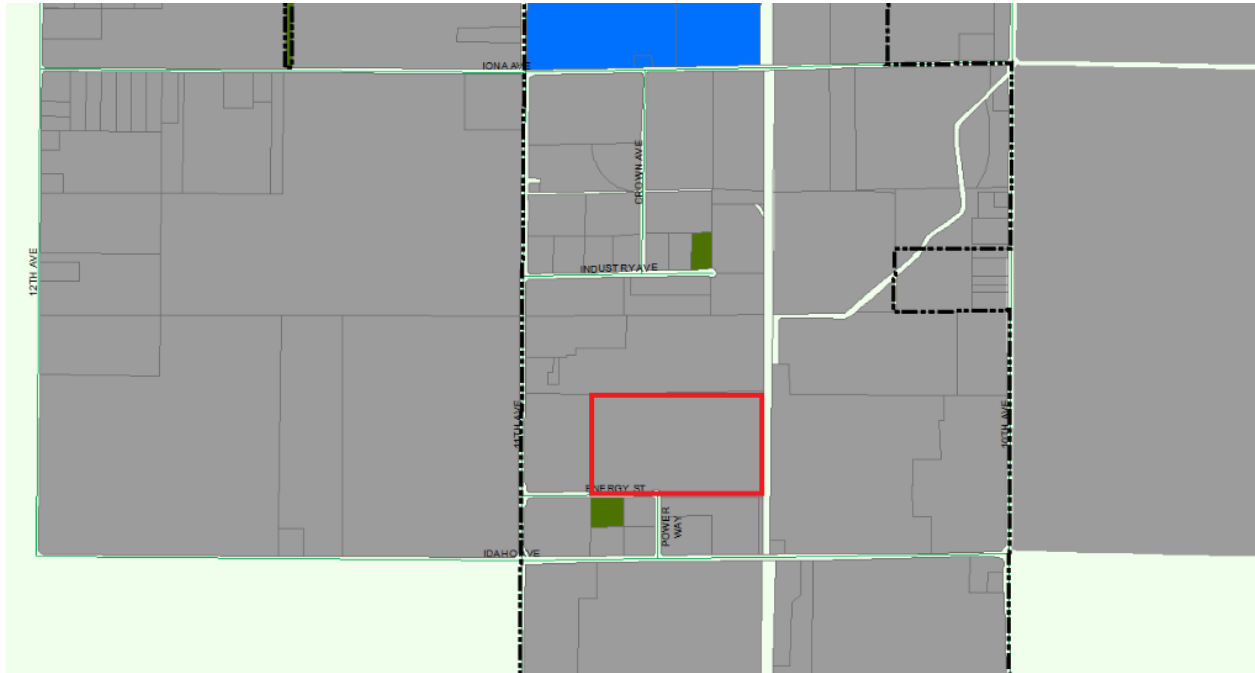
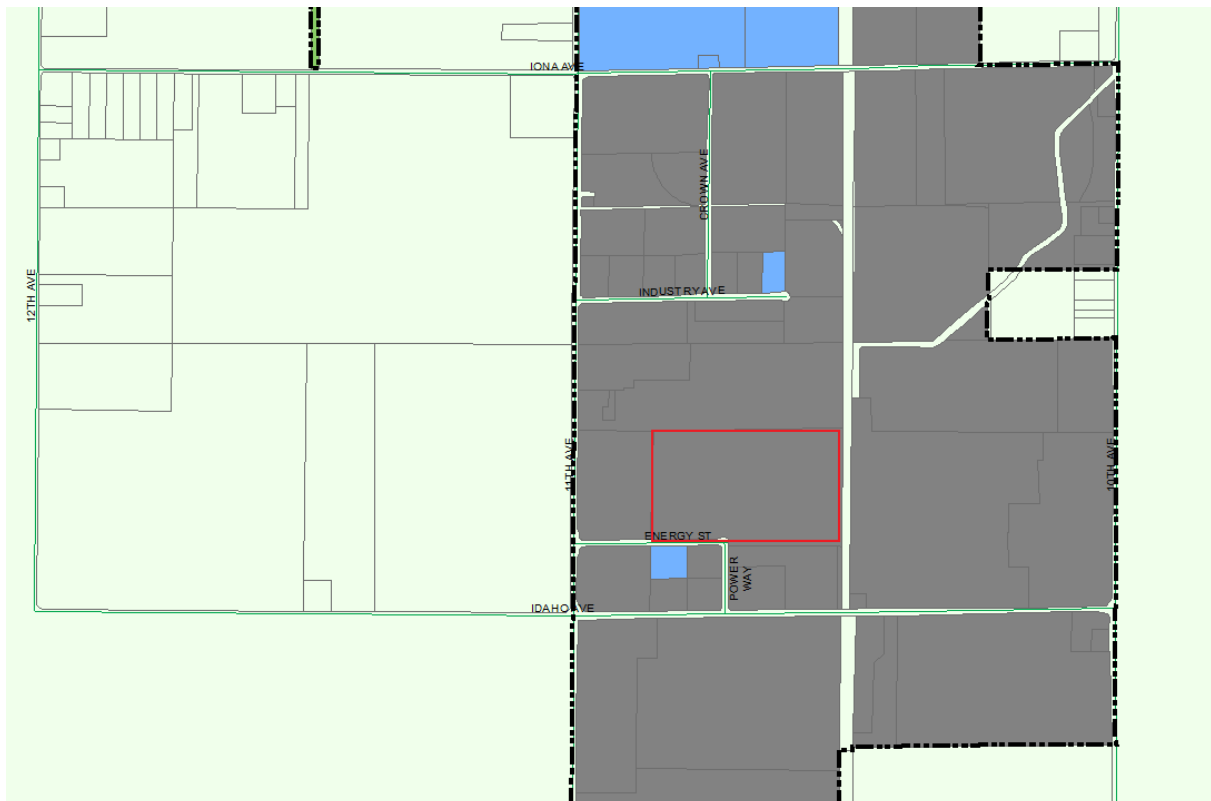


Figure 3: Zoning Designation (outlined in red)
H-I Heavy Industrial



BACKGROUND INFORMATION

Associated Projects

The Tessengerlo Kerely Inc. site was developed under Site Plan Review No. 2012-09, Site Plan Review No. 2013-13, Site Plan Review No. 2018-16, 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 original Planning Commission staff report for Conditional Use Permit No. 2013-02 is attached – **Attachment 4**.

The applicant also 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 and Conditional Use Permit No. 2018-04. 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.

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 request for additional storage in conjunction with a fertilizer mixing facility 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 existing use of the facility is categorized as an “industrial or manufacturing facility, intensive,” which according to Section 17.96.020 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.” An 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				

Due to the request to install additional storage tanks than originally permitted, an amendment to the conditional use permit is required. Additional storage tanks will not prompt changes to the current loadout area or production facility. The stainless steel tanks will be placed on concrete foundations inside of a concrete/asphalt containment area.

PROJECT EVALUATION

Operating Conditions

Storage Tanks

The applicant seeks to install four one-million gallon KTS storage tanks. KTS is a non-hazardous potassium and sulfur liquid fertilizer. The material and safety data sheet is attached – **Attachment 5**. According to the operational statement submitted by the applicant, “KTS is currently produced and stored at the facility. This project is for additional storage only and will not require modifications to the current loadout area or production facility. The stainless steel tanks will be placed on concrete foundations inside of a lined earthen containment area.”

Truck Loading and Unloading Areas

TKI

Raw materials, finished manufactured materials and terminalled materials are shipped in and out of the site via truck and rail. There is a truck loading and unloading area south of the existing bulk storage area with space for up to six trucks to load and unload at one time. There are also two rail loading and unloading areas which allow for the loading and unloading of one railcar each at a time.

MPR Services

Truck loading and unloading activities for the TDSX unit include one loading and unloading area 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.

Additional Storage

The project is for additional storage only and will not require modifications to the current loadout area or production facility.

Hazardous Materials

KTS (Potassium Thiosulfate Solution) is a Potassium and Sulfur based liquid fertilizer. The material is produced from Elemental Sulfur, Potassium Hydroxide (KOH) and water. Elemental Sulfur is combusted from Sulfur Dioxide (SO₂) and reacted with Potassium Hydroxide (KOH) and water to produce a Potassium Biosulfite/Potassium Sulfite solution. This solution can be sold as a product (K-Row 23) or can be used as an intermediate to produce KTS by reacting additional Elemental Sulfur and Potassium Hydroxide (KOH).

There is a Hazardous Materials Business Plan and Emergency Contingency Plan in place for the KTS production plant.

The Safety Data Sheet for KTS is attached – **Attachment 5**.

Generated Waste

TKI

The KTS plan does not produce large quantities of state hazardous waste. Most waste produced for the site is general plant trash (removed by a refuse hauler) and filter bag/cartridge waste from the filtering of the finished products prior to shipment. The facility is considered a Small Quantity Generator.

For mechanical integrity purposes, the existing and future large storage tanks will be cleaned and inspected every five to 20 years (depending on the tank codes and service). Tank cleanings can periodically produce one-time large quantity generator (LQG) quantities of waste. All generated waste produced by the site is required to be handled and disposed in a responsible manner.

MPR Services

Waste generated from the treatment units is put into drums, labeled, and profiled for disposal at an off-site licensed disposal facility. The generated waste is approximately 3% of the total amount of material processed. The generated waste is state-only hazardous waste and MPR is only 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 are drained and locked closed. Drummed waste is removed from the site as soon as possible after each run, but no later than 90 days, as is required for a LQG.

Additional Storage

As noted above, storage tank cleaning can periodically produce one-time large quantity generator (LQG) quantities of waste. All generated waste produced by the site is required to be handled and disposed in a responsible manner.

Personnel

TKI

There are 18 full-time employees for TKI.

MRP Services

There are four on-site MPR personnel, two people per two ten-hour shifts, while the unit is operating.

Additional Storage

No additional personnel will be required due to the increased storage on site.

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

The project has been evaluated for conformance with the standards of the I-H Heavy Industrial zone district, below.

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, Site Plan Review No. 2018-16, and Site Plan Review No. 2019-30.

The proposed storage tanks are located approximately 500 feet from the front property line, which exceeds the front building setback requirement.

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.

The storage tanks are 35 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 are a total of 22 employees overall. The applicant provides 24 parking stalls on site, two of which are ADA- accessible, which exceeds the required parking ratio for the use.

The addition of the storage tanks does not require changes to the number of employees on site. Therefore, additional parking is not required.

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. 2013-02 Amendment #1

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 addition of four one-million gallon KTS storage tanks on the existing Tessengerlo Kerely Inc. site will not impair the integrity and character of 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 permitted by the City Engineer. The use of the facility 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 of four one-million gallon KTS storage tanks 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 storage tanks are for the storage of KTS fertilizer 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 of the storage tanks 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 of the four one-million gallon tanks for the storage of KTS fertilizer 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: 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 the storage tanks on the property, Addendum No. 2 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes 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 6**.

The addition of the TDSX recycling unit by MPR Services for the Tessengerlo Kerley Inc. site was evaluated in Addendum No. 1 to 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. 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. 2019-30 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on September 13, 2019 and mailed to property owners within 500 feet of the project site on September 12, 2019. No comments have been 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 the storage tanks on the property, Addendum No. 2 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes 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 6**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2019-21, approving Conditional Use Permit No. 2013-01 Amendment #1.

RESOLUTION NO. 2019-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2013-02 AMENDMENT #1: A REQUEST BY TESSENDERLO KERLEY, INC. TO AMEND THEIR ORIGINAL CONDITIONAL USE PERMIT, IN ORDER TO INSTALL FOUR ONE-MILLION GALLON POTASSIUM THIOSULFATE SOLUTION (KTS) STORAGE TANKS ON SITE. THE PROJECT IS FOR ADDITIONAL STORAGE ONLY AND WILL NOT REQUIRE MODIFICATIONS TO THE CURRENT PRODUCTION 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 September 24, 2019 on motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2013-01 Amendment #1, a request to amend the original conditional use permit in order to install four one-million gallon potassium thiosulfate solution (KTS) storage tanks on the Tessenderlo Kerley, Inc. (TKI) 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. 2019-30 attached as **Exhibit A** and be subject to all conditions of approval cited in the site plan review approval letter, attached as **Exhibit B**; and

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

WHEREAS, 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 the four one-million gallon KTS tanks, proposed under Conditional Use Permit No. 2013-01 Amendment #1, Addendum No. 2 was prepared and the Planning Commission has determined the additional storage 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 C**, 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 addition of four one-million gallon KTS storage tanks on the existing Tessenderlo Kerley Inc. site will not impair the integrity and character of 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 permitted by the City Engineer. The use of the facility 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 of four one-million gallon KTS storage tanks 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 storage tanks are for the storage of KTS fertilizer 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 of the storage tanks 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 of the four one-million gallon tanks for the storage of KTS fertilizer 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: 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 the storage tanks on the property, Addendum No. 2 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02.

The addition of the TDSX recycling unit by MPR Services for the Tessengerlo Kerley Inc. site was evaluated in Addendum No. 1 to 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. 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. 2019-30 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2018-01 Amendment #1 be approved, subject to the conditions of approval for Site Plan Review No. 2019-30 and Resolution No. 2014-02, approving Conditional Use Permit No. 2013-02, attached as **Exhibit D**, and the following conditions:

1. An approved permit shall expire and become null and void two years after the date of approval, unless, prior to expiration, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.

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 24th day of September 2019.

Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2019-30

Attachment: Resolution No. 2019-21 (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)

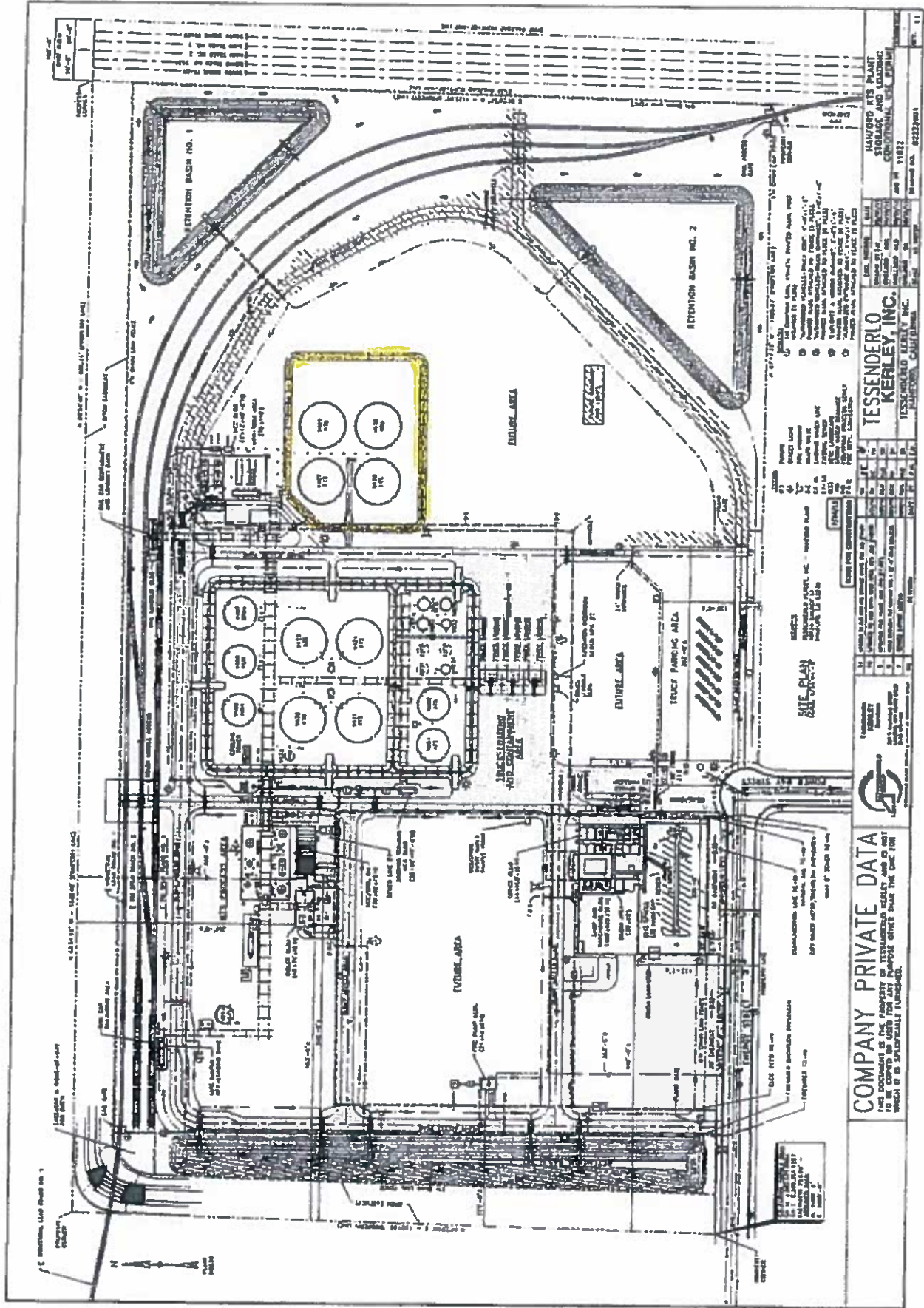


Exhibit B

Site Plan Review Approval Letter

Attachment: Resolution No. 2019-21 (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN
VICEMAYOR
JOHN DRAXLER
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO
CITY MANAGER
MIKE OLIVOS
CITY ATTORNEY
ROBERT M. DOWD

DATE: September 19, 2019

PROJECT: Site Plan Review 2019-30 (502-1080)

APPLICANT: Tessenderlo Kerley Inc. (TKI)

LOCATION: 10724 Energy Street (018-242-078)

PROPOSAL: installation of four one-million gallon KTS fertilizer tanks for storage only

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: n/a

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. A meeting with the Site Plan Review Committee is not required.
- ☐ **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 Amendment |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Gabrielle Myers
 Gabrielle Myers, Senior Planner
 Community Development Department

September 19, 2019
 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). Due to the addition of the four one-million gallon KTS tanks, proposed under Conditional Use Permit No. 2013-01 Amendment #1, Addendum No. 2 was prepared and the Planning Commission has determined the additional storage on site would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☒ FIRE

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. 2019-30 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
SITE PLAN REVIEW COMMENTS

MEETING DATE: August 28, 2019

SITE PLAN NUMBER: 2019-30 (502-1080)

CONTACT: Gabrielle Myers, Associate Planner: (559) 585-2578

General Plan Designation: Heavy Industrial

Zoning: I-H

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Required Entitlements:

- Conditional Use Permit Amendment – fee \$1,500
 - o Planning Commission Approval Required

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

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-30, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Conditions:

- ☒ The site plan pertains to the installation of four one-million gallon KTS liquid fertilizer storage tanks – storage use only.

- ☒ This application permits the storage of fertilizer. There shall be no expansion of fertilizer manufacturing on site.
- ☒ Any future development of the site is subject to site plan review and the required entitlement process.

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

Height of Structures: (Section 17.36.080)

- ☒ That the maximum structure height shall be 75 feet, except that the height of portions of structures setback at least 200 feet from any lot line may be up to 100 feet.

Driveways: (Section 17.36.090)

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That 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.

General Provisions and Standards:

- ☒ 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.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash, and debris.
- ☒ 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 no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity, or other forms of energy.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall maintain 24 parking stalls, in accordance with the approved Conditional Use Permit No. 2013-02.

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.36.130)

- ☐ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.34.120).

- ☒ Landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.

- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 25 feet, when located within 51-150 feet of any residential district.

Dust Control:

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

BUILDING DIVISION
SPR 2019-030(502-1080) Four 1 Million Gallon Storage Tanks
8-28-19
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 including C & D Recycle plan
 - 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 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 Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review: 2019-30

Date: 8/20/19

Project #: 502-1080 Tessenderlo Kerley, Inc. 10724 Energy St.

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 bfarr@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.

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:
- o At least one man door shall be provided - only exterior door(s) are allowed,
 - o 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.
 - o One-hour rated construction,
 - o Fire sprinkler head coverage required,
 - o Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - o The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - o 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.

Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.

Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

20. ☐ Access road turning radius for fire apparatus is as follows (show all three on plans):
 - a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)
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.
25. ☐ 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.
26. ☐ 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.
27. ☐ 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. |

28. ☐ 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.
29. ☐ 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.

30. ☒ ***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.

Hazardous Materials Management Plans and Hazardous Materials Inventory Statements shall be provided for hazardous materials in accordance with Appendix H of the California Fire Code.

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

32. ☐ ***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: SPR# 19-30 – TKI – 10724 Energy Street

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering 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.

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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

9/05/19
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-30 – TKI – 10724 Energy Street

General Requirements:

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

DEVELOPMENT IMPACT FEES:

1. No additional impact fees are required for the additional four tanks for storage of materials.

John Doyel
Utilities and Engineering Director (559) 585-2571

9/05/19
DATE

Attachment: Resolution No. 2019-21 (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2019-21 (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)

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 D
Resolution No. 2014-02

Attachment: Resolution No. 2019-21 (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)

**CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2014-02
PERTAINING TO CONDITIONAL USE PERMIT NO. 2013-02
FILED BY: TESSENDERLO KERLEY, INC.
JANUARY 28, 2014**

At a regular meeting of the City of Hanford Planning Commission duly called and held on January 28, 2014 on motion of Commissioner **ESCOBAR** seconded by Commissioner **FERNANDES**, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2013-02 filed by Tessengerlo Kerley, Inc., has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located within the Kings Industrial Park at 10724 Energy Street (APN 018-242-063) as shown on attached Exhibit "A"; and

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

WHEREAS, the project has undergone an initial study in accordance to the California Environmental Quality Act. On the basis of the initial study, it has been determined that the proposed project will not create a significant impact on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration and Notice of Determination have been prepared for the project, as shown in attached Exhibit "B" 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 Pursuant to Section 17.58.060 (A) of the Hanford Municipal Code:

- a. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;
- b. 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;
- c. The proposed use is consistent with the general plan;
- d. There will not be significant effects upon the quality of the environment and natural resources;
- e. 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.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2013-02 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the Planning Division: (559) 585-2580

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

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating

to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

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

PLANNING DEPARTMENT

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

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development if not mentioned herein.
3. That all development conform to the site plan titled Site Plan Review Application No. 2013-13, as amended in red, and marked approved by the Community Development Department.
4. That all conditions of approval by the City of Hanford be contained in the drawing submitted for building permits.
5. That the site be developed according to the approved site plan with minor modifications to be approved by the Community Development Department.
6. That once the building and site improvements are completed a Zoning and Safety Certificate of Occupancy is required to be obtained through the Community Development Department. The building permits will not be signed off until all conditions of approval within this review are completed to the satisfaction of the City.
7. That at least five (5) working days before finalization of the building permit, a Zoning and Safety certificate of occupancy application is to be submitted to determine that all conditions of approval contained herein are completed to the satisfaction of the City.
8. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit Application, shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements therefore.
9. That all open and un-landscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Building Setbacks

1. That building setbacks shown on the site plan are required as conditions of approval with modifications being reviewed and approved by the Community Development Department.

Architectural Conditions:

1. That the proposed buildings shall be architecturally designed with a color and material scheme approved by the Planning Department for the Heavy Industrial zone district. The design review must be completed prior to issuance of building permits and/or grading permits.
2. That all pipes, vents, gutters, downspouts, flashing and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
3. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
4. That any glossy metal surfaces are to be painted or be a brush metal finish to prevent glare.
5. That all painted surfaces be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

6. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.
7. That all new and existing electrical boxes, control boxes, and other equipment boxes (*excluding traffic control*) along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer (*zinc chromate*) or equivalent.
8. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building.

Environmental Requirements & Greenhouse Gas Emission Mitigation Measures

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. Adhere to all Best Performance Standards set forth by the San Joaquin Unified Air Pollution Control District.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance and the *Kings Industrial Park Development and Performance Standards*. A separate application is required for administrative review and approval (if a variance is not required), including:
 - Compliance with the City of Hanford Sign Regulations;
 - The applicant/business operators shall not display any illegal banner signs, portable signs or other illegal signs on the property.

Screening:

1. That all outside equipment, including all mechanical roof equipment and any satellite dish be screened from public view.
2. That all backflow devices and/or transformers be screened with landscaping.
3. That all equipment and storage shall be screened by the constructed with a solid block wall and metal access gate. The enclosure walls shall be finished to be compatible with the exterior elevations.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
2. That the landscaping and irrigation system be installed according to the approved landscape plans before occupancy.
3. That landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owners' representative shall inspect the landscaping on a monthly basis and any dead or dying plants and trees shall be replaced within ten (10) days of the inspection. Trees shall not be severely pruned, topped or butchered. Any trees that are pruned in this manner shall be replaced with a tree of the same species and of equal size to the one damaged.

4. That a 6-inch high concrete curb be placed between the paved area and the landscape areas.

Property Maintenance

1. No building or structure shall violate the City's Building Code by creating a fire hazard, danger to human life or hazards to public health, safety and general welfare including dilapidation, broken windows, unsafe structural supports, boarded windows or doorways, dry rot, termites and other structural defects which create hazardous conditions and invite trespassing and malicious mischief.
2. Storage of equipment, machinery, parts or vehicles which are broken, neglected, inoperable or incapable of moving under their own power shall not be permitted unless properly screened.
3. Refuse shall be properly screened by a 6 ft. high solid wall, solid wood fence or chain link fence with wood slats. The enclosure shall meet the specifications of the City's Refuse Department. Refuse shall not be stored higher than the screen enclosure.
4. All solid wood fences or walls and chain link fences shall be properly maintained so as not to constitute a hazard to the public or to cause the depreciation of the value of the adjacent property.
5. All landscaping areas shall be maintained; such maintenance shall include any necessary pruning, weeding, fertilizing, regular watering, mowing, trimming, edging and clearing away of plant debris. Dead and dying plants shall be replaced with other plants materials to insure compliance with landscaping requirements.
6. All open and non-landscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris. All industries which use manufacturing processes that create dust shall provide watering or dust control measures.
7. All raw materials that are stock piled on the property shall be enclosed by an appropriate fence, wall or dense plant material so that it is hidden from view.
8. All buildings, towers, pipes, equipment, machinery and other structures shall be painted in non-garish color-coordinated colors as frequently as determined necessary.

Lighting:

1. That all lighting be hooded and directed on site.
2. Any perimeter lighting shall include illumination of parking areas, loading docks, and driveways. All exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare and shall be treated so as not to illuminate adjacent properties.

Noise:

1. Comply with the standards set for in the Kings Industrial Park Development and Performance Standards, 2011.
2. That noise from fixed mechanical equipment when measured at the property line shall meet the standard of the Hanford Noise Element.
3. That all on-site construction/mechanical equipment shall meet noise emission performance standards of the manufacturers.

Dust Control:

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

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 undistributed 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.

- c) On-site idling of construction equipment shall be minimized as much as feasible (no more than 5 minutes maximum)

Off-Street Parking:

1. That the applicant comply with the standards set forth in the Hanford Municipal Code, Chapter 17.38 for Off-Street Parking Requirements which states, "Manufacturing plants, warehouses, mini-storage facilities, and other industrial uses, one space for each two employees of the maximum working shift, and customer parking for mini-storage facilities as determined by the community development department."
2. The applicant provides 24 parking spaces, 2 of which are disabled-accessible parking. This meets and exceeds the standards for off-street parking in the industrial park using the following calculation:

Total employees of the maximum working shift: 18 employees. 1 parking space for each 2 employees of the maximum working shift = 9 parking space.
3. That the parking lot be signed in accordance with city standards. Signing shall also include the following:
 - Marked disabled-accessible spaces.
 - Installation of stop signs at the drive approaches to the public street and main private thoroughfares.
 - Marked driveways.
 - Marked employee parking.
4. That the parking area (including drives) be constructed to a plan prepared by a registered civil engineer and approved by the City. The construction of the parking area is to be certified by a registered civil engineer as being constructed to the approved plan.
5. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.
6. That the parking areas be properly signed, paved, paint striped, and lighted as required by the City Engineer.

BUILDING DIVISION

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

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

1. That building permits must be obtained from the City Building Division for 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 prior to obtaining construction permits.
4. That the buildings will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of:
 - 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)

- 4.2.2 Site Plan
 - 4.2.3
 - 4.2.4 Architectural Drawings
 - 4.2.5 Structural Drawings
 - 4.2.6 Electrical Drawings
 - 4.2.7 Mechanical Drawings
 - 4.2.8 Plumbing Drawings
 - 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.
 - 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 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, according to the California Building Code, Chapter 11B.
 6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2010 California Building Code, Section 1803.
 7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
 8. That a school impact fee of \$0.51(or revision thereof) for each square foot of new building area be paid when building permits are issued.
 9. That all special inspection reports be submitted to the Building Division prior to final inspection.
 10. That all construction shall conform to the 2010 (2013 if building permit is applied for after 1-1-14) Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
 11. 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.
 12. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
 13. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ OFC: (559) 585-4793; CELL:
(559) 940-2943 or smartinez@ci.hanford.ca.us
concerning questions that you may have on the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.

Fire Extinguisher(s):

1. Fire extinguishers shall be installed per 2010 California Fire Code, Section 906, Hanford Municipal Code Title 15 and the California Code of Regulations, Title 19, Division 1, §3.29(a) through (d) for portable fire extinguishing equipment and fire extinguishers.

Fire Sprinklers:

1. Fire protection systems required by Chapter 9 of the 2010 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed, repaired, operated, tested and maintained in accordance with these codes.
2. The following City of Hanford Public Works Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly WA-29; Fire Pumper Connection WA-28; Fire Sprinkler Riser Installation WA-27; Fire Hydrant Installation WA-20; Concrete Thrust Blocks WA-32; Protection Post WA-35.
3. Standpipe systems shall be installed per Chapter 9 of the 2010 California Fire Code.
4. Fire pumps shall be installed in accordance with Chapter 9 of the 2010 California Fire Code and the 2007 Edition of NFPA 20.

Fire Alarm:

1. Fire alarm and detection systems required by Chapter 9 of the 2010 California Building and Fire Codes shall be installed per the 2010 Edition of NFPA 72.
2. Emergency alarm systems and smoke control systems shall comply with Chapter 9 of the 2010 Edition of the California Fire Code.

Emergency Access:

1. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.
2. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the building, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.
3. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
4. Temporary and permanent fire department emergency access roads shall comply with City of Hanford Public Works Standard ST-36 for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Storage Tanks:

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

Fire Hydrants and Required Fire Flow:

1. Required fire flow and numbers of hydrants will be determined after review of building plans.
2. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the 2010 California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

1. Fire lane curbs shall be painted all weather red and marked "No Parking" in white lettering.
2. A hazardous materials permit and plan shall be submitted for all flammable/combustible and hazardous materials liquids, gases, solids, etc.

CITY UTILITY DIVISION

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

General:

1. That all work within the City 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 the locations of existing water, sanitary sewer and storm drain mains in the vicinity of project site will be marked by Public Works Department staff based upon the city's best available records.

Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition. All utility connection work located within N. 11th Avenue, an Arterial Street, shall be bored.
4. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation 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.

Water:

1. That the developer shall provide an accurate fixture count and size water services in accordance with requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install new water service assemblies including water meters as needed for domestic and landscape irrigation uses.
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided including fire service lines, if applicable.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician. Copies of all back flow test results shall be provided to the City Utility Division.

Sewer:

1. That a minimum 6" diameter sanitary sewer lateral shall be installed to serve the proposed development. Lateral to be installed off the Energy Avenue sewer main and shall be equipped with a composite sampler / flow meter in conformance with City Standards and Specifications. Applicant is encouraged to contact the City Wastewater Treatment Plant Superintendant, Bob Sisneroz, at (559) 585-2577 to discuss.
2. That the developer shall be required to enter into a wastewater discharge agreement with the City of Hanford Public Works Department prior to the issuance of a building permit. For more information, contact City Wastewater Treatment Plant Superintendant, Bob Sisneroz, at (559) 585-2577.
3. That the developer shall furnish, install, and maintain a grease trap assembly on any sanitary sewer lateral receiving wash-down water from shop area floor drains, which shall be sized in accordance with the Uniform Plumbing Code, latest edition, and approved by the City of Hanford Building Official prior to permitting and installation.

PUBLIC WORKS DEPARTMENT

Contact John Doyel, Deputy Public Works Director/City Engineer (559) 585-2571
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.

2. That an Encroachment Permit for work within the public street right-of-way shall be obtained from the Public Works Department prior to starting the work. For more information contact the City Engineering Division at (559) 585-2558. Encroachment Permit Fee shall be determined based on cost of improvements required to be installed within the public street right of way in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of the project plans.
3. That the development is subject to a Grading Plan Review fee of \$5,700.00 in accordance with City Resolution No. 10-31 R, or any revisions thereof. Subject fee shall be paid prior to building permit issuance.
4. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned public utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That site improvement plans for construction of drainage improvements, paving, utility connections, and other improvements proposed on the project site shall be prepared by a licensed civil engineer for review and approval by the City Public Works Department. All elevations shown on the plans shall be referenced to a current City of Hanford benchmark.
3. That the development is subject to an engineering plan review and inspection fee in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of the site improvement plans.
4. That the project site shall be developed in conformance with the approved site improvement plans, with minor modifications subject to approval by the Public Works Department.
5. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resources Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to 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.

Grading and Drainage Requirements:

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

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

Frontage Improvement Requirements:

1. That any damaged, off-grade, or otherwise substandard concrete curbs, gutters, or asphalt pavement located along the project frontage shall be removed and reconstructed in accordance with City Standards.

Driveway Approach Requirements:

2. That concrete driveway approaches in conformance with City Std. CO-41, modified for installation without sidewalks, may be installed at five (5) locations along the project frontage, as per the site plan, i.e., one approach at the project main entrance (Energy Ave./ Power Way cul-de-sac), one approach for the office parking lot, two approaches for access to the unfenced truck parking area located on Energy Ave., and one approach on Energy Ave., at the west boundary of the project. Per Std. CO-41, drive approach widths shall be limited to a maximum curb cut of 41' (35' width driveway with 3' wings each side.)

Parking Lot Requirements:

1. That parking lot design and construction shall conform to City Standards GE-29 and GE-32.
2. Disabled parking and ADA access within the parking lot shall be provided as per City Building Department requirements in accordance with applicable State and Federal Codes.

Development Impact Fees

1. That development is subject to the following impact fees in accordance with City Ordinance Nos. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee estimates shown are based on square footage of structures as shown on the site plan. If changes are made to structure(s) thereby increasing or decreasing building floor areas, then impact fees will likewise change to reflect actual conditions. Fees listed below reflect rates effective July 1, 2013 through June 21, 2014 and may be subject to change by City Council action. All fees are payable prior to issuance of building permits. Basis of fee calculations: 5,200 S.F. building located on 46.00 acre project site.
 - A. That the development is subject to a **\$6,591.34 Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, and any revisions thereof.
 - B. That the development is subject to a **\$4,241.12 Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revisions thereof.
 - C. That the development is subject to a **\$2,434.12 Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
 - D. That the development is **not** subject to a **Storm Drainage Development Impact Fee**. (Proposed project is located on a previously developed commercial site- No significant increase in impervious area or drainage runoff will result from development of the project.)
 - E. That the development is subject to a **\$99.84 Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.

- F. That the development is subject to a **\$189.80 Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
- G. That as a non-residential development, the project is **not** subject to a **Park System Impact Fee**.
- H. That the development is **not** subject to a **Refuse and Recycling Impact Fee** (Existing on-site refuse service should be adequate to service additional facilities under this approval)

CITY REFUSE DIVISION

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

General Requirements:

- 5. Existing on-site refuse service should be adequate to service the additional facilities under this approval.

EXPIRATION

That the Conditional Use Permit shall lapse and shall become void one year following the date on which the use permit became effective unless, by conditions of the use permit, a lesser or greater time is prescribed in accordance with Section 17.58.110, or unless prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property which was the subject of the use permit application. A use permit may be renewed for an additional period of one year or for a lesser or greater period as prescribed in Section 17.58.110 provided that, prior to the expiration of the time period granted, an application for the renewal of the use permit is filed with the community development department. The planning commission shall consider the application for renewal and may grant or deny any application. The council shall review the decision of the commission in accordance with the procedures prescribed in Section 17.58.080.

Subject to the other provisions of this chapter, a use permit granted pursuant to the provisions of this chapter and not abandoned for more than one year shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the use permit.

REVOCATION

Should the holder of a conditional use permit violate any provision of this title or any condition or condition of approval of the conditional use permit, the community development department shall provide the holder of the conditional use permit with written notice of the violation. The written notice shall identify the violation and shall advise the holder of the conditional use permit that the violation must be cured within thirty (30) days of the date of the written notice. The written notice shall also state that if the violation is not cured within the thirty (30) day period, the city council shall hold a public hearing and receive evidence whether the conditional use permit should be revoked or whether additional conditions or restrictions should be placed upon the conditional use permit or other actions should be taken by the holder of the conditional use permit in order to ensure compliance with the provisions of the conditional use permit and this title.

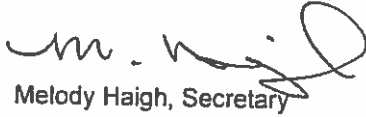
PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford by the following vote:

VOTING

AYES:	Commissioners	ESCOBAR, FERNANDES, DOUGLAS, FROBERG, HAM, BEARD
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	NONE
ABSENT:	Commissioners	NAHAL

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

I, MELODY HAIGH, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of January, 2014.


Melody Haigh, Secretary

**Tessenderlo Kerley, Inc.
Hanford, California**

Tessenderlo Kerley, Inc. (TKI) has property located at 10724 Energy Street, Hanford that is used for chemical manufacturing, storage and loading/unloading. TKI would like to install four additional above ground, bulk storage tanks for the storage of KTS, a potassium and sulfur non-hazardous liquid fertilizer (SDS attached). The four tanks would each have a 1 million gallon capacity and be constructed with stainless steel. Along with the storage tanks, associated pumps, piping, instruments, etc. would be installed. The tanks will be placed on concrete foundations in a lined, earthen secondary containment. The secondary containment will be lined with a heavy duty poly liner.

Loadout of KTS is currently conducted at both the truck loading/unloading area and the rail loading/unloading area. The loading/unloading areas will not be modified with this project. The KTS production facility will not be expanded with this project. The purpose of installing the new storage tanks is to allow the facility to prepare for the fertilizer season. The fertilizer business is seasonal and relatively short. Having additional storage would allow the plant to pre-fill the storage during the slower winter months and have the product available for customers when the season starts.

Buildings:

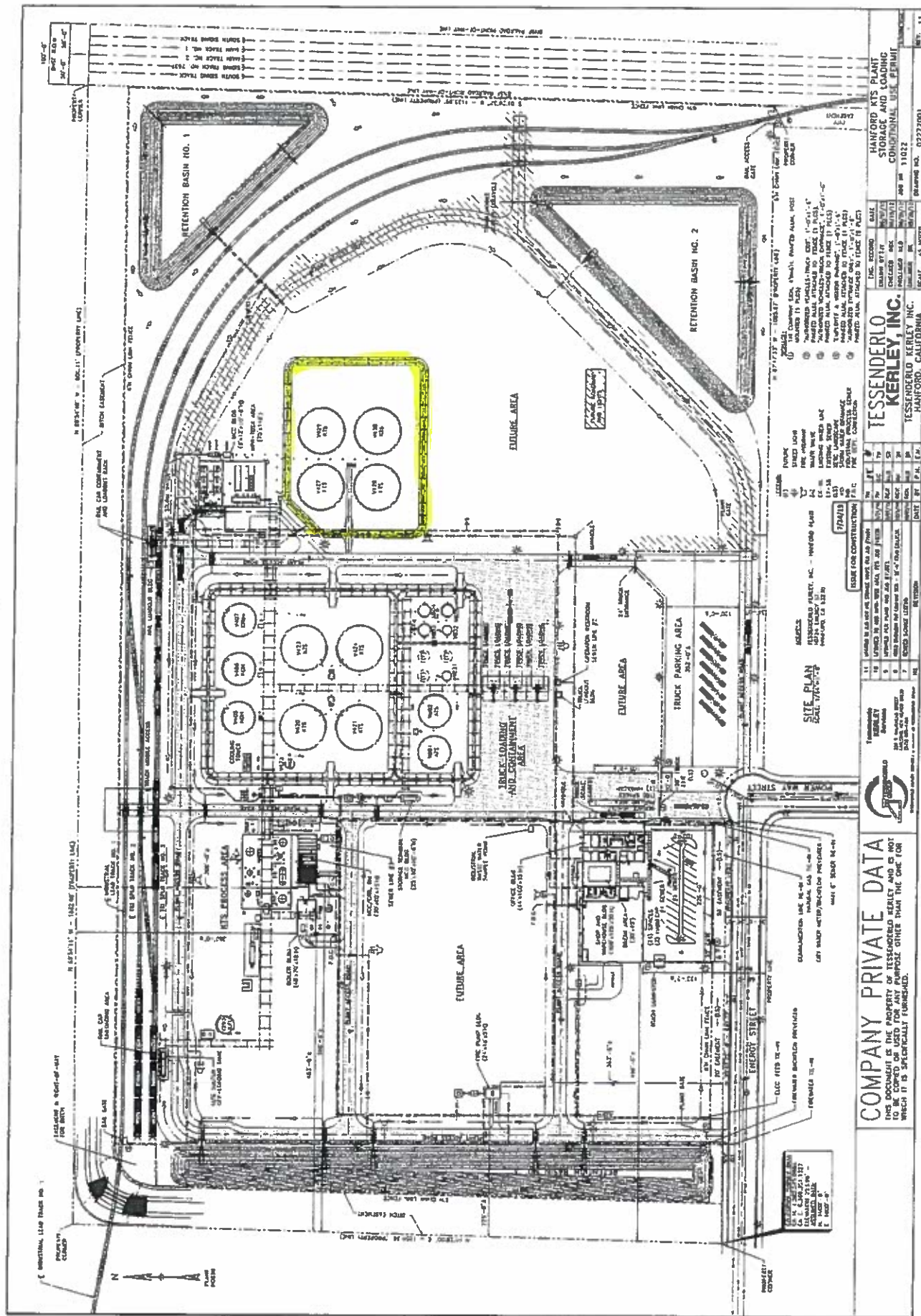
No new buildings will be constructed with this project.

Personnel:

No additional personnel will be required due to the project.

City Services:

No additional services will be required due to the project.



Attachment: Attachment 2 - Site Plan (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN

VICE-MAYOR
JOHN DRAXLER

COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO

CITY MANAGER
MIKE OLIVOS

CITY ATTORNEY
ROBERT M. DOWD

DATE: September 19, 2019

PROJECT: Site Plan Review 2019-30 (502-1080)

APPLICANT: Tessenderlo Kerley Inc. (TKI)

LOCATION: 10724 Energy Street (018-242-078)

PROPOSAL: installation of four one-million gallon KTS fertilizer tanks for storage only

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: n/a

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. A meeting with the Site Plan Review Committee is not required.

☐ **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 Amendment

☐ Parks and Recreation Commission

Signed,

Gabrielle Myers

Gabrielle Myers, Senior Planner
Community Development Department

September 19, 2019

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). Due to the addition of the four one-million gallon KTS tanks, proposed under Conditional Use Permit No. 2013-01 Amendment #1, Addendum No. 2 was prepared and the Planning Commission has determined the additional storage on site would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING
- ☒ BUILDING
- ☒ ENGINEERING
- ☒ SOLID WASTE
- ☒ WASTEWATER
- ☒ FIRE

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. 2019-30 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
SITE PLAN REVIEW COMMENTS

MEETING DATE: August 28, 2019

SITE PLAN NUMBER: 2019-30 (502-1080)

CONTACT: Gabrielle Myers, Associate Planner: (559) 585-2578

General Plan Designation: Heavy Industrial

Zoning: I-H

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards and other codes and policies.

Required Entitlements:

- Conditional Use Permit Amendment – fee \$1,500
 - o Planning Commission Approval Required

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

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-30, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Conditions:

- ☒ The site plan pertains to the installation of four one-million gallon KTS liquid fertilizer storage tanks – storage use only.

- ☒ This application permits the storage of fertilizer. There shall be no expansion of fertilizer manufacturing on site.
- ☒ Any future development of the site is subject to site plan review and the required entitlement process.

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

Height of Structures: (Section 17.36.080)

- ☒ That the maximum structure height shall be 75 feet, except that the height of portions of structures setback at least 200 feet from any lot line may be up to 100 feet.

Driveways: (Section 17.36.090)

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That 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.

General Provisions and Standards:

- ☒ 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.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash, and debris.
- ☒ 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 no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity, or other forms of energy.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall maintain 24 parking stalls, in accordance with the approved Conditional Use Permit No. 2013-02.

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.36.130)

- ☐ That a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.34.120).

- ☒ Landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.

- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.
 - ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
 - ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 25 feet, when located within 51-150 feet of any residential district.

Dust Control:

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

BUILDING DIVISION
SPR 2019-030(502-1080) Four 1 Million Gallon Storage Tanks
8-28-19
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 including C & D Recycle plan
 - 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 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 Battalion Chief David Sumaya @ 559-585-2545 or dsumaya@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review: 2019-30

Date: 8/20/19

Project #: 502-1080 Tessenderlo Kerley, Inc. 10724 Energy St.

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 bfarr@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.

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.

Access road with a hydrant, the minimum road width shall be 26 feet exclusive of shoulders.

Aerial fire apparatus access roads (CFC D105.1): Where the vertical distance between the grade and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. CFC D105.2: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

20. ☐ Access road turning radius for fire apparatus is as follows (show all three on plans):
 - a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)
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.
25. ☐ 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.
26. ☐ 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.
27. ☐ 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. |

28. ☐ 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.
29. ☐ 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.

30. ☒ ***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.

Hazardous Materials Management Plans and Hazardous Materials Inventory Statements shall be provided for hazardous materials in accordance with Appendix H of the California Fire Code.

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

32. ☐ ***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: SPR# 19-30 – TKI – 10724 Energy Street

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering 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.

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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

9/05/19
DATE

Attachment: Attachment 3 - SPR Approval Letter (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-30 – TKI – 10724 Energy Street

General Requirements:

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

DEVELOPMENT IMPACT FEES:

1. No additional impact fees are required for the additional four tanks for storage of materials.

John Doyel
Utilities and Engineering Director (559) 585-2571

9/05/19
DATE

Attachment: Attachment 3 - SPR Approval Letter (TKI - Storage Tanks CUP 2013-01 Amendment No. 1)

**HANFORD CITY PLANNING COMMISSION STAFF REPORT
PERTAINING TO CONDITIONAL USE PERMIT NO. 2013-02
JANUARY 28, 2014**

Applicant

Tessengerlo Kerley, Inc
2255 N 44th St, Suite 300
Phoenix, AZ 85008

Property Owner

Tessengerlo Kerley, Inc
2255 N 44th St, Suite 300
Phoenix, AZ 85008

PROPOSAL

The applicant is proposing to install a KTS (Potassium Thiosulfate Solution) manufacturing facility in the Kings Industrial Park on approximately 46 acres.

LOCATION

The proposed project site is defined as 10724 Energy Street in the Kings Industrial Park (APN 018-242-063).

PROPERTY CHARACTERISTICS

The property is to be located within the Kings Industrial Park and is therefore subject to the standards set forth in the *Kings Industrial Park Performance and Development Standards, 2011*.

General Plan Designation and Zoning:

The General Plan designates the property as Heavy Industrial. The zoning is "HI" Heavy Industrial which corresponds with the General Plan Designation. The applicant's proposal to install a KTS (Potassium Thiosulfate Solution) manufacturing facility is consistent with both the General Plan and Zoning Ordinance with the approval of a Conditional Use Permit.

Adjacent Land Use and Zoning**Direction**

North
South
East
West

Land Use

Industrial Facility
Industrial Facility
Industrial Facility
Vacant

Zoning

"HI" Heavy Industrial
"HI" Heavy Industrial
"HI" Heavy Industrial
"HI" Heavy Industrial

ANALYSIS**A. Background**

According to the Kings Industrial Park Performance and Development Standards, Chemical Manufacturing activities (fertilizer manufacturing) are subject to Planning Commission Approval. Hanford Municipal Code, Chapter 17.38.030, NAISC Code 325 Chemical Manufacturing requires a conditional use permit and may be permitted in accordance with the provisions of Chapter 17.58 subject to applicable site plan review and CEQA procedures.

B. Property Characteristics

Parcel Size	46 Acres
Street Frontage	1862.11 ft

D. Utility/Public Service

The private utility companies have been contacted for comments concerning this project and have had no comments. The various public service departments and agencies have also reviewed this proposal to develop this KTS manufacturing plant and stated that the proposed project will not significantly affect their services and all utilities can be extended to the project site.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on January 17, 2014, and given to property owners within 500 ft of the project site on January 17, 2014. The Community Development Department has received no comments on the proposed project as of the date of this report.

REQUIRED CONDITIONAL USE FINDINGS

Pursuant to Section 17.58.060(A) of the Hanford Municipal Code, the Planning Commission may grant an application for a Conditional Use Permit if, from the application and the evidence submitted, the Commission makes all of the following five findings:

1. **The proposed use will not impair the integrity and character of the zoning district in which it is to be located.** This finding can be made based on the following:
 - a. The site is physically suitable for the proposed use.
 - b. The proposed Potassium Thiosulfate Solution manufacturing facility will not impair the area since it has been designated for industrial uses of the sorts. The proposal is consistent with the City of Hanford Municipal Code and the *Kings Industrial Park Development and Performance Standards* (as a conditionally permitted use).
 - c. The area is not adjacent to any commercial or residential zones and therefore will not impact residents/patrons with noise nor nuisance.

Evidence: City of Hanford Municipal Code, Zoning Map

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;.** This finding can be made based on the following:
 - a. The proposal for the Potassium Thiosulfate Solution manufacturing facility would be consistent with existing land uses and future permitted land uses within the "HI" Heavy Industrial zoning district. The proposed industrial use will be proximal to various industrial uses within the Kings Industrial Park. The proposal of a Potassium Thiosulfate Solution manufacturing plant shall not inhibit future uses from being located in proximity to the location.

Evidence: Site Plan, Hanford General Plan and Zoning Ordinance, Zoning Map.

3. **The proposed use is consistent with the General Plan.** This finding can be made based on the following:
 - a. The General Plan designates the property as "HI" Heavy Industrial. According to the General Plan Land Use Element, "This Designation provides for industrial parks, manufacturing, truck terminals, public or quasi-public facilities and structures, including utility operations, fabrication, processing, assembling, warehousing, wholesale sales, research and development activities" (City of Hanford General Plan, 2002). Tessenderlo Kerley Inc.'s operations are compatible with the designation's purpose.
 - b. The proposed use is a conditionally approved use within the "HI" Heavy Industrial Zone District. According to the *Kings Industrial Park Development and Performance Standards, 2011*, anything falling under the North American Industry Classification System (NAICS) Code 325 for Chemical Manufacturing requires a Conditional Use Permit. (See Figure 1: NAICS Code 325)

NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM CODE 325	
3253	Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing
32531	Fertilizer Manufacturing

325311	Nitrogenous Fertilizer Manufacturing
325312	Phosphatic Fertilizer Manufacturing
325314	Fertilizer (Mixing Only) Manufacturing
32532	Pesticide and Other Agricultural Chemical Manufacturing
325320	Pesticide and Other Agricultural Chemical Manufacturing

Source: U.S. Census Bureau, *North American Industry Classification System*,
<http://www.census.gov/cgi-bin/sssd/naics/naicsrch>,

Evidence: Hanford General Plan, Zoning Ordinance, Kings Industrial Park Development and Performance Standards, North American Industry Classification System Codes (US Census Bureau), Operational Statement

4. There will not be significant effects upon the quality of the environment and natural resources.
This finding can be made based on the following:

- Through mitigation measures, the Potassium Thiosulfate Solution Manufacturing plant will have a less than significant impact on the environment.
- Intent to adopt a Mitigated Negative Declaration was published in the paper. The public review period began December 23 and ended January 13. No comments were received.
- A Notice of Determination and Mitigated Negative Declaration have been prepared for the project.

Evidence: Conditional Use Application; Planning Commission Resolution, California Environmental Quality Act

5. The location, size, design, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval. This finding can be made based on the following:

- This application has been reviewed by the, fire department, building division, public works, and planning division. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2013-02 as conditions of approval.

Evidence: Conditional Use Application; Planning Commission Resolution, Site Plan, Operational Statement

ENVIRONMENTAL ASSESSMENT

This development of a Potassium Thiosulfate Solution manufacturing plant has undergone an initial study. From that initial study, it was determined that the operations of the plant would cause a less than significant environmental impact with the implementation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project.

Intent to adopt a Mitigated Negative Declaration was noticed in the Hanford Sentinel on December 23, 2013. The public review period ended on January 13, 2014. No comments regarding the intent to adopt a Mitigated Negative Declaration were received.

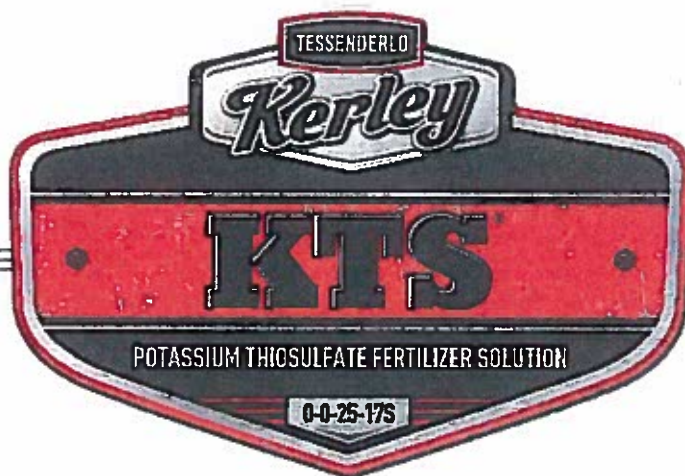
RECOMMENDATIONS

That Conditional Use Permit No. 2013-02 be approved subject to the findings and conditions of the attached resolution.

Respectfully submitted,

Hanford Community Development Department

Gabrielle de Silva
Assistant Planner

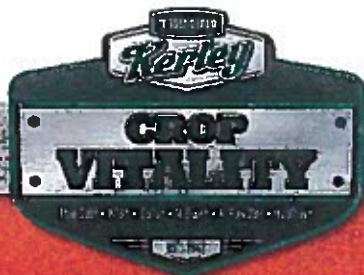


SAFETY DATA SHEET

SDS Number: 155 • Revision: June 10, 2016

SECTION 1: IDENTIFICATION

- 1.1 Product Name:** KTS®
- 1.2 Other Identification:** Chemical Family: Inorganic salt solution
Formula: $K_2S_2O_5$
- 1.3 Recommended Use of Chemical:** Agricultural Industry – Fertilizer use
- 1.4 Manufacturer Information:** Tessenderlo Kerley, Inc.
2255 N. 44th Street, Suite 300
Phoenix, Arizona 85008-3279
Information: (602) 889-8300
- 1.5 Emergency Contact:** Tessenderlo Kerley, Inc. (800) 877-1737
CHEMTREC (800) 424-9300, Domestic
(703) 527-3887, International



SECTION 2: HAZARD(S) IDENTIFICATION

2.1 Hazard Classification:	Health	None
	Physical	None
2.2 Signal Word:	Not applicable	
2.3 Hazard Statement(s):	Not applicable	
2.4 Symbol(s):	Not applicable	
2.5 Precautionary Statement(s):	Not applicable	
2.6 Unclassified Hazard(s):	Aquatic toxicity	
2.7 Unknown Toxicity Ingredient:	None	

SECTION 3: COMPOSITION / INFORMATION ON INGREDIENTS

Chemical Ingredients: (See Section 8 for exposure guidelines)

Chemical	Synonym Common Name	CAS No.	EINECS No.	% by Wt.
Thiosulfuric acid ($\text{H}_2\text{S}_2\text{O}_3$), dipotassium salt	Potassium thiosulfate	10294-66-3	233-666-8	50 (Typical)
Water	Water	7732-18-5	231-791-2	Remaining %

SECTION 4: FIRST AID MEASURES

4.1 Symptoms/Effects:

Acute: Eye contact may cause eye irritation. Repeated or prolonged skin contact may cause skin irritation. Ingestion may irritate the gastrointestinal tract.

Chronic: No known chronic effects.

4.2 Eyes: Immediately flush with large quantities of water for 15 minutes. Hold eyelids apart during irrigation to ensure thorough flushing of the entire area of the eye and lids. Obtain medical attention if irritation occurs.

4.3 Skin: Immediately flush with large quantities of water. Remove contaminated clothing under a safety shower. Continue rinsing. Obtain medical attention if irritation occurs.

4.4 Ingestion: If victim is conscious, give 2 to 4 glasses of water and induce vomiting by touching finger to back of throat. Obtain medical attention.

4.5 Inhalation: Remove victim from contaminated atmosphere. If breathing is labored, administer Oxygen. If breathing has ceased, clear airway and start CPR. Obtain medical attention.

SECTION 5: FIRE FIGHTING MEASURES

5.1 Flammable Properties: (See Section 9, for additional flammable properties)

NFPA: **Health - 1** **Flammability - 0** **Reactivity - 0**

5.2 Extinguishing Media:

5.2.1 Suitable Extinguishing Media: Not flammable, use media suitable for combustibles involved in fire.

5.2.2 Unsuitable Extinguishing Media: None known

5.3 Protection Of Firefighters:

5.3.1 Specific Hazards Arising from the Chemical:

Physical Hazards: Heating (flames) of closed or sealed containers may cause violent rupture of container due to thermal expansion of compressed gases.

Chemical Hazards: Heating causes release of Oxides of Sulfur. Sulfur dioxide is highly irritating to the eyes, respiratory tract and moist skin.

5.3.2 Protective Equipment and Precautions for Firefighters: Firefighters should wear self-contained breathing apparatus (SCBA) and full fire-fighting turnout gear. Keep containers/storage vessels in fire area cooled with water spray.

SECTION 6: ACCIDENTAL RELEASE MEASURES

6.1 Personal Precautions: Use personal protective equipment specified in Section 8. Isolate the hazard area and deny entry to unnecessary, untrained and unprotected personnel.

6.2 Environmental Precautions: Keep out of "waters of the United States" because of potential aquatic toxicity (See Section 12).

6.3 Methods of Containment:

Small release: Confine and absorb small releases with sand, earth or other inert absorbent.

Large Release: Stop release if safe to do so. Dike spill area with earth, sand or other inert absorbent to prevent runoff into surface waterways (potential aquatic toxicity), storm drains or sewers.

6.4 Methods for Cleanup:

Small Release: Shovel up the absorbed material and place in drums for disposal as a chemical waste or recycle as a fertilizer as the original product was intended.

Large Release: Recover as much of the spilled product as possible using portable pump and hoses. Use recovered material as originally intended or dispose of as a chemical waste. Treat remaining material as a small release (above).

SECTION 7: HANDLING AND STORAGE

7.1 Handling: Avoid contact with eyes. Use only in a well-ventilated area. Wash thoroughly after handling. Avoid prolonged or repeated contact with the skin.

7.2 Storage: Store in well-ventilated areas. Do not store combustibles in the area of storage vessels. Keep away from any sources of heat or flame. Store totes and smaller containers out of direct sunlight at moderate temperatures. (See Section 10.5 for materials of construction.)

SECTION 8: EXPOSURE CONTROLS / PERSONAL PROTECTION

8.1 Exposure Guidelines:

Chemical	OSHA PELs		ACGIH TLVs	
	TWA	STEL/C	TWA	STEL
Thiosulfuric acid ($\text{H}_2\text{S}_2\text{O}_3$), dipotassium salt	None	None	None	None
Water	None	None	None	None

8.2 Engineering Controls: Use adequate exhaust ventilation to prevent inhalation of product vapors. Keep eye wash/safety shower in areas where product is commonly handled.

8.3 Personal Protective Equipment (PPE):

8.3.1 Eye/Face Protection: Chemical goggles and a full face shield.

8.3.2 Skin Protection: Neoprene rubber gloves and apron should be worn to prevent repeated or prolonged contact with the liquid. Wash contaminated clothing prior to reuse.

8.3.3 Respiratory Protection: None generally required. If conditions exist where mist may be generated, a NIOSH/MSHA approved mist respirator should be worn.

8.3.4 Hygiene Considerations: There are no known hazards associated with this product when use as recommended, however common good industrial hygiene practices should be followed, such as washing thoroughly after handling and before eating or drinking.

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

9.1 Appearance:	Clear, colorless liquid
9.2 Odor:	Possible slight sulfur odor
9.3 Odor Threshold:	Not determined
9.4 pH:	7 – 9
9.5 Melting Point/Freezing Point:	Salt Out Temperature <5°F (<-15°C) (Typical)
9.6 Boiling Point:	~222°F (106°C)
9.7 Flash Point:	Not applicable
9.8 Evaporation Rate:	Not applicable
9.9 Flammability:	Not applicable
9.10 Upper/Lower Flammability Limits:	Not applicable
9.11 Vapor Pressure:	Not determined
9.12 Vapor Density:	Not determined
9.13 Relative Density:	1.46 (12.2 lbs/gal) (Typical)
9.14 Solubility (in water):	Complete
9.15 Partition Coefficient:	Not applicable
9.16 Auto-Ignition Temperature:	Not applicable
9.17 Decomposition Temperature:	Data not available
9.18 Viscosity:	1.806 centistokes at 25°C (77°F)

SECTION 10: STABILITY AND REACTIVITY

10.1 Reactivity: Avoid interaction with heat (flames), oxidizers or acids.

10.2 Chemical Stability: This is a stable product under normal (ambient) temperature and pressure.

10.3 Possibility of Hazardous Reactions: Acids or acidic materials will cause the release of Sulfur dioxide.

10.4 Conditions to Avoid: High heat or fire conditions.

10.5 Incompatible Materials: Strong oxidizers such as nitrates, nitrites or chlorates can cause explosive mixtures if heated to dryness. Acids will cause the release of Sulfur dioxide, a severe respiratory hazard. **KTS® is not compatible with lead or mercury or their alloys.** These materials of construction should not be used in handling systems or storage containers for this product.

10.6 Hazardous Decomposition Products: Potassium sulfate and Oxides of Sulfur. Sulfur dioxide is a severe respiratory irritant.

SECTION 11: TOXICOLOGICAL INFORMATION

11.1 Oral:	Oral Rat, LD_{50} : >5,000 mg/kg (single dose)
11.2 Dermal:	Dermal Rabbit, LD_{50} : >2,000 mg/kg (single dose)
11.3 Inhalation:	No data available
11.4 Eyes:	No data available
11.5 Chronic/Carcinogenicity:	Not listed in NTP, IARC or by OSHA
11.6 Teratology:	No data available
11.7 Reproduction:	No data available
11.8 Mutagenicity:	No data available

SECTION 12: ECOLOGICAL INFORMATION

12.1 Ecotoxicity:	Static acute 96 hour- LC_{50} for sheepshead minnow is: >1,000 mg/L Static acute 96 hour- LC_{50} for mysid shrimp is: 89 mg/L
12.2 Persistence & Degradability:	No data available
12.3 Bioaccumulative potential:	This product is not bioaccumulative
12.4 Mobility in Soil:	No data available
12.5 Other adverse effects:	No data available

SECTION 13: DISPOSAL CONSIDERATIONS

Consult federal, state and local regulations for disposal requirements.

SECTION 14: TRANSPORT INFORMATION

14.1 Basic Shipping Description:

14.1.1 Proper Shipping Name:	Potassium thiosulfate solution (not regulated by DOT)
14.1.2 Hazard Classes:	Not applicable
14.1.3 Identification Number:	Not applicable
14.1.4 Packing Group:	Not applicable
14.1.5 Hazardous Substance:	No
14.1.6 Marine Pollutant:	No

14.2 Additional Information:

14.2.1 Other DOT Requirements:

14.2.1.1 Reportable Quantity:	Not applicable
14.2.1.2 Placard(s):	Not applicable
14.2.1.3 Label(s):	Not applicable

14.2.2 USCG Classification: Class 43, Misc. water solutions, Chris Code: PTF

14.2.3 International Transportation:

14.2.3.1 IMO:	Not regulated
14.2.3.2 IATA:	Not regulated
14.2.3.3 TDG (Canada):	Not regulated
14.2.3.4 ADR (Europe):	Not regulated
14.2.3.5 ADG (Australia):	Not regulated

14.2.4 Emergency Response Guide: Not applicable

14.2.5 ERAP – Canada: Not applicable

14.2.6 Special Precautions: None

SECTION 15: REGULATORY INFORMATION

15.1 US Federal Regulations

15.1.1 OSHA: This product is not considered hazardous under the criteria of the Federal OSHA Hazard Communication Standard (29 CFR 1910.1200).

15.1.2 TSCA: Product is contained in USEPA Toxic Substance Control Act Inventory.

15.1.3 CERCLA: Reportable Quantity – No

15.1.4 SARA Title III:

15.1.4.1 Extremely Hazardous Substance (EHS): No

15.1.4.2 Section 312 (Tier II) Ratings:	Immediate (acute)	No
	Fire	No
	Sudden release	No
	Reactivity	No
	Delayed (chronic)	No

15.1.4.3 Section 313 (FORM R): Not applicable

15.1.5 RCRA: Not applicable



15.1.6 CAA: Hazardous Air Pollutant (HAP)

Not applicable

15.2 International Regulations:

15.2.1 Canada:

WHMIS:

Not hazardous

DSL/NDL:

Listed in DSL (No. 9451)

15.2 State Regulations:

15.3.1 CA Proposition 65:

Not applicable

SECTION 16: OTHER INFORMATION

Revisions: This SDS was reformatted to comply with the new Hazard Communication Standard dated March 26, 2012, by the Regulatory Affairs Department of Tessenderlo Kerley, Inc. 7/18/2013.

Revised multiple sections to correct wording and format. 3/10/2015.

Revised sections 3, 6, 12, 14 and 15. 6/10/2016.

The information above is believed to be accurate and represents the best information currently available to Tessenderlo Kerley, Inc. (TKI). No warranty of merchantability, fitness for any particular purpose, or any other warranty is expressed or is to be implied regarding the accuracy or completeness of this information, the results to be obtained from the use of this information or the product, the safety of this product, or the hazards related to its use. Users should make their own investigations to determine the suitability of the information for their particular purpose and on the condition that they assume the risk of their use thereof. TKI reserves the right to revise this Safety Data Sheet periodically as new information becomes available.

Contact Information

Tessenderlo Kerley, Inc.
2255 North 44th Street, Suite 300 | Phoenix, AZ 85008-3279
Telephone: 602-889-8300 | Toll-Free: 800-525-2803
email: kts@cropvitality.com | cropvitality.com



Addendum No. 2 to
Initial Study/ Mitigated Negative Declaration No. 2014-02
For: Conditional Use Permit No. 2013-02 Amendment #1

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 amend Conditional Use Permit No. 2013-02 was received on August 15, 2019, proposing the addition of four one-million gallon storage tanks for the existing Potassium Thiosulfate Fertilizer Solution (KTS) facility.

Staff determined an addendum to Initial Study and Mitigated Negative Declaration No. 2014-02 would adequately address the amendments proposed under Conditional Use Permit No. 2013-02 Amendment #1.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the addition of the four one-million gallon storage tanks, proposed under Conditional Use Permit No. 2013-02, 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 amendments proposed under Conditional Use Permit No. 2013-02 Amendment #1 do 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. 2013-02 Amendment #1 is a request by Tessengerlo Kerley, Inc. to amend their original conditional use permit in order to install four one-million gallon Potassium Thiosulfate Solution (KTS) storage tanks on site. The project is for additional storage only and will not require modifications to the current production facility, approved under Conditional Use Permit No. 2013-02.

Operating Conditions

Storage Tanks

The applicant seeks to install four one-million gallon KTS storage tanks. KTS is a non-hazardous potassium and sulfur liquid fertilizer. According to the operational statement submitted by the applicant, “KTS is currently produced and stored at the facility. This project is for additional storage only and will not require modifications to the current loadout area or production facility. The stainless steel tanks will be placed on concrete foundations inside of a lined earthen containment area.”

Truck Loading and Unloading Areas

TKI

Raw materials, finished manufactured materials and terminalled materials are shipped in and out of the site via truck and rail. There is a truck loading and unloading area south of the existing bulk storage area with space for up to six trucks to load and unload at one time. There are also two rail loading and unloading areas which allow for the loading and unloading of one railcar each at a time.

Additional Storage

The project is for additional storage only and will not require modifications to the current loadout area or production facility.

Hazardous Materials

KTS (Potassium Thiosulfate Solution) is a Potassium and Sulfur based liquid fertilizer. The material is produced from Elemental Sulfur, Potassium Hydroxide (KOH) and water. Elemental Sulfur is combusted from Sulfur Dioxide (SO₂) and reacted with Potassium Hydroxide (KOH) and water to produce a Potassium Biosulfite/Potassium Sulfite solution. This solution can be sold as

a product (K-Row 23) or can be used as an intermediate to produce KTS by reacting additional Elemental Sulfur and Potassium Hydroxide (KOH).

There is a Hazardous Materials Business Plan and Emergency Contingency Plan in place for the KTS production plant.

Generated Waste

TKI

The KTS plan does not produce large quantities of state hazardous waste. Most waste produced for the site is general plant trash (removed by a refuse hauler) and filter bag/cartridge waste from the filtering of the finished products prior to shipment. The facility is considered a Small Quantity Generator.

For mechanical integrity purposes, the existing and future large storage tanks will be cleaned and inspected every five to 20 years (depending on the tank codes and service). Tank cleanings can periodically produce one-time large quantity generator (LQG) quantities of waste. All generated waste produced by the site is required to be handled and disposed in a responsible manner.

Additional Storage

As noted above, storage tank cleaning can periodically produce one-time large quantity generator (LQG) quantities of waste. All generated waste produced by the site is required to be handled and disposed in a responsible manner.

Personnel

TKI

There are 18 full-time employees for TKI.

Additional Storage

No additional personnel will be required due to the increased storage on site.

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

The project has been evaluated for conformance with the standards of the I-H Heavy Industrial zone district, below.

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, Site Plan Review No. 2018-16, and Site Plan Review No. 2019-30.

The proposed storage tanks are located approximately 500 feet from the front property line, which exceeds the front building setback requirement.

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.

The storage tanks are 35 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 are a total of 22 employees overall. The applicant provides 24 parking stalls on site, two of which are ADA- accessible, which exceeds the required parking ratio for the use.

The addition of the storage tanks does not require changes to the number of employees on site. Therefore, additional parking is not required.

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

The changes proposed to Conditional Use Permit No. 2013-02 do not affect any of the environmental factors evaluated under Mitigated Negative Declaration No. 2014-02.

Conclusion

There is no substantial evidence that approval of Amendment #1 to Conditional Use Permit No. 2013-02 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.



AGENDA STAFF REPORT

MEETING DATE: 9/24/2019	AGENDA SECTION: 1
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SUBJECT:

Finding of General Plan Consistency for the Sale of Surplus City Real Property for commercial purposes located at 218 N. Douty, between 7th and 8th Streets, currently leased by Mechanics Bank. The property includes the building and the parking lot (APN 012-053-005).

See Attached Staff Report

FISCAL IMPACT:**ATTACHMENTS:**

Staff Report

Resolution 19-23

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
September 24, 2019**

PROJECT: Finding of General Plan Consistency for the Sale of Surplus City Real Property for commercial use located at 218 N. Douty, between 7th and 8th Streets, currently leased by Mechanics Bank. The property declared surplus includes the building and the parking lot (APN 012-053-005).

STAFF RECOMMENDATION

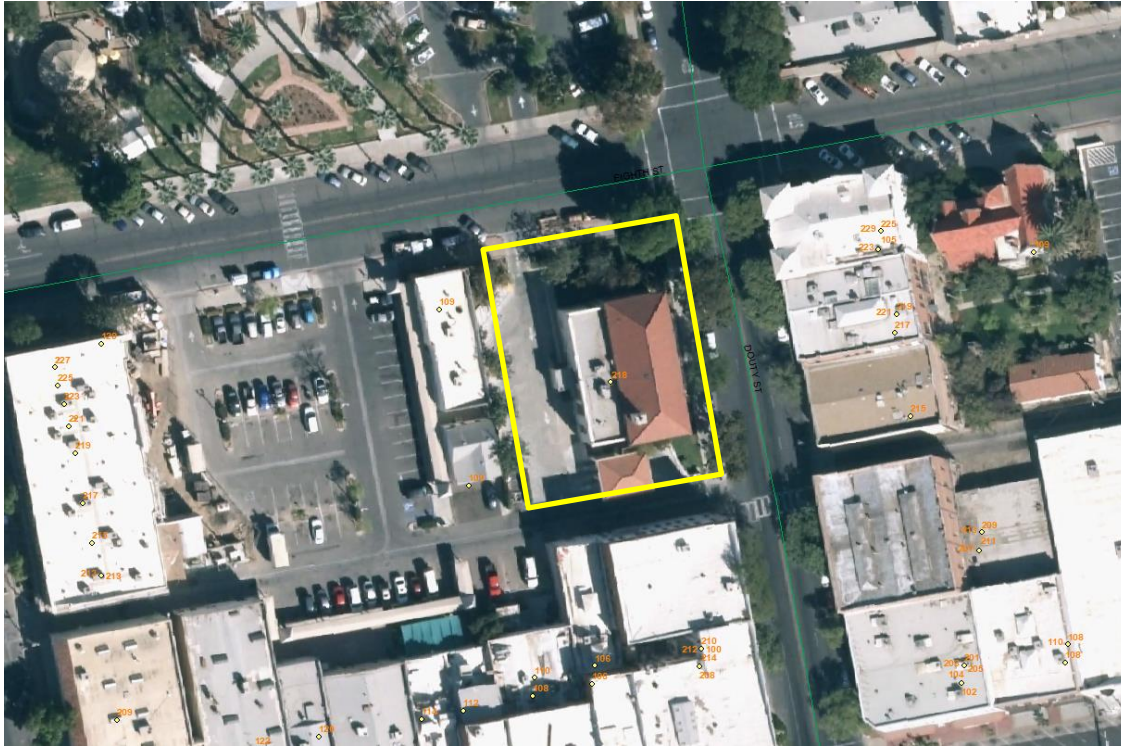
Staff recommends that the Planning Commission find that the sale of the 218 N Douty APN 012-053-005 for commercial use is consistent with the General Plan in accordance with Government Code Section 65402.

RECOMMENDED MOTION

I move to approve Resolution 2018-23, a finding that the sale 218 N Douty, APN 012-053-005 is consistent with the General Plan.

BACKGROUND

The subject site is currently being used as a bank and would most likely continue as a bank use or another commercial use in the future. The property includes the building and the adjacent parking lot.



The site is designated in the General Plan as Downtown Mixed Use and surrounded by Downtown Mixed Use Designation. The property is zoned MX-D.

ADJACENT LAND USES AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
• North:	Downtown Mixed Use	MX-D
• South:	Downtown Mixed Use	MX-D
• East:	Downtown Mixed Use	MX-D
• West:	Downtown Mixed Use	MX-D

PROJECT EVALUATION

GENERAL PLAN CONSISTENCY

California Government Code Section 65402 requires that the disposition of real property that was originally acquired by the City for a public purpose be reviewed by the Planning Commission for determination as to whether the sale conforms to the City's adopted General Plan.

The following goals and policies are excerpts from the 2035 General Plan. They are applicable with respect to the proposed property disposition and support the disposition for commercial use in the future.

Economic Development Element

Goal E6: A variety of opportunities for vibrant and successful commerce activities.

Policy E27 Commercial Enterprises

Encourage and support new commercial enterprises within areas planned for commercial development, consistent with other General Plan policies.

Policy E28 Commercial Investments

Encourage private-sector investment to continually upgrade and maintain the viability and attractiveness of existing commercial areas.

Goal E7 : A vibrant and thriving Downtown that serves as the City's main commercial center and location for community events.

Goal E8: A distinct Downtown that sets Hanford apart from surrounding communities.

Policy E39 Main Street Hanford

Continue to support the goals and policies of Main Street Hanford including:

- Identifying new downtown business opportunities
- Helping existing businesses expand
- Finding new uses for vacant buildings
- Converting upper stories to housing, office or commercial space
- Improving downtown business management techniques

Land Use Element

Goal L12: Compatibility of commercial land uses with adjacent, surrounding land uses.

Goal L13: Maintenance, enhancement and redevelopment of older commercial districts and shopping centers.

Policy L69 Purpose of Downtown Mixed Use Land Use Designation

Establish the Downtown Mixed Use land use designation as 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.

Policy L70 Typical Uses in Downtown Mixed Use Land Use Designation

Define the uses allowed in the Downtown Mixed Use land use designation to 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. Vertical and horizontal mixed-use developments are encouraged.

RESOLUTION NO. 2019-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD DECLARING A FINDING OF GENERAL PLAN CONSISTENCY FOR THE SALE OF 218 N DOUTY, APN 012-053-005, FOR COMMERCIAL USE IS CONSISTENT WITH THE GENERAL PLAN IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65402.

..

At regular meeting of the Planning Commission of the City of Hanford duly called and held on September 24, 2019, it was moved by Commissioner____, and seconded by Commissioner_____, and carried that the following resolution be adopted:

WHEREAS, 218 N Douty (APN 012-053-005), as shown on the attached Exhibit A, of the were purchased for City use and is now not needed for public purpose; and,

WHEREAS, the State of California Government Code Sections 54220 to 54232 establishes requirements for the disposition of surplus land owned by local agencies, including but not limited to a local agency's responsibility to make written offers to sell the property to various state, county and local entities and a local agency's right to sell the property at fair market value.

WHEREAS, in accordance with the State of California Government Code 65402 the Planning Commission is required to make a finding that the sale of the property is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds the following:

1. The City-owned property located at located at 218 N Douty (APN 012-053-005) as shown on the attached Exhibit A, are no longer needed for any City public purpose and is therefore considered surplus property.
2. That the City is has notified public agencies, in accordance with California Government Code 54222, of the availability of the property.

3. That no public agency responded to the notice with interest in purchasing the property, the City shall follow the City policy adopted in Resolution 90-25-R and commence to invite bids for the sale of the property unless otherwise directed by the City Council.

4. That the future use of the property for commercial purposes is consistent with the City of Hanford General Plan in accordance with Government Code Section 65402.

Passed and Adopted at a regular meeting of the Planning Commission of the City of Hanford held on September, 24, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

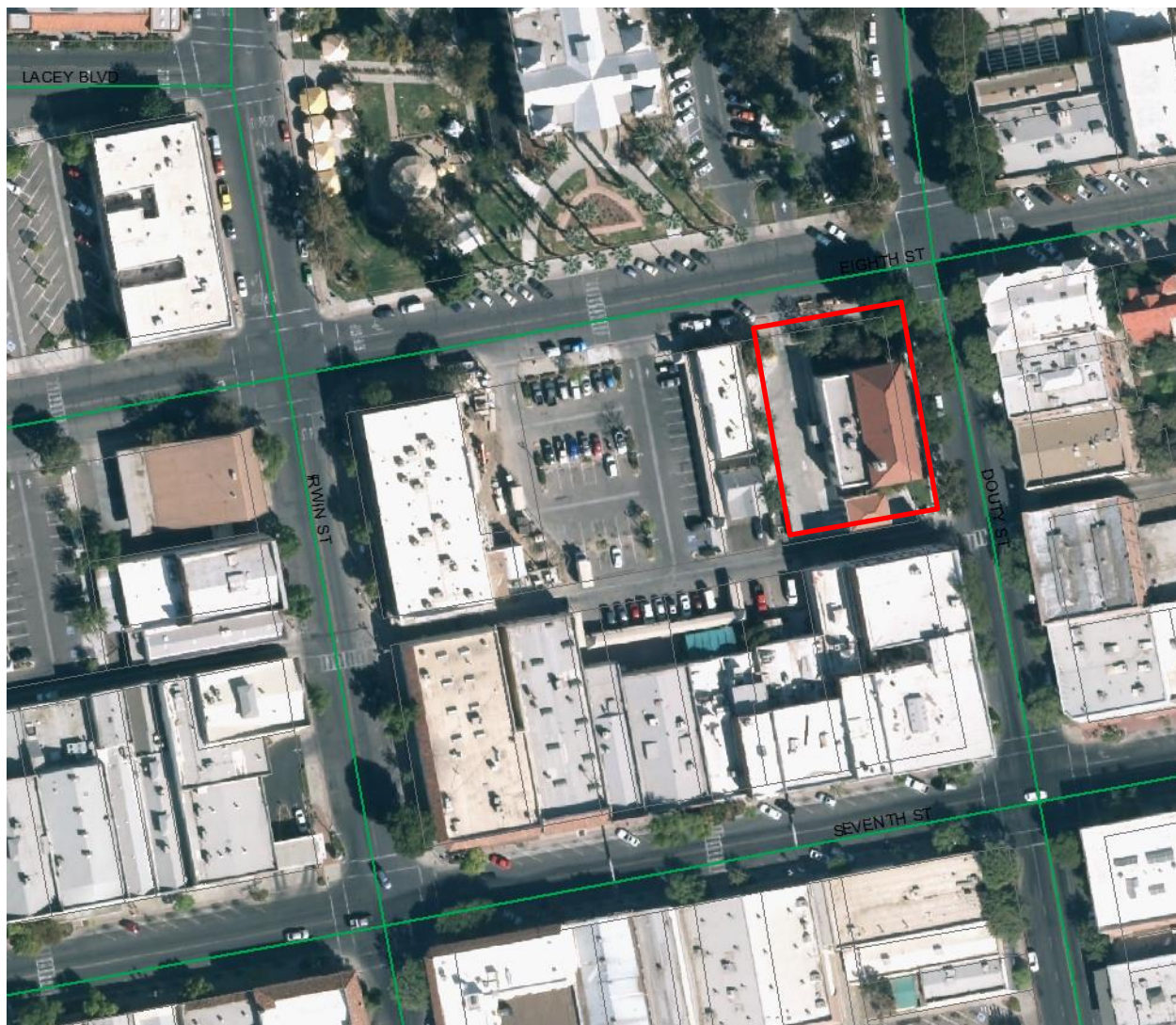
ABSENT:

ATTEST: _____
Darlene R. Mata, Secretary

Attachment: Resolution 19-23 (CD: Finding of Consistency)

Exhibit A

Location Map



Attachment: Resolution 19-23 (CD: Finding of Consistency)



AGENDA STAFF REPORT

MEETING DATE: 9/24/2019	AGENDA SECTION: 2
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SUBJECT:

Finding of General Plan Consistency for the Sale of Surplus City Real Property for commercial use located adjacent to Civic Park, between Douty and Irwin Streets, north of 8th Street, commonly referred to as the Bastille property. (APN 010-265-001 and 010-265-002).

See Attached Staff Report

FISCAL IMPACT:

ATTACHMENTS:

Staff Report

Resolution 19-22

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
September 24, 2019**

PROJECT: Finding of General Plan Consistency for the Sale of Surplus City Real Property located adjacent to Civic Park, between Douty and Irwin Streets, north of 8th Street, commonly referred to as the Bastille property. (APN 010-265-001 and 010-265-002).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the sale of the property located adjacent to Civic Park, between Douty and Irwin Streets, north of 8th Street, commonly referred to as the Bastille property, for commercial use is consistent with the General Plan. The property declared surplus includes the building and the fenced patio on the north side of the building as shown below (APN 010-265-001 and 010-265-002) is consistent with the General Plan in accordance with Government Code Section 65402.

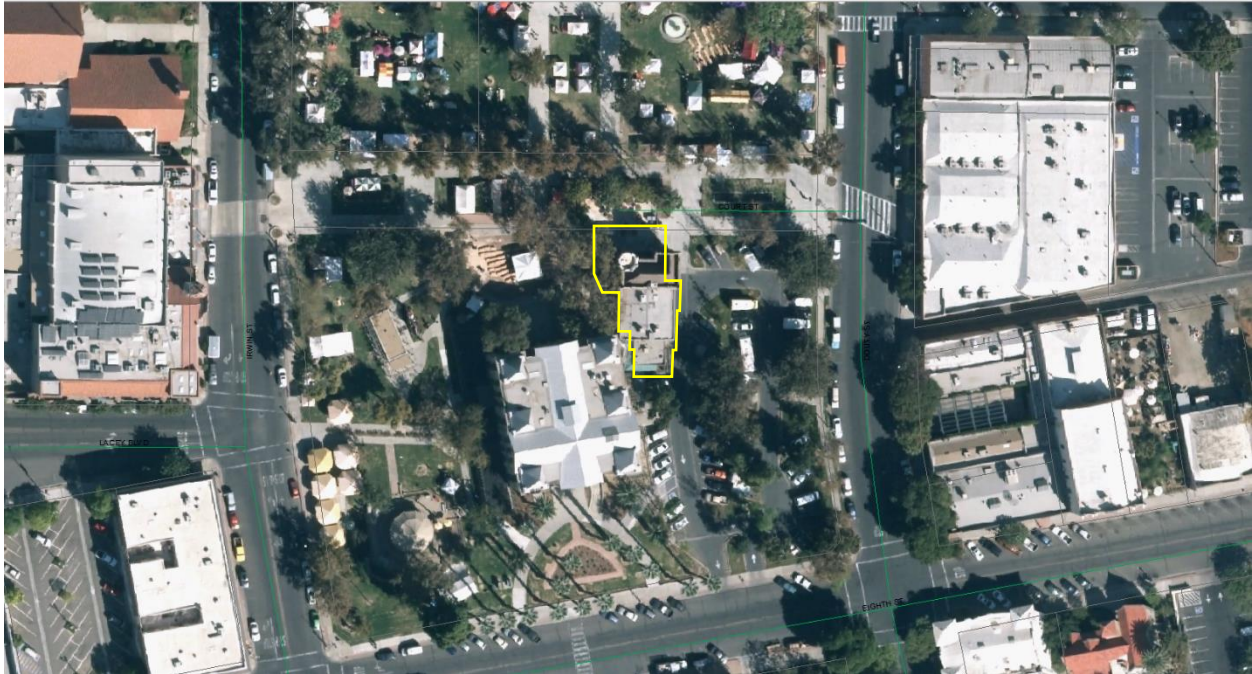
RECOMMENDED MOTION

I move to approve Resolution 2019-22, a finding that the sale of the property located adjacent to Civic Park, between Douty and Irwin Streets, north of 8th Street, commonly referred to as the Bastille, for commercial use is consistent with the General Plan.

BACKGROUND

The subject site is irregular in shape and consists of the building and fenced patio north of the building. Area to be included, but has not been determined, is an area to accommodate a handicap ramp for the future commercial use. The exact parcel to be determined through a legal description to be prepared after a proposal for the development of the site is approved. The City purchased the property from Kings County, but it has not been used for City purposes. In accordance with Government Code 65402, property no longer needed for public purpose may be declared surplus.

The City anticipates publishing a Request for Proposals for the development the site and building for commercial purpose. Any use will be required to be consistent with the allowed uses in the MX-D zone.



ADJACENT LAND USES AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
• North:	Downtown Mixed Use	MX-D
• South:	Downtown Mixed Use	MX-D
• East:	Downtown Mixed Use	MX-D
• West:	Downtown Mixed Use	MX-D

PROJECT EVALUATION

The building is currently vacant and in need of repair and updating to meet seismic safety standards and meet requirements of the Americans with Disabilities Act (ADA). The future development may be subject to a Planned Unit Development to create the parcel and any other requirements of the Municipal Code depending on the proposed commercial use.

GENERAL PLAN CONSISTENCY

California Government Code Section 65402 requires that the disposition of real property that was originally acquired by the City for a public purpose be reviewed by the Planning Commission for determination as to whether the sale conforms to the City's adopted General Plan.

The following goals and policies are excerpts from the 2035 General Plan. They are applicable with respect to the proposed property disposition and support the disposition for use as a future off-site parking lot.

Economic Development Element

Goal E6: A variety of opportunities for vibrant and successful commerce activities.

Policy E27 Commercial Enterprises

Encourage and support new commercial enterprises within areas planned for commercial development, consistent with other General Plan policies.

Policy E28 Commercial Investments

Encourage private-sector investment to continually upgrade and maintain the viability and attractiveness of existing commercial areas.

Goal E7 : A vibrant and thriving Downtown that serves as the City's main commercial center and location for community events.

Goal E8: A distinct Downtown that sets Hanford apart from surrounding communities.

Policy E39 Main Street Hanford

Continue to support the goals and policies of Main Street Hanford including:

- Identifying new downtown business opportunities
- Helping existing businesses expand
- Finding new uses for vacant buildings
- Converting upper stories to housing, office or commercial space
- Improving downtown business management techniques

Land Use Element

Goal L12: Compatibility of commercial land uses with adjacent, surrounding land uses.

Goal L13: Maintenance, enhancement and redevelopment of older commercial districts and shopping centers.

Policy L69 Purpose of Downtown Mixed Use Land Use Designation

Establish the Downtown Mixed Use land use designation as 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.

Policy L70 Typical Uses in Downtown Mixed Use Land Use Designation

Define the uses allowed in the Downtown Mixed Use land use designation to 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. Vertical and horizontal mixed-use developments are encouraged.

RESOLUTION NO. 2019-22

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
DECLARING A FINDING OF GENERAL PLAN CONSISTENCY FOR THE SALE OF
SALE OF SURPLUS CITY REAL PROPERTY FOR COMMERCIAL PURPOSES
LOCATED ADJACENT TO CIVIC PARK, BETWEEN DOUTY AND IRWIN STREETS,
NORTH OF 8TH STREET, COMMONLY REFERRED TO AS THE BASTILLE
PROPERTY (APN 010-265-001 AND 010-265-002) IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 65402.**

..

At regular meeting of the Planning Commission of the City of Hanford duly called and held on September 24, 2019, it was moved by Commissioner____, and seconded by Commissioner_____, and carried that the following resolution be adopted:

WHEREAS, property adjacent to Civic Park, between Douty and Irwin Streets, north of 8th Street (APN 010-265-001, 020-265-002), as shown on the attached Exhibit A, were purchased for City use and is now not needed for public purpose; and,

WHEREAS, the State of California Government Code Sections 54220 to 54232 establishes requirements for the disposition of surplus land owned by local agencies, including but not limited to a local agency's responsibility to make written offers to sell the property to various state, county and local entities and a local agency's right to sell the property at fair market value.

WHEREAS, in accordance with the State of California Government Code 65402 the Planning Commission is required to make a finding that the sale of the property is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds the following:

1. The City-owned property adjacent to Civic Park, between Douty and Irwin Streets, north of 8th Street (APN 010-265-001, 020-265-002),) as shown on the attached Exhibit A, is no longer needed for any City public purpose.

Attachment: Resolution 19-22 (CD: Finding of Consistency)

2. That the City has notified public agencies, in accordance with California Government Code 54222, of the availability of the property,

3. That no public agency responded to the notice with interest in purchasing the property, the City shall follow the City policy adopted in Resolution 90-25-R and commence to invite bids for the sale of the property unless otherwise directed by the City Council.

4. That the future use of the property for commercial purposes is consistent with the City of Hanford General Plan in accordance with Government Code Section 65402.

Passed and Adopted at a regular meeting of the Planning Commission of the City of Hanford held on September, 24, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

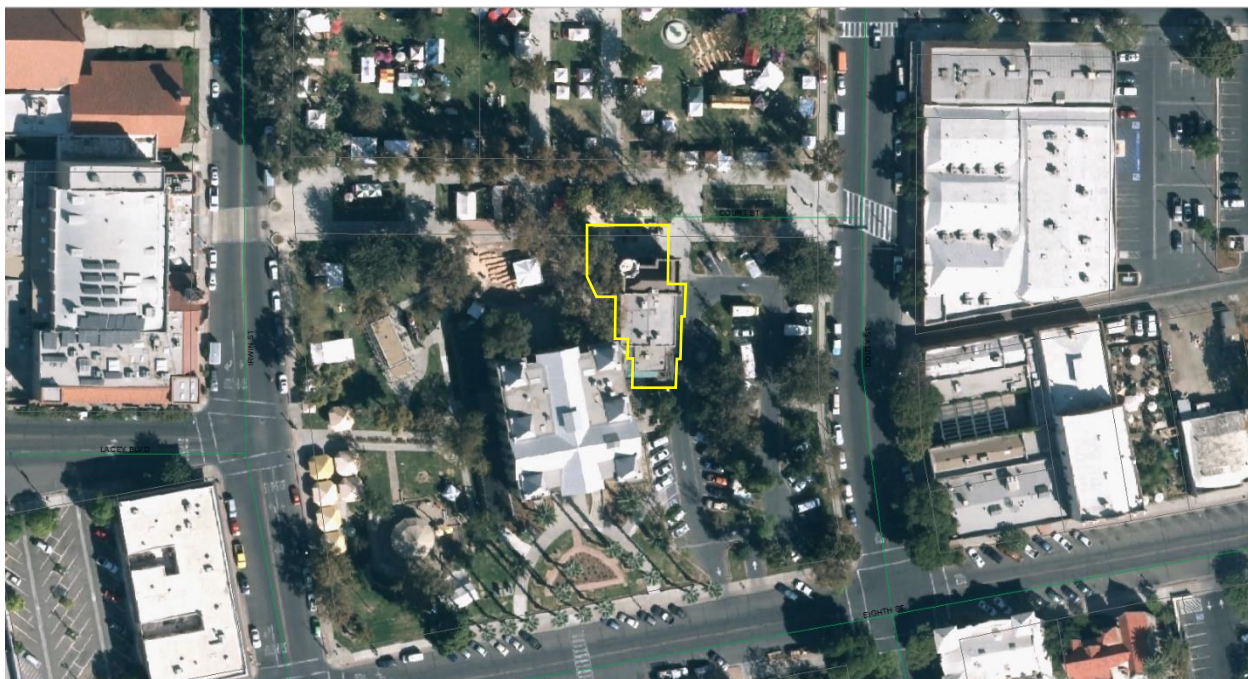
ABSENT:

ATTEST: _____
Darlene R. Mata, Secretary

Attachment: Resolution 19-22 (CD: Finding of Consistency)

Exhibit A

Location Map



Attachment: Resolution 19-22 (CD: Finding of Consistency)