

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, February 11, 2020

CALL TO ORDER

ROLL CALL

INVOCATION

Lt. Jose Juarez, Salvation Army

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 January 14, 2020 Meeting

PUBLIC HEARING

- 1. PROJECT:** Conditional Use Permit No. 2019-06, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district.
LOCATION: The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).
- 2. Variance No. 2019-02,** a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 (A), in order to allow a freestanding pylon sign to encroach within the required setbacks. The project is located at 1645 N. 12th Avenue (APN 010-320-120 and 010-320-121).

GENERAL BUSINESS

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: 2/11/2020	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the January 14, 2020 Meeting

RECOMMENDATION:

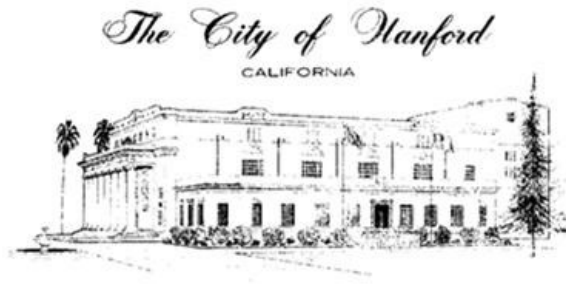
Approve the minutes of the January 14, 2020 minutes.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

01-14-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, January 14, 2020

CALL TO ORDER

In Chairperson PADEN's absence, Vice-Chair DOUGLAS called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:33 PM
Travis Paden		Absent	
Savino Perico		Absent	
Angel Vee Galvan		Present	6:34 PM
Jacob Sanchez		Present	6:28 PM
Jason Kemp Van Ee		Present	6:31 PM

INVOCATION

Kathryn Enloe, Executive Director, Crossroads Pregnancy Center

FLAG SALUTE

Commissioner GALVAN led the flag salute.

PUBLIC COMMENT

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None.

ELECTION OF 2020 CHAIR AND VICE-CHAIR

Vice-Chair DOUGLAS invited nominations for the 2020 Chair position.

Commissioner SANCHEZ nominated Commissioner DOUGLAS, and Commissioner GALVAN nominated Commissioner PADEN.

Because Commissioner DOUGLAS was elected in the first vote, no vote was conducted for the nomination of Commissioner PADEN.

RESULT:	APPROVED [3 TO 1]
AYES:	Douglas, Sanchez, Kemp Van Ee
NAYS:	Galvan
ABSENT:	Paden, Perico

Newly elected Chairperson DOUGLAS invited nominations for the position of 2020 Vice-Chair.

Commissioner GALVAN nominated Commissioner PADEN.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Douglas, Galvan, Sanchez, Kemp Van Ee
ABSENT:	Paden, Perico

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.

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

Approval of the Minutes of the December 10, 2019 Meeting

PUBLIC HEARING

Conditional Use Permit No. 2019-09, a request to convert a former auto center into an urgent care facility in the C-R Regional Commercial zone district and Variance No. 2019-03, a request to deviate from the standards of Section 17.18.130.B of the City of Hanford's Municipal Code, in order to remove the block wall requirement along the rear lot line. The project is located at 1545 Mall Drive (APN 011-060-032). [Continued from December 10, 2019.]

Chairperson DOUGLAS opened the public hearing at 7:10 p.m. and called for the staff report.

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

Public Comment:

FAVOR

Dennis Ham, Hanford resident, requested clarification on the type of medical and dental services proposed.

Bob Ramos, Hanford resident, expressed a safety concern if the block wall is not required. Otherwise, he is not opposed to the project.

Applicant Bill Cummings explained that there are currently no fences adjacent to the property, and a block wall would be a stand-alone fence. The dental services would be typical of a dental office, with no general anesthesia. The offices would be open six or seven days a week, with approximate hours of 8:00 a.m. to 9:00 p.m.

OPPOSED

None

Community Development Director Mata added that she and Police Chief Sever went to the site. Chief Sever stated that the chain-link fence with slats would provide better security, as officers would be able to see through it and notice if anyone was loitering behind it.

Staff answered questions from Commissioners.

Chairperson DOUGLAS closed the public hearing at 7:21 p.m. and called for a motion.

Motion to adopt Resolution 2019-26, approving Conditional Use Permit No. 2019-09.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jacob Sanchez
SECONDER:	Angel Vee Galvan
AYES:	Douglas, Galvan, Sanchez, Kemp Van Ee
ABSENT:	Paden, Perico

Motion to adopt Resolution No. 2019-31, approving Variance No. 2019-03.

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

GENERAL BUSINESS

Discussion of 2020 Planning Commission Calendar

Director Mata reported that City Council approved moving the Planning Commission meetings to 5:30 p.m. The next meeting (and all future regular meetings) will begin at that time.

Discussion decisions:

- Meetings scheduled during the weeks of Thanksgiving and Christmas 2020 will be canceled (November 24 and December 22).
- Director Mata will check with the Commissioners, in advance of meetings scheduled near holidays, to see if they prefer to cancel those meetings.

--When possible, staff will schedule meetings when there is more than one item to review. This is to respect the Commissioners' time, so that they do not have to come out to a meeting for just 15-20 minutes. The goal will be to have at least one meeting a month.

DIRECTOR'S COMMENTS

Director Mata announced that Smart & Final (11th & Lacey) is stocking and plans to open around the end of the month. She will notify the Commissioners when she has the date.

City Council is reviewing a replacement for Michael Johnston's vacant Commission seat. Director Mata anticipates that they will announce an appointment at a February Council meeting.

COMMISSIONERS' ITEMS OF INTEREST

Chairperson DOUGLAS thanked the Commissioners for the opportunity to serve as 2020 Chairperson.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 7:31 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 01-14-2020 (1-14-2020 PC Minutes)



AGENDA STAFF REPORT

MEETING DATE: 2/11/2020

AGENDA SECTION: 1

SUBJECT:

PROJECT: Conditional Use Permit No. 2019-06, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district. **LOCATION:** The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - CUP 2019-06

Resolution No. 2020-02

Attachment 1 - Site Plan Review No. 2019-32

Attachment 2 - Site Plan Review No. 2019-32 Approval Letter

Attachment 3 - KART consultation

Attachment 4 - SJVAPCD Consultation

Attachment 5 - Initial Study/Mitigated Negative Declaration

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, February 11, 2020**

PROJECT: **Conditional Use Permit No. 2019-06**, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district.

LOCATION: The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-02 for the project.
2. Adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2020-02 for the project.
2. I move to adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

PROJECT DESCRIPTION

The project is a request by Lighthouse Fellowship Church to develop a religious institution and charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private charter school (future), and sports fields.

Project Location

The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

Entitlement

Site Plan Review

The applicant submitted Site Plan Review No. 2019-32 for the project site, proposing to develop the vacant site into a religious institution and future private charter school in the MX-C Corridor Mixed Use zone district, with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary (future), 3,750 sq. ft. private school (future), and sports fields, **Attachment 1**.

Site Plan Review No. 2019-32 was reviewed by the Site Plan Review Committee for development of the multi-purpose room and associated parking lot. Conditions of approval appear in the approval letter, **Attachment 2**. All conditions of approval cited in the site plan review approval letter are also conditions of approval of this Conditional Use Permit application.

Development of the items shown as “future,” including the charter school and sanctuary, will be subject to the site plan review entitlement process.

Demolition Permit

The site is currently vacant. All structures were removed from the site under Demolition Permit FY19-0009, which was finalized on December 18, 2018. The former use of the site was a religious institution.

BACKGROUND

The site is currently vacant, but was previously utilized as a religious institution.

The property is designated as Corridor Mixed Use by the General Plan and is zoned MX-C Corridor Mixed Use, in accordance with the General Plan Designation for the site.

Figure 1: General Plan Designation
Corridor Mixed Use
(Property outlined in red)

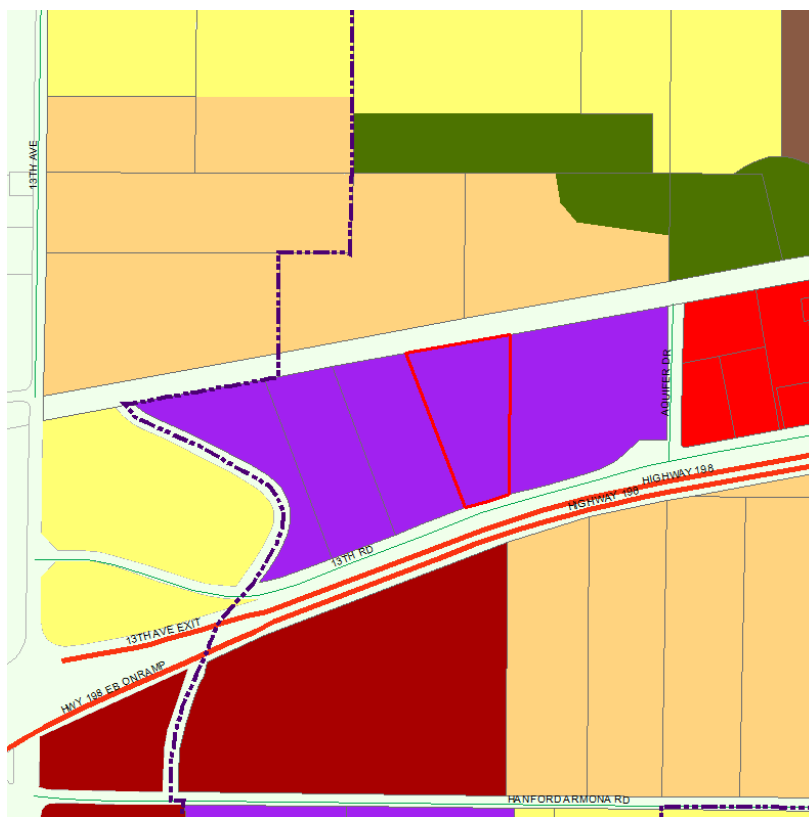


Figure 2: Zoning
MX-C Corridor Mixed Use
(Property outlined in bold)

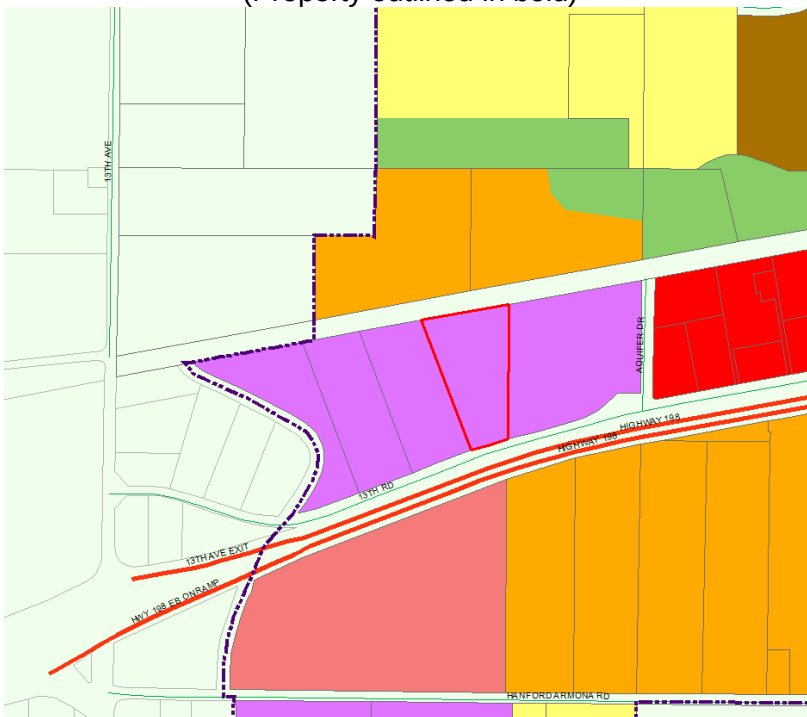
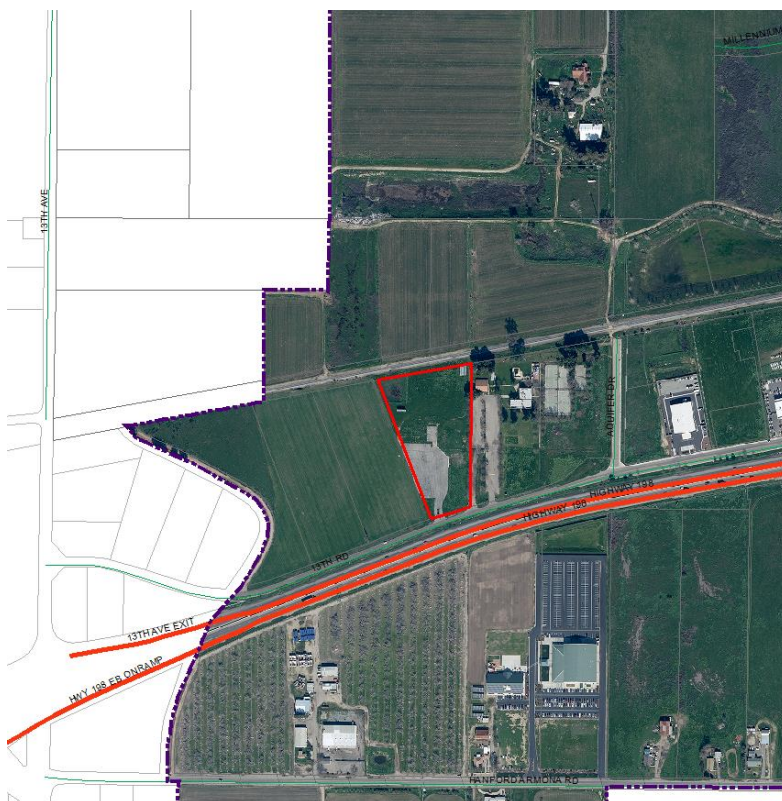


Figure 3: Land Use
(Property outlined in bold)



BACKGROUND INFORMATION**General Plan Designation**

The General Plan designates the property as Corridor Mixed Use. The property is zoned MX-C Corridor Mixed Use, which corresponds with the General Plan Designation. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated charter school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

Zoning Designation**Conditional Use Permit**

The applicant seeks to allow a religious institution and associated charter school on a vacant property in the MX-C Corridor Mixed Use zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, the use of a religious institution or facility and a charter school are subject to approval of a conditional use permit by the Planning Commission in the MX-C Corridor Mixed Use zone district.

A religious institution or facility means, "a facility used primarily to gather for religious worship and related religious activities."

A charter school (school; charter, trade, vocational, business, or professional) means, "a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, art schools, and automotive repair schools, and similar specialized schools."

Figure 4:
Land Use Tables

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	
C10	Religious institution or facility			P		C	C		C	C					
C13	School; charter, trade, vocational, art, business, or professional		C	P		C	C	C	C	C			P		

PROJECT EVALUATION

The site has been evaluated below for conformance with the standards of the MX-C Corridor Mixed Use zone district.

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit, in accordance with Chapter 17.80.

The property is five acres, which exceeds the minimum site area requirement of the MX-C Corridor Mixed Use zone district.

17.26.040 Lot Dimensions

The minimum lot frontage in the MX-C Corridor Mixed Use zone district shall be 40 feet, unless a reciprocal-use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The property has 195 feet of lot frontage along 13th Road (Glendale Avenue).

17.26.050 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. All

required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.26.060 Building Setback Area

No structure is permitted to be placed within a building setback area.

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be a minimum of 15 feet. The multi-purpose building is the building closest to the front property line and is setback 83.25 feet off of 13th Road (Glendale Avenue).

The rear and side building setback area may be zero feet, since the rear and side lot lines do not abut a public street, R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district.

All building setback requirements are met for the project. Future development of the remaining parcel will be subject to the building setbacks presented.

17.26.070 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 proposed on site.

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district shall be 50 feet. The maximum plate height for the multi-purpose building is 22 feet.

Building elevations have not been submitted for the sanctuary and school, however building height requirements will be enforced during the future review process.

17.26.090 Driveways

Whenever possible, developments in the MX-C Corridor Mixed Use zone district shall share driveways to minimize the number of driveways on public streets.

The applicant proposes to develop two driveways for the property. Two access points were required by the Fire Department to ensure adequate emergency access for the site. The two driveways will be developed to City standards and the location has been approved by the City Engineer.

17.26.100 Off-Street Parking

The applicant proposes 131 parking stalls on site, five of which are ADA-accessible, as shown on Site Plan Review No. 2019-32 (**Attachment 1**). This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for religious institutions, which requires one space per 50 square feet of floor area used for seating if seats are not fixed, one space per four seats, or one space per eight feet of bench or pew seats.

Calculation:

$$444 \text{ seats} \div 4 = 111 \text{ parking stalls minimum}$$

At this time, enrollment for the future private charter school is undetermined. Parking shall be provided at a ratio of one space per employee for kindergarten to eighth grade, and one space for employee plus one space per 10 students (planned enrollment) for ninth to 12th grade.

There are 20 excess parking stalls provided on site to be utilized by the private school. Future development of the charter school will be subject to the site plan review process. At that time, parking will be evaluated by staff to ensure adequate parking is allocated for the use.

The applicant proposes to apply the provisions of Section 17.54.060 Joint Use of Parking, in order to utilize the parking for the religious intuition for the additional parking required for the charter school.

In accordance with Section 17.54.060 of the Hanford Municipal Code, the Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

- a. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.
- b. the building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.
- c. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.
- d. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

Future development of the site must adhere to the requirements of the Hanford Municipal Code pertaining to off-street parking.

17.26.110 Usable open space

In the MX-C Corridor Mixed Use zone district, new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.

Lots with four or less dwelling units shall provide for a usable open space area of a minimum 300 square feet per dwelling unit. The open space shall be a minimum 15 feet wide.

Lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents.

The use of a religious facility with an associated charter school is not considered commercial or residential; therefore, open space is not required. The applicant does provide open space in the form of a basketball court, soccer fields, and a playground.

17.26.120 Landscaping

In the MX-C Corridor Mixed zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

A minimum of 15 feet of landscaping is provided along Glendale Avenue, except where there is a driveway.

17.26.130 Screening, Fences, and Walls

In the MX-C Corridor Mixed use zone district, fences and walls shall be provided for each use in accordance with section 17.50.120. 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, O-R, PF, AP, O-R, or CO zone district. The property backs up to the railroad and on the other side of the rail road is R-M zone district. According to the definitions of the Hanford Municipal Code, abut means, "two or more parcels sharing a common boundary at least at one point." The MX-C zoned property does not share a common boundary with the R-M zoned property; therefore, a block wall is not required.

17.26.140 Signs

Signs placed in the MX-C Corridor Mixed use zone district shall be subject to the requirements and standards prescribed in Chapter 17.56.

Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

All signage requires a separate application.

17.26.150 General Provisions and Standards

In the MX-C Corridor Mixed Use zone district businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure. The only outdoor activities taking place on site would be utilization of the sports fields and playground equipment, which is consistent with the purposes of the Municipal Code.

The MX-C Corridor Mixed Use zone district shall be designed to provide and encourage walking, within the commercial uses and between the commercial uses and the residential uses within the MX-C Corridor Mixed Use zone district and nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot-wide pedestrian path of travel between site entrances and the public sidewalk. There is adequate pedestrian connectivity on site and to the public sidewalk. The surrounding area has not been developed, yet. Future development will be required to provide sidewalks along the public street to enhance walkability.

All requirements of the MX-C Corridor Mixed Use zone district, prescribed by Chapter 17.26 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2019-06

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

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

ANALYSIS: That the proposed development of the religious institution and future charter school will not impair the integrity and character of the MX-C Corridor Mixed Use zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed religious institution and future charter school is compatible with existing and future planned land uses in the MX-C Corridor Mixed Use zone district. The site had previously been occupied by a church. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. The development and use of a religious institution with an associated charter school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That the General Plan designates the property as Corridor Mixed Use. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's

request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

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

ANALYSIS: That in accordance with CEQA guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 has been prepared.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. The proposed use and development of the religious institution and charter school are compliant with the Hanford Municipal Code. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-32 and the resolution.

ENVIRONMENTAL ASSESSMENT

PRE-CONSULTATION

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

1. Consultation from Michael Wilson with AT&T (Received October 28, 2019).
2. Consultation from Michael Hawkins with Kings County Public Works (Received November 5, 2019; updated January 7, 2020).
3. Consultation from Robert Gilles with the San Joaquin Valley Air Pollution Control District (Received November 7, 2019).

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

AT&T

Consultation was received from Michael Wilson with AT&T on October 28, 2019, providing the following, "existing copper telephone feed will be abandoned, developer to provide conduit for fiber line extension, developer to contact AT&T during design phase for point of feed and telco requirements. Feed from east (towards car lot)."

Analysis: Staff has passed on AT&T's comment to the applicant to encourage consultation.

Kings County Public Works

On November 5, 2019, the City received pre-consultation from Michael Hawkins with Kings County Public Works, stating, “1.) Please provide a traffic impact report for the intersection of Glendale and 13th Avenue. 2.) How many vehicles are expected daily and at what time of day?”

Staff Analysis: City staff alerted the applicant that a traffic study was required and that Kings County Public Works had requested additional information regarding trip counts.

On January 7, 2020, a follow-up consultation was received stating that, although a traffic study had been required, based on additional information provided by the developer, the study was deemed unnecessary and that the County would no longer require a traffic study or further trip count information.

The City of Hanford Engineering Division concurred that a traffic study should not be required for the project

Pre-Consultation – San Joaquin Valley Air Pollution Control District

The following comments were received from the SJVAPCD:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the project referenced above consisting of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (Sox), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns per year or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criterial pollutant emissions significance thresholds.
2. District Rule 9510 is intended to mitigate a project’s impact on air quality through project design elements or by payment of applicable off-site fees. The proposed Project is subject to District Rule 9510 (Indirect Source Review) as it will receive a project-level discretionary approval from a public agency and will exceed 9,000 square feet of educational space. When subject to the rule, and Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

The District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at:

<http://valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. Regulation VIII (Fugitive PM10 Prohibitions) - the Project will be subject to Regulation VIII. You are required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.
4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
5. The District recommends that a copy of the District's comments be provided to the Project proponent."

Analysis:

The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit.

The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities.

A copy of the District's comments has been provided to the Project proponent. The Project proponent has been encouraged to contact the Air District's small Business Assistance Office to identify other rules and regulations the project may be subject to.

CONSULTATION

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to the concerned agencies on January 17, 2020. Comments were received from the following agencies:

1. Kings County Rural Transit
2. San Joaquin Valley Air Pollution Control District

Kings Area Rural Transit (KART) – Attachment 3

On February 3, 2020 the City received consultation from Mark Pedreiro with Kings County Public Works, stating, "KART would like consideration for a bus stop area. Please consider a bus pullout

or bus bay for safe pick up of passengers from facilities – need ADA-accessible path-of-travel from bus stop to facilities.”

Staff Analysis: A condition of approval has been added to the resolution requiring the applicant to coordinate with KART to determine a feasible bus stop location.

San Joaquin Valley Air Pollution Control District – Attachment 4

Consultation was received from Robert Gilles with the San Joaquin Valley Air Pollution Control District on February 5, 2020, providing the following, “The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project. Per the Initial Study/Mitigated Negative Declaration (IS/MND), the proposed Project consists of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. the IS/MND for the proposed Project is tiered from the 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the Hanford City Council on April 15, 2017, and a Statement of Overriding Considerations was adopted which included Air Quality (cumulative). The District previously commented on Early Consultation, Conditional Use Permit No. 2019-06 (CEQA Reference No. 20191258).

The District offers the following additional comment:

Mitigation Measure MM Air Quality 3 states: “The project is subject to District Rule 9510...” “The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.”

The District offers the following clarification on when an AIA is required to be submitted to the District. Per District Rule 9510 Section 5.0, “Any applicant subject to this rule shall submit an Air Impact Assessment (AIA) application no later than applying for a final discretionary approval with the public agency.” In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.”

Staff Analysis: The consultation letter was forwarded to the project proponent encouraging to contact the District to file an AIA as soon as possible.

ENVIRONMENTAL ASSESSMENT

That in accordance with CEQA guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 has been prepared (**Attachment 5**).

PUBLIC COMMENT

A Notice of Public Hearing and notice of intent to adopt a mitigated negative declaration for the project was noticed in the local newspaper on January 17, 2020 and mailed to property owners within 300 feet of the project site on January 16, 2020. No comments have been received, as of the date of preparation of this report.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-02 for the project.
2. Adopt Resolution No. 2020-02, approving Conditional Use Permit No. 2019-06.

Applicant:

Townsend Architectural Group
484 N. Prospect
Porterville, CA 93257

Owner:

Lighthouse Fellowship
223 Florence Drive
Hanford, CA 9230

RESOLUTION NO. 2020-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PLANNING COMMISSION PERTAINING TO CONDITIONAL USE PERMIT NO. 2019-06, A REQUEST TO DEVELOP A RELIGIOUS INSTITUTION AND ASSOCIATED CHARTER SCHOOL IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED NORTH OF GLENDALE AVENUE, WEST OF AQUIFER DRIVE (APN 011-010-044).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 11, 2020, on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2016-06, a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.82 of the Hanford Municipal Code; and

WHEREAS, the project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2019-32, attached as **Exhibit A**; and

WHEREAS, all conditions of approval for Site Plan Review No. 2019-32, attached as **Exhibit B**, shall also become conditions of approval for Conditional Use Permit No. 2019-06; and

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

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2020-02, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, and certifies that Mitigated Negative Declaration No. 2020-02 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed development of the religious institution and future charter school will not impair the integrity and character of the MX-C Corridor Mixed Use zone district.

The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed religious institution and future charter school is compatible with existing and future planned land uses in the MX-C Corridor Mixed Use zone district. The site had previously been occupied by a church. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

A religious institution and charter school is listed as a permitted use, with the approval of a conditional use permit, in the MX-C Corridor Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. The development and use of a religious institution with an associated charter school is consistent with the regulations set forth in the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district.

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

ANALYSIS: That the General Plan designates the property as Corridor Mixed Use. According to General Plan Policy L65, the purpose of the Corridor Mixed Use land use designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. In accordance with Policy L66, typical uses in the Corridor Mixed Use zone district include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The applicant's request to allow the use of a religious institution with an associated private school is consistent with the General Plan, as it proposes an establishment engaged in day-to-day services.

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

ANALYSIS: That in accordance with California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2020-02 has been prepared.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.26 for the MX-C Corridor Mixed Use zone district. The proposed use and development of the religious institution and charter school are compliant with the Hanford Municipal Code. Any other improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-32 and the resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2019-06 shall be approved, subject to the conditions of approval for Site Plan Review No. 2019-32, attached as **Exhibit B**, and the mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, and the following conditions:

1. That future development of the sanctuary and charter school, shown as "future" on Site Plan Review No. 2019-32, are subject to the site plan review entitlement process.
2. That the applicant contact Mark Pedreiro with Kings Area Rural Transit at (559)852-2624 or mark.pedreiro@co.kings.ca.us to determine a feasible bus stop location for the site.
3. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commenced.

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

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

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
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 11th day of February 2020.

Darlene R. Mata, Secretary

Exhibit A
Site Plan No. 2019-32

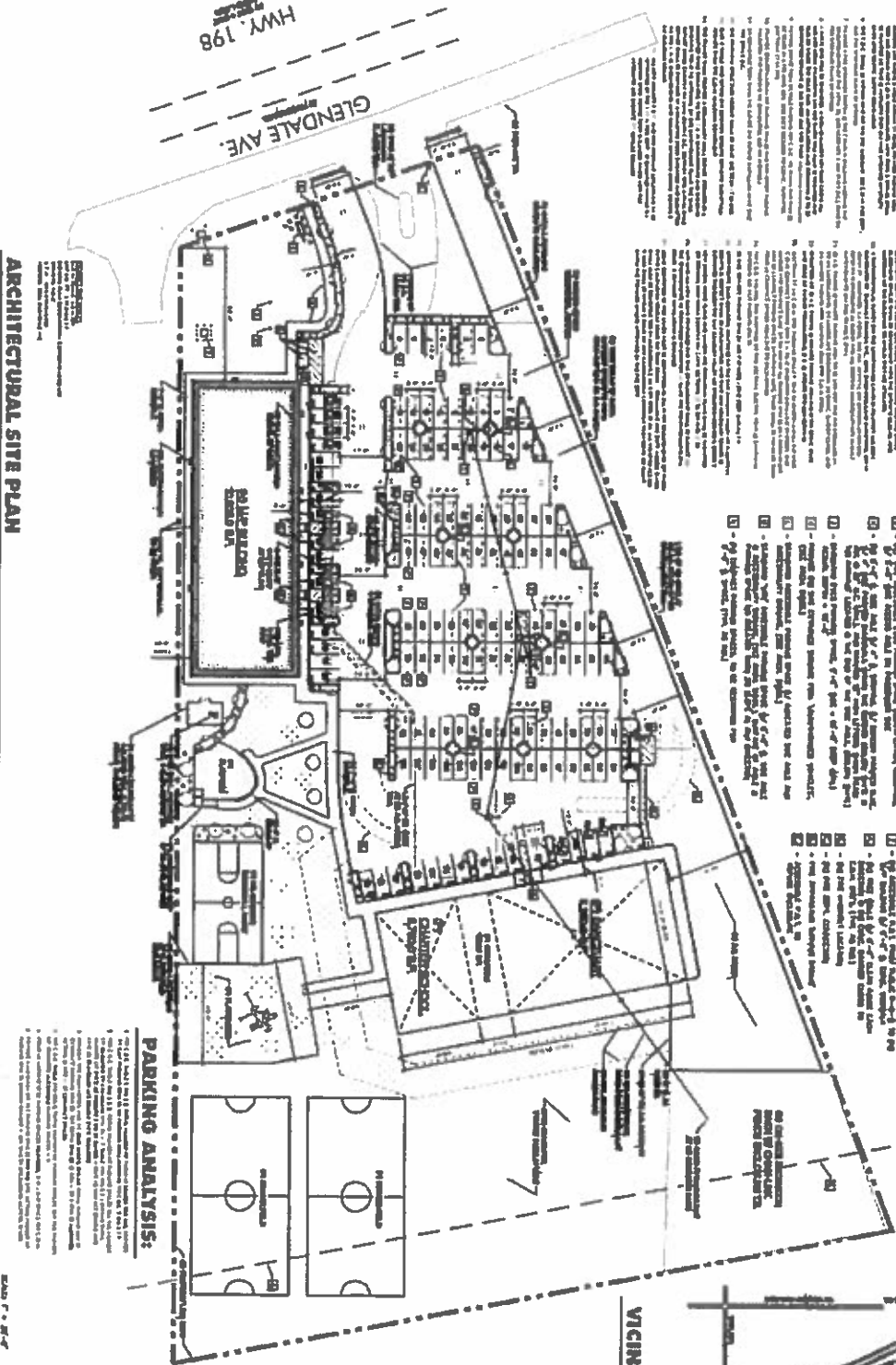
Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)

GENERAL SITE PLAN NOTES:

- 1. The site is located within the City of San Jose, California, and is subject to the City's Comprehensive Zoning Ordinance (CZO) and the California Environmental Quality Act (CEQA).
- 2. The site is currently zoned as a [Zoning Code] and is proposed for [Proposed Use].
- 3. The site is located adjacent to [Adjacent Property/Highway] and is bounded by [Site Boundaries].
- 4. The site is proposed to be developed with [Proposed Development] and is estimated to be [Estimated Area].
- 5. The site is proposed to be developed with [Proposed Development] and is estimated to be [Estimated Area].
- 6. The site is proposed to be developed with [Proposed Development] and is estimated to be [Estimated Area].
- 7. The site is proposed to be developed with [Proposed Development] and is estimated to be [Estimated Area].
- 8. The site is proposed to be developed with [Proposed Development] and is estimated to be [Estimated Area].
- 9. The site is proposed to be developed with [Proposed Development] and is estimated to be [Estimated Area].
- 10. The site is proposed to be developed with [Proposed Development] and is estimated to be [Estimated Area].

SITE PLAN KEY NOTES & LEGEND:

- 1. [Symbol] - [Description]
- 2. [Symbol] - [Description]
- 3. [Symbol] - [Description]
- 4. [Symbol] - [Description]
- 5. [Symbol] - [Description]
- 6. [Symbol] - [Description]
- 7. [Symbol] - [Description]
- 8. [Symbol] - [Description]
- 9. [Symbol] - [Description]
- 10. [Symbol] - [Description]
- 11. [Symbol] - [Description]
- 12. [Symbol] - [Description]
- 13. [Symbol] - [Description]
- 14. [Symbol] - [Description]
- 15. [Symbol] - [Description]
- 16. [Symbol] - [Description]
- 17. [Symbol] - [Description]
- 18. [Symbol] - [Description]
- 19. [Symbol] - [Description]
- 20. [Symbol] - [Description]



ARCHITECTURAL SITE PLAN

PARKING ANALYSIS:

1. [Text]

2. [Text]

3. [Text]

4. [Text]

5. [Text]

6. [Text]

7. [Text]

8. [Text]

9. [Text]

10. [Text]

VICINITY MAP



THE LIGHTHOUSE CHURCH

2201 Glendale Ave
Hayward, CA 94620

REVISION

NO.	DATE	DESCRIPTION
1	10/1/2019	Initial Design
2	11/1/2019	Revised Design
3	12/1/2019	Final Design

SITE PLAN

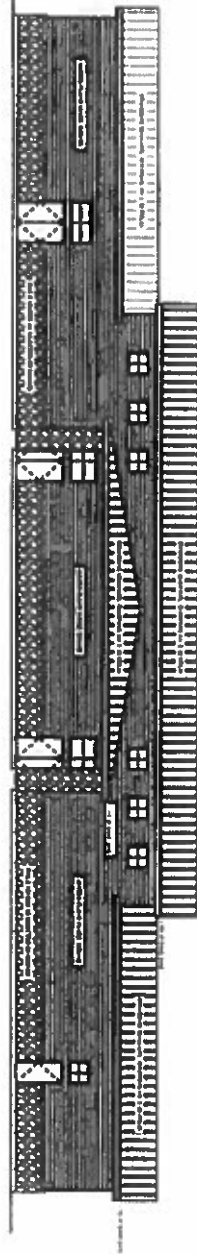
18730

ARCHITECTURAL

SPR 2019-12 (202 1083)

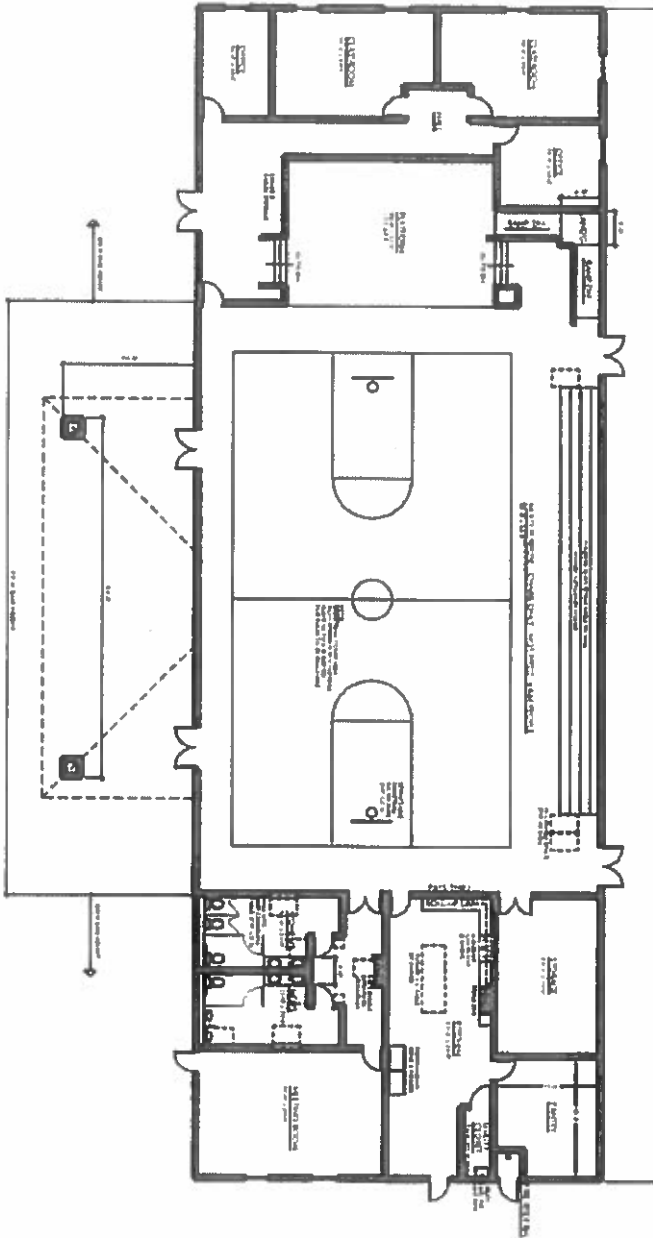
UP 2019 06 (506 0213)

A-1



FRONT ELEVATION

SCALE 1/8" = 1'-0"



MULTI-PURPOSE BUILDING FLOOR PLAN

SCALE 1/8" = 1'-0"

THE Lighthouse Church is a religious organization that is not a public entity. The information contained herein is for informational purposes only and is not to be used for any other purpose.



A-2

TOWNSEND ARCHITECTURAL, INC. 1000 S. GATEWAY BLVD., SUITE 100 TAMPA, FL 33606 TEL: 813.281.1111 WWW.TOWNSENDARCHITECT.COM	THE Lighthouse CHURCH 2204 Church Ave. TAMPA, FL 33606 HILLSBORO, CA 92308	REVISION <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/1/2019</td> <td>Initial Design</td> </tr> <tr> <td>2</td> <td>10/1/2019</td> <td>Revised Design</td> </tr> <tr> <td>3</td> <td>10/1/2019</td> <td>Final Design</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/1/2019	Initial Design	2	10/1/2019	Revised Design	3	10/1/2019	Final Design	MULTI-PURPOSE BUILDING FLOOR PLAN EXT ELEVATION 181710
NO.	DATE	DESCRIPTION													
1	10/1/2019	Initial Design													
2	10/1/2019	Revised Design													
3	10/1/2019	Final Design													

Exhibit B
SPR 2019-32 Conditions of Approval

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER
VICE-MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORESEN
CITYMANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: February 7, 2020

PROJECT: Site Plan Review 2019-32 (502-1083) **REV. 1**

APPLICANT: Townsend Architectural Group

LOCATION: 12634 13th Road (APN 011-010-044)

PROPOSAL: New religious institution

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 28, 2019

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 |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,


 Gabrielle Myers, Senior Planner
 Community Development Department

February 7, 2020
 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 17.70.080). **Exemption No. 2020-06**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project

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

I have reviewed a copy of the Site Plan Review Approval No. 2019-32 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: October 2, 2019

SITE PLAN NUMBER: SPR 2019-32 (502-1083); CUP 2019-06 (508-0213) REV. 1

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

General Plan Designation: Corridor Mixed Use

Zoning: MX-C

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

Notes:

- Future charter school and sanctuary will need additional parking (potential to allow joint parking) and be evaluated under a future site plan review
- Initial study required – submit environmental fee \$1,450 (City of Hanford)
 - o \$2,354.75 and \$105 (payable to Kings County)

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. 2019-32 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Corridor zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas (Section 17.26.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be 15 feet.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☐ The street side building setback shall be 15 feet.

Distances Between Structures (Section 17.26.060)

- ☒ That the minimum distance between a structure solely used for residential purposes and other structures shall be 10 feet, except as provided by building code.

Height of Structures (Section 17.26.080)

- ☒ That the maximum structure height shall be 50 feet.

Off Street Parking: (Section 17.54).

- ☒ That a minimum of 111 parking spaces shall be provided for the site, five of which are ADA-accessible, based on the ratio for religious institutions or facilities, one stall per four seats:

Calculation:

$$444 \text{ seats} \div 4 = 111 \text{ parking stalls minimum}$$

- **Potential for joint parking use for the sanctuary and charter school use. See Section 17.54.060 of the Hanford Municipal Code.**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☐ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls.

Usable Open Space: (Section 17.26.110).

- ☐ That new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.

Signage: (Section 17.56).

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

Landscaping: (Section 17.26.120 and 17.52).

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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

Fencing and Walls: (Section 17.26.130)

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

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2019-032(502-1083) Church Complex
8-28-19
2336 Glendale

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. (Submittals after Dec 31, 2019 will be under the 2019 codes).
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.
13. That separate water, sewer, electrical and gas services be provided to each building.
14. That the address will be 2336 Glendale
15. 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 2016 (2019) California Building Code, Section 1803.
16. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

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: 2019-32 CUP 2019-06 (502-0213)

Date: 8/20/19

Project #: 502-1083 The Lighthouse Church 12634 13th Rd.

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.

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)

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):
- 20 feet 1 inch inside turning radius (inside rear wheel)
 - 36 feet 3 inch curb to curb (outside front wheel)
 - 44 feet 6 inch outside radius (outside front bumper)
 - 50 feet outside radius (outside of bucket)
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.
- Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.

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:
- 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.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
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.

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# 19-32 – Lighthouse Church – Glendale Avenue

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 a minimum 12 inch diameter water main and appurtenances shall be extended from the intersection of Glendale Avenue and Aquifer Avenue to the western limits of the development. Improvements shall conform to the City's water master plan. (Unless development can be served from the drilling of a domestic well.)
3. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineer Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Utilities and Engineer Department review and approval prior to beginning construction.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Utilities and Engineer Department review and approval prior to beginning construction.
5. 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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)



City of Hanford

Department of Public Works

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6. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
7. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
7. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. Development is not currently served by sewer. If sewer is not extended to this development, development may install a septic system sized per the California Plumbing Code.

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

John Doyel

Utilities and Engineering Director (559) 585-2571

11/04/19

DATE

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)



City of Hanford

Department of Public Works

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.
5. That the basin shown on the site plan be designed per City of Hanford Standards, but be maintained privately by the developer.

Street Construction:

1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width.
2. That street lights shall be installed along the development frontage in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Curb, Gutter, and Sidewalk Requirements:

1. That concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage.

Drive Approach Requirements:

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

11/04/19
DATE

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)



Department of Public Works

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

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 10,803 sf – Commercial – Site Area: 5.00 Acres)**
 - A. That the development is subject to a **\$39,283.23 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$14,473.86 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$15,866.37 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$0.00 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - E. That the development is subject to a **\$6,986.30 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is subject to a **\$4,401.14 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - G. That the development is subject to a **\$4,426.98 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$4,800.05 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)

John Doyel

Utilities and Engineering Director (559) 585-2571

11/04/19

DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service.**

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

11/04/19
DATE

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2020-02 (Conditional Use Permit No. 2019-06)

Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32
Mitigation Measures
Mitigated Negative Declaration 2020-02

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project could substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develop the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance.	Developer
MM Aesthetics 2	The project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the development comply with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards.	Developer
AIR QUALITY			
MM Air Quality 1:	The project may conflict with or obstruct implementation of the applicable air quality plan?	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality	That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf .	Developer

	violation?	Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.	
MM Air Quality 3	The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe; Developer or representative to notify archeologist or coroner of discovery (if uncovered)
GEOLOGY AND SOILS			
MM Geology 1:	That the project may	That the development of the project complies with the applicable General	City of Hanford

	expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Plan policies, as well as the California Building Code.	must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study

	potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cchrs.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
MM Hazards 2	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? That the Project could create a significant hazard to the public or	Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer

	the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide

	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	City to require; Developer to provide
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce
MM Noise 2 & 3:	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce

PUBLIC SERVICES			
MM Public Services 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	That the development of the project will be subject to Fire Impact Fees.	Developer to pay
MM Public Services 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	That the development of the project will be subject to Police Impact Fees.	Developer to pay
MM Public Services 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)	That the development of the project will be subject to Park Impact Fees.	Developer to pay
TRANSPORTATION/TRAFFIC			

MM Transportation/Traffic 1	The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 2	The project may conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 3	The project may substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or	Conditions of the development include: 1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width. 2. That concrete curbs, gutters and sidewalks located along the	City to require; developer to provide

	incompatible uses (e.g., farm equipment)?	Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage.	
		3. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the future development would be required to implement water conservation measures.	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the future project be required to comply with all statutes and regulations related to solid waste, including: 1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure if enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments. 2. Payment of Refuse impact fees.	City to require; developer to provide

SITE PLAN KEY NOTES & LEGEND:

- [illegible]

ARCHITECTURAL SITE PLAN

ARCHITECTURE

9-11 • 11-9

[illegible]



SECRET - J - 1-4



Wahl 1/6 = 1-6

1. **Subject:** Mr. J. Edgar Hoover, Director, Federal Bureau of Investigation, U.S. Department of Justice, Washington, D.C. 20535.

Packet Pg. 63

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

DATE: February 7, 2020

PROJECT: Site Plan Review 2019-32 (502-1083) **REV. 1**

APPLICANT: Townsend Architectural Group

LOCATION: 12634 13th Road (APN 011-010-044)

PROPOSAL: New religious institution

ZONING: MX-C Corridor Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: August 28, 2019

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 |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,


 Gabrielle Myers, Senior Planner
 Community Development Department

February 7, 2020
 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 17.70.080). **Exemption No. 2020-06**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project

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

I have reviewed a copy of the Site Plan Review Approval No. 2019-32 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: October 2, 2019

SITE PLAN NUMBER: SPR 2019-32 (502-1083); CUP 2019-06 (508-0213) REV. 1

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

General Plan Designation: Corridor Mixed Use

Zoning: MX-C

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

Notes:

- Future charter school and sanctuary will need additional parking (potential to allow joint parking) and be evaluated under a future site plan review
- Initial study required – submit environmental fee \$1,450 (City of Hanford)
 - o \$2,354.75 and \$105 (payable to Kings County)

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. 2019-32 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.
- ☐ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.
- ☒ That the Mixed Use Corridor zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

- ☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas (Section 17.26.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be 15 feet.
 - ☒ The rear building setback may be zero.
 - ☒ The side building setback may be zero.
 - ☐ The street side building setback shall be 15 feet.

Distances Between Structures (Section 17.26.060)

- ☒ That the minimum distance between a structure solely used for residential purposes and other structures shall be 10 feet, except as provided by building code.

Height of Structures (Section 17.26.080)

- ☒ That the maximum structure height shall be 50 feet.

Off Street Parking: (Section 17.54).

- ☒ That a minimum of 111 parking spaces shall be provided for the site, five of which are ADA-accessible, based on the ratio for religious institutions or facilities, one stall per four seats:

Calculation:

$$444 \text{ seats} \div 4 = 111 \text{ parking stalls minimum}$$

- **Potential for joint parking use for the sanctuary and charter school use. See Section 17.54.060 of the Hanford Municipal Code.**

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☐ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls.

Usable Open Space: (Section 17.26.110).

- ☐ That new commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area.

Signage: (Section 17.56).

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

Landscaping: (Section 17.26.120 and 17.52).

- ☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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

Fencing and Walls: (Section 17.26.130)

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

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 18 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2019-032(502-1083) Church Complex
8-28-19
2336 Glendale

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. (Submittals after Dec 31, 2019 will be under the 2019 codes).
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.
13. That separate water, sewer, electrical and gas services be provided to each building.
14. That the address will be 2336 Glendale
15. 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 2016 (2019) California Building Code, Section 1803.
16. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

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: 2019-32 CUP 2019-06 (502-0213)

Date: 8/20/19

Project #: 502-1083 The Lighthouse Church 12634 13th Rd.

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):
- 20 feet 1 inch inside turning radius (inside rear wheel)
 - 36 feet 3 inch curb to curb (outside front wheel)
 - 44 feet 6 inch outside radius (outside front bumper)
 - 50 feet outside radius (outside of bucket)
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.
- Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.

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:
- 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.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
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.

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# 19-32 – Lighthouse Church – Glendale Avenue

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 a minimum 12 inch diameter water main and appurtenances shall be extended from the intersection of Glendale Avenue and Aquifer Avenue to the western limits of the development. Improvements shall conform to the City's water master plan. (Unless development can be served from the drilling of a domestic well.)
3. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineer Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Utilities and Engineer Department review and approval prior to beginning construction.
4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Utilities and Engineer Department review and approval prior to beginning construction.
5. 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.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE



City of Hanford

Department of Public Works

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6. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
7. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
7. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. Development is not currently served by sewer. If sewer is not extended to this development, development may install a septic system sized per the California Plumbing Code.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

2/25/19
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

John Doyel

Utilities and Engineering Director (559) 585-2571

11/04/19

DATE



City of Hanford

Department of Public Works

1.d

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

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.
5. That the basin shown on the site plan be designed per City of Hanford Standards, but be maintained privately by the developer.

Street Construction:

1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width.
2. That street lights shall be installed along the development frontage in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Curb, Gutter, and Sidewalk Requirements:

1. That concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage.

Drive Approach Requirements:

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

11/04/19
DATE

Attachment: Attachment 2 - Site Plan Review No. 2019-32 Approval Letter (Conditional Use Permit No. 2019-06)



City of Hanford

Department of Public Works

1.d

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

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

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 10,803 sf – Commercial – Site Area: 5.00 Acres)**
 - A. That the development is subject to a **\$39,283.23 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$14,473.86 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$15,866.37 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$0.00 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - E. That the development is subject to a **\$6,986.30 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is subject to a **\$4,401.14 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - G. That the development is subject to a **\$4,426.98 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
 - H. That the development is subject to a **\$4,800.05 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Attachment 2 - Site Plan Review No. 2019-32 Approval Letter (Conditional Use Permit No. 2019-06)

John Doyel

Utilities and Engineering Director (559) 585-2571

11/04/19

DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 19-32 – Lighthouse Church – Glendale Avenue

General Requirements:

1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service.

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

11/04/19
DATE

Attachment: Attachment 2 - Site Plan Review No. 2019-32 Approval Letter (Conditional Use Permit No. 2019-06)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER
VICE MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORENSEN
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

January 17, 2020

PROJECT REVIEW - CONSULTATION NOTICE

The Community Development Department of the City of Hanford is requesting your comments regarding Site Plan Review No. 2019-32 and Conditional Use Permit No. 2019-06.

DESCRIPTION AND LOCATION:

Site Plan Review No. 2019-32: A request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary, 3,750 sq. ft. charter school, and sports fields. **Conditional Use Permit No. 2019-06:** A request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district. **Location:** The project is located north of Glendale Ave, west of Aquifer Drive (APN 011-010-044).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. A public hearing pertaining to the project will be held by the City of Hanford Planning Commission on February 11, 2020 at 5:30 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

Recommendations or suggestions for changes or mitigation measures requested by agencies having jurisdiction by law over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resources Code Section 21081.6. It is requested that your comments, if any, be transmitted to this office by **February 6, 2020** via mail to the address above or emailed to gmyers@cityofhanfordca.com. Failure to comment will indicate approval of the project and no additional information will be sent to you. If you have any questions or concerns regarding this project, please call me at (559) 585-2580.

Sincerely,

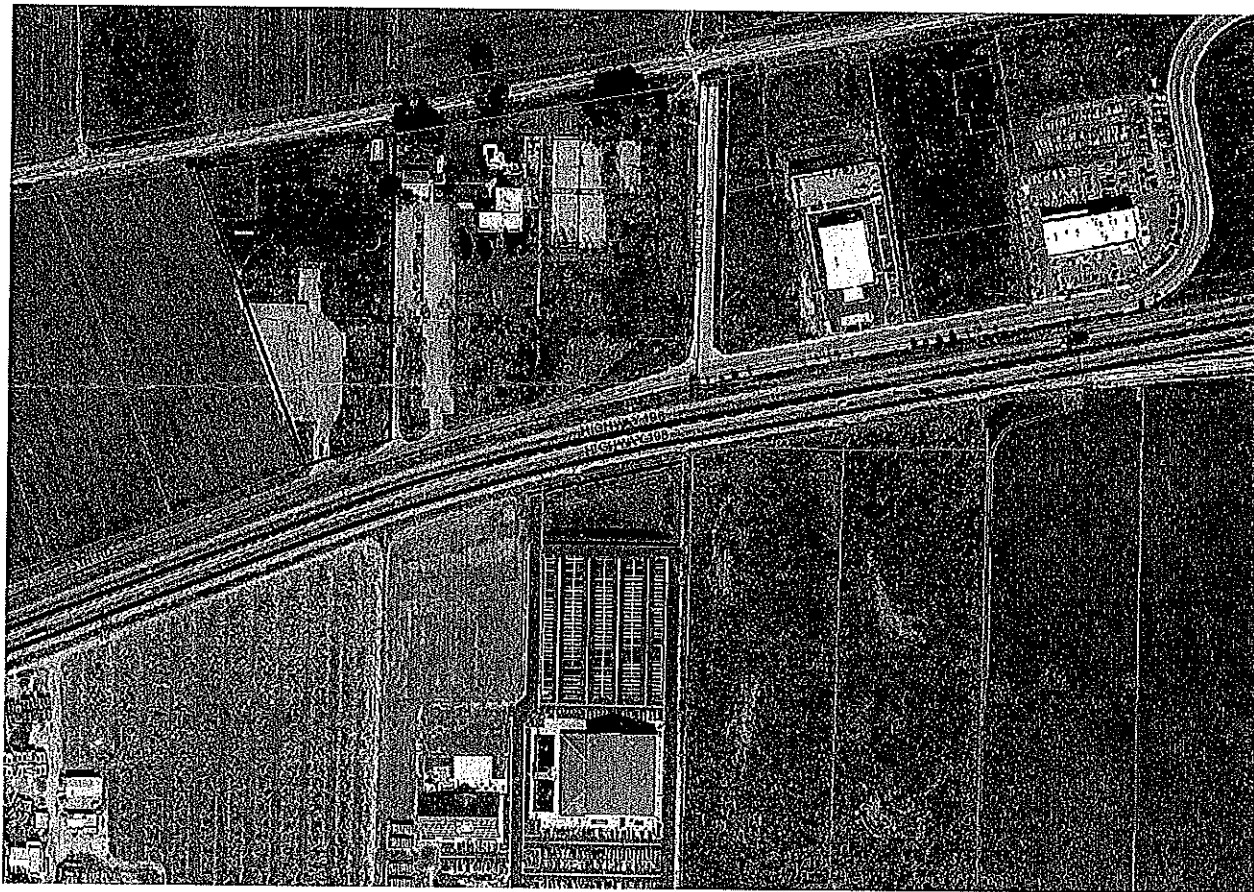
COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle Myers
Gabrielle Myers, Senior Planner

I ☒ do ☐ do not have comments regarding this Project

[Signature] *KART* *2/3/20*
Signature Agency Date

Attachment 1:
Project Location:
North of 13th Road/Glendale Avenue, west of Aquifer Drive



KART WOULD LIKE CONSIDERATION FOR A BUS STOP AREA.
PLEASE CONSIDER A BUS PULL OUT OR BUS BAY FOR SAFE
PICK UP OF PASSENGERS FROM FACILITIES. NEED ADA
ACCESSIBLE PATH OF TRAVEL FROM BUS STOP TO FACILITIES.

MARK PEDREIRO
559-633-0280

Attachment: Attachment 3 - KART consultation (Conditional Use Permit No. 2019-06)



February 5, 2020

Gabrielle Myers
City of Hanford
Development Services – Planning Division
317 North Douty Street
Hanford, CA 93230

**Project: Initial Study and Mitigated Negative Declaration No. 2020-02, Site Plan
Review No. 2019-32, Conditional Use Permit No. 2019-06 for
The Lighthouse Church**

District CEQA Reference No: 20200060

Dear Ms. Myers:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project. Per the Initial Study/Mitigated Negative Declaration (IS/MND), the proposed Project consists of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. The IS/MND for the proposed Project is tiered from the 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the Hanford City Council on April 15, 2017, and a Statement of Overriding Considerations was adopted which included Air Quality (cumulative). The District previously commented on Early Consultation, Conditional Use Permit No. 2019-06 (CEQA Reference No. 20191258).

The District offers the following additional comment:

Mitigation Measure MM Air Quality 3 states: "The project is subject to District Rule 9510...." "The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit."

The District offers the following clarification on when an AIA is required to be submitted to the District. Per District Rule 9510 § 5.0, "Any applicant subject to this rule shall submit an Air Impact Assessment (AIA) application no later than applying for a final discretionary

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

approval with the public agency.” In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20200060.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Robert Gilles
Program Manager

AM: gs

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

NOTICE IS HEREBY GIVEN that on Tuesday, February 11, 2020 at 5:30 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review No. 2019-32: A request to develop a religious institution and school in the MX-C Corridor Mixed Use zone district with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary, 3,750 sq. ft. charter school, and sports fields.

Conditional Use Permit No. 2019-06: A request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district.

Location: The project is located north of Glendale Ave, west of Aquifer Drive (APN 011-010-044).

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

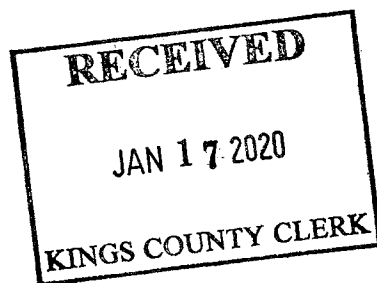
COMMENT PERIOD: January 17 – February 6, 2020 [20-day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by February 6, 2020 and/or to appear at the hearing described above to present testimony, in regard to the above-listed request. All comments should be submitted to the City of Hanford, Attention: Gabrielle Myers, at the above listed address.

If you challenge any action or decision regarding the project described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to, or at, the public hearing.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT



Attachment: Attachment 5 - Initial Study/Mitigated Negative Declaration (Conditional Use Permit No. 2019-06)

MITIGATED NEGATIVE DECLARATION NO. 2020-02**Project Title:** Site Plan Review No. 2019-32; Conditional Use Permit No. 2019-06**File Number:** SPR (502-1083); CUP (508-0213)**State Clearinghouse Number:** n/a**Lead Agency:** City of Hanford**Responsible Agency:** n/a**Applicant:** Townsend Architectural Group
484 N. Prospect
Porterville, CA 93257**Property Owner(s):** Lighthouse Fellowship
223 Florence Drive
Hanford, CA 93230**Project Description:****Site Plan Review No. 2019-32:** A request to develop a religious institution and school in the MX-C Corridor Mixed Use zone district with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary, 3,750 sq. ft. charter school, and sports fields.**Conditional Use Permit No. 2019-06:** A request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district.**Location:** The project is located north of Glendale Ave, west of Aquifer Drive (APN 011-010-044).**Attachments:**

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

Environmental Assessment: The Initial Study for the project is available for public review at the City of Hanford, Community Development Department, 317 N. Douty St., Hanford CA.**Declaration of No Significant Effect:** The City of Hanford has completed the preparation of an initial study for the project described above. The initial study did not identify any potentially significant environmental effects that would result from the proposed project. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

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

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

Contact Person: Gabrielle Myers

Phone: (559) 585-2578

Signature:

Gabrielle Myers

Date: January 16, 2020

Review Period: January 17 – February 6, 2020

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2020-02

Prepared For

Site Plan Review No. 2019-32 and Conditional Use Permit No. 2019-06

The Lighthouse Church

Prepared By

The City of Hanford

January 16, 2020

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

PROJECT DESCRIPTION:

Site Plan Review No. 2019-32 is a request to develop a religious institution and school in the MX-C Corridor Mixed Use zone district with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary, 3,750 sq. ft. charter school, and sports fields. **Conditional Use Permit No. 2019-06** is a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district. The project is located north of Glendale Ave, west of Aquifer Drive (APN 011-010-044).

Location: The project is located at the northeast corner of Devon Street and 13th Avenue (APN 009-030-042 and 009-030-043).

ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Hanford Land Use Element, Zoning Ordinance, and Climate Action Plan contain policies and regulations and measures that are designed to mitigate impacts to a level of non-significance. Environmental measures are methods, measures, standard regulations or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the project. Environmental measures are also commonly listed as conditions of approval. The City Municipal Code and other agencies currently contain measures that assist to mitigate environmental impacts. Mitigation measures have been included in the environmental assessment that will mitigate any potential impacts to a level of less than significant.

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared

for the 2035 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2017 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 17-20-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The proposed General Plan Amendment and Rezone are consistent with the policy of the General Plan and Zoning Ordinance. The change in designation from office to high-density residential on a portion of the property is consistent with the surrounding area.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, Site Plan Review No. 2019-32 and Conditional Use Permit No. 2019-06, in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the City Council on April 15, 2017, for which a Statement of Overriding Considerations was adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update.

The Proposed IS/MND analyzed the Project's potential impacts with regard to the following environmental topical areas: (1) aesthetics, (2) agriculture and forest resources, (3) air quality, (4) biological resources, (5) cultural resources, (6) geology and soils, (7) greenhouse gas emissions, (8) hazards and hazardous materials, (9) hydrology and water quality, (10) land use and planning, (11) mineral resources, (12) noise, (13) population and housing, (14) public services, (15) recreation, (16) transportation/traffic, and (17) utilities and services systems.

The proposed Project, as analyzed in the IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2035 General Plan EIR for purposes of determining environmental impacts of Project implementation. Based on the Project-specific analysis presented in the IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, impacts that could be mitigated to a less than significant level or that project impacts were adequately analyzed in the 2035 General Plan Update EIR. The IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, and Population and Housing.

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

CONSULTATION

Pre-consultation was sent to the interested agencies on October 28, 2019:

Responses were received from the following:

1. Consultation from Michael Wilson with AT&T (Received October 28, 2019).
2. Consultation from Michael Hawkins with Kings County Public Works (Received November 5, 2019; updated January 7, 2020).
3. Consultation from Robert Gilles with the San Joaquin Valley Air Pollution Control District (Received November 7, 2019).

SOURCES – hereunto annexed and incorporated by reference

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

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

City of Hanford 2035 General Plan Update (2017).

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

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

City of Hanford Public Works Construction Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

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

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

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

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

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

United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009)

Final Regional Climate Action Plan (May 28, 2014)

Traffic Signal Warrant Study, prepared by Peters Engineering Group: A California Corporation (January 26, 2018).

Pre-Consultation Letters Received:

1. Consultation from Michael Wilson with AT&T (Received October 28, 2019).
2. Consultation from Michael Hawkins with Kings County Public Works (Received November 5, 2019; updated January 7, 2020).
3. Consultation from Robert Gilles with the San Joaquin Valley Air Pollution Control District (Received November 7, 2019).

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2018-03

1. Project Title: Site Plan Review No. 2019-32; Conditional Use Permit No. 2019-06
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: n/a
4. Contact Person/Phone Number: Gabrielle Myers
Senior Planner
Community Development Department
(559) 585-2578
5. Project Location: The project is located north of Glendale Ave, west of Aquifer Drive (APN 011-010-044).
6. Project Sponsor's Name/Address: Townsend Architectural Group
484 N. Prospect
Porterville, CA 93257
7. General Plan Designation: Corridor Mixed Use
8. Zoning: MX-C Corridor Mixed Use
9. Description of the Project: **Site Plan Review No. 2019-32** is a request to develop a religious institution and school in the MX-C Corridor Mixed Use zone district with a 10,803 sq. ft. multi-purpose room, 8,250 sq. ft. sanctuary, 3,750 sq. ft. charter school, and sports fields.

Conditional Use Permit No. 2019-06 is a request to develop a religious institution and associated charter school in the MX-C Corridor Mixed Use zone district. The project is located north of Glendale Ave, west of Aquifer Drive (APN 011-010-044).
10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	R-M Medium-Density Residential	Medium-Density Residential	Vacant
East	MX-C Corridor Mixed Use	Corridor Mixed Use	Vacant – Former College of the Sequoia property
South	R-M Medium Density Residential; C-H Highway Commercial	Medium-Density Residential; Highway Commercial	Religious Institution
West	MX-C Corridor Mixed Use	Corridor Mixed Use	Vacant

11. Other public agencies whose approval is required – n/a

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

Gabrielle de Silva Myers
 Gabrielle de Silva Myers
 Senior Planner
 City of Hanford

January 16, 2020
 DATE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

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

ENVIRONMENTAL SETTING:**SCENIC VISTAS AND CORRIDORS**

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

SCENIC HIGHWAYS

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

VISUAL CHARACTER

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

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

LIGHT AND GLARE

Attachment: Attachment 5 - Initial Study/Mitigated Negative Declaration (Conditional Use Permit No. 2019-06)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The majority of the City includes existing sources of daytime glare and nighttime lighting and illumination. Significance Criteria The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, cause's substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) Less than Significant Impact – Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. Scenic vistas are generally at the northern and eastern edges of the City. This property is located in the southwestern area of the City where scenic vistas are not prominent. b) Less than Significant Impact – There are no designated State Scenic Highways, as identified by the California Scenic Highway Mapping System within the City's General Plan Study area. There are also no rock outcroppings within the Study Area. The City does have an ordinance protecting trees in Chapter 12.12 Street Trees and Shrubs of the Municipal Code. The project will develop consistent with the Tree Ordinance. The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway and impacts would be less than significant. c) Less than Significant Impact with Mitigation Incorporation: Several sections of the Hanford Municipal Code regulate physical development by controlling not only the appearance of new development, but also by controlling the placement of new development with consideration for surrounding uses. The development of the project will be required to comply with the General Plan, zoning regulations for the MX-C Corridor Mixed Use zone district and the Tree Ordinance. d) Less than Significant Impact with Mitigation Incorporation– The development is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.50.140 – Outdoor Lighting Standards. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation light power and brightness, shielding, and sensor controls. Mitigation Measures: MM Aesthetics 1: That the applicant develops the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance. MM Aesthetics 2: That the development complies with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards. Conclusion: Impacts to aesthetics are anticipated to be less than significant with the incorporation of mitigation measures. Sources: 2035 General Plan, 2035 General Plan EIR, Hanford Municipal Code, California Building Code				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Attachment: Attachment 5 - Initial Study/Mitigated Negative Declaration (Conditional Use Permit No. 2019-06)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Agriculture and Forestry Resources:

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

Environmental Setting

The City's climate, water availability and proximity to transcontinental transportation routes have made it a premier location for agricultural land development for over a century. Most of the land surrounding the urbanized area of Hanford was converted to agricultural uses over a century ago, leaving very little undisturbed natural landscape.

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

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

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

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

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

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

Significance Criteria

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Checklist Discussion:

- a) Less than Significant Impact: The project is located within an area listed as Urban and Built-Out Land. Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The land was previously occupied by a former church, which was demolished in 2018. The land will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. A right-to-farm provision is required for all projects within one-mile of the city limits, to ensure adjacent agricultural uses continue their right to operate.
- b) Less than significant impact – The property will not conflict with existing zoning for agricultural use or a Williamson Act contract. The property is designated as Corridor Mixed Use by the General Plan and is planned for urban development. The property is not within a Williamson Act Contract.
- c) No impact – the projects would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland, or Timberland Zoned Timberland Production, as these designations do not exist within the City. There would be no impact.
- d) No Impact – There is no forest land within the City. The projects would not result in the loss of forest land or conversion of forest land to non-forest use, as these designations do not exist within the City. There would be no impact.
- e) No Impact – None.

Sources: 2035 General Plan, General Plan Update EIR, Hanford Subdivision Ordinance, California Department of Conservation Farmland Mapping and Monitoring Program – Kings County Map (2016);

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

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

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Wind speed and direction play an important role in dispersion and transport of air pollutants. Wind at the surface and aloft can disperse pollution by mixing and transporting the pollution to other locations. The region's topographic features restrict air movement and channel the air mass toward the southeastern end of the Valley. The Coastal Range is a barrier to air movement to the west and the high Sierra Nevada range is a significant barrier to the east. A secondary, but significant, summer wind pattern is from the southeasterly direction and can be associated with nighttime drainage winds, prefrontal conditions, and summer monsoons. San Joaquin Valley Air Basin Monitoring The SJVAB consists of eight counties, from San Joaquin County to the north to Kern County in the South. The closest monitoring station to the Study Area is located at Hanford's South Irwin Street Monitoring Station. The station monitors particulates, ozone, carbon monoxide, and nitrogen dioxide. The SJVAB is nonattainment for ozone (1 hour and 8 hour) and particulate matter. In accordance with the Federal Clean Air Act (FCAA), EPA uses the design value at the time of standard promulgation to assign nonattainment areas to one of several classes that reflect the severity of the nonattainment problem. The SJVAB was reclassified from a "serious" nonattainment area for the 8-hour ozone standard to "extreme" effective June 4, 2010. Maximum Pollutant Levels at Hanford's South Irwin Street Monitoring Station <table><tr><th>Pollutant</th><th>Time Avg.</th><th>2012 Max.</th><th>2013 Max.</th><th>2014 Max.</th><th>National Standards</th><th>State Standards</th></tr><tr><td>Ozone (O3)</td><td>1 hour</td><td>0.109 ppm</td><td>0.104 ppm</td><td>0.108 ppm</td><td>NA</td><td>0.009 ppm</td></tr><tr><td>Ozone (O3)</td><td>8 hour</td><td>0.094 ppm</td><td>0.098 ppm</td><td>0.0904 ppm</td><td>0.075 ppm</td><td>0.070 ppm</td></tr><tr><td>Carbon Monoxide (CO)</td><td>8 hour</td><td>0.033 ppm</td><td>*</td><td>*</td><td>9.0 ppm</td><td>9.0 ppm</td></tr><tr><td>Nitrogen Dioxide (NO2)</td><td>1 hour</td><td>0.056 ppm</td><td>0.058 ppm</td><td>0.050 ppm</td><td>100 ppm</td><td>0.18 ppm</td></tr><tr><td>Nitrogen Dioxide (NO2)</td><td>Annual Average</td><td>0.009 ppm</td><td>0.010 ppm</td><td>0.010 ppm</td><td>0.053 ppm</td><td>0.030 ppm</td></tr><tr><td>Particulates (PM 10)</td><td>24 hour</td><td>128.0 µg/m3</td><td>177.0 µg/m3</td><td>131.3 µg/m3</td><td>150 µg/m3</td><td>50 µg/m3</td></tr><tr><td>Particulates (PM 10)</td><td>Federal Annual Arithmetic Mean</td><td>40.3 µg/m3</td><td>50.3 µg/m3</td><td>47.8 µg/m3</td><td>NA µg/m3</td><td>20 µg/m3</td></tr><tr><td>Particulates (PM 2.5)</td><td>24 hour</td><td>64 µg/m3</td><td>128.7 µg/m3</td><td>96.7 µg/m3</td><td>35 µg/m3</td><td>NA</td></tr><tr><td>Particulates (PM 10)</td><td>Federal Annual Arithmetic Mean</td><td>14.8 µg/m3</td><td>18.1 µg/m3</td><td>17.4 µg/m3</td><td>12 µg/m3</td><td>12 µg/m3</td></tr></table> Notes: NA = Not Applicable (there is no standard for this pollutant) * = There was insufficient data available to determine the value ppm = parts per million µg/m3 = microgram per cubic meter Attainment Status					Pollutant	Time Avg.	2012 Max.	2013 Max.	2014 Max.	National Standards	State Standards	Ozone (O3)	1 hour	0.109 ppm	0.104 ppm	0.108 ppm	NA	0.009 ppm	Ozone (O3)	8 hour	0.094 ppm	0.098 ppm	0.0904 ppm	0.075 ppm	0.070 ppm	Carbon Monoxide (CO)	8 hour	0.033 ppm	*	*	9.0 ppm	9.0 ppm	Nitrogen Dioxide (NO2)	1 hour	0.056 ppm	0.058 ppm	0.050 ppm	100 ppm	0.18 ppm	Nitrogen Dioxide (NO2)	Annual Average	0.009 ppm	0.010 ppm	0.010 ppm	0.053 ppm	0.030 ppm	Particulates (PM 10)	24 hour	128.0 µg/m3	177.0 µg/m3	131.3 µg/m3	150 µg/m3	50 µg/m3	Particulates (PM 10)	Federal Annual Arithmetic Mean	40.3 µg/m3	50.3 µg/m3	47.8 µg/m3	NA µg/m3	20 µg/m3	Particulates (PM 2.5)	24 hour	64 µg/m3	128.7 µg/m3	96.7 µg/m3	35 µg/m3	NA	Particulates (PM 10)	Federal Annual Arithmetic Mean	14.8 µg/m3	18.1 µg/m3	17.4 µg/m3	12 µg/m3	12 µg/m3
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Air quality impacts from proposed projects within Hanford are controlled through policies and provisions of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In order to demonstrate that a project would not cause further air quality degradation in either of the SJVAPCD's plan to improve air quality within the air basin or federal requirements to meet certain air quality compliance goals, each project should also demonstrate consistency with the SJVAPCD's adopted Air Quality Attainment Plans (AQAP) for ozone and PM10. The SJVAPCD is required to submit a "Rate of Progress" document to ARB that demonstrates past and planned project toward reaching attainment for all criteria pollutants. The CCAA requires air pollution control districts with severe or extreme air quality problems to provide a 5% reduction in non-attainment emissions per year. The Air Quality Attainment Plans prepared for the SJV by the SJVAPCD complies with this requirement. Air pollution sources associated with stationary sources are regulated through the permitting authority of the SJVAPCD under the New and Modified Stationary Review Rule (SJVAPCD Rule 2201). Owners of any new or modified equipment that emits, recues, or controls air contaminants, except those specifically exempted by the SJVAPCD, are require to apply for an Authority to Construct and Permit to Operate (SJVAPCD Rule 2010). Additionally, best available control technology is required on specific types of stationary equipment and are required to offset both stationary source emission increases along with increases in cargo carrier emissions if the specified threshold levels are exceeded (SJVAPCD Rule 2201, 4.7.1). Through this mechanism, all stationary sources within the Study Area would be subject to the standards of the SJVAPCD to ensure that new developments do not result in net increases in stationary sources of criteria air pollutants. Existing Air Quality Air pollutant emissions generated from projects constructed under the implementation of the General Plan would be required to adhere to SJVAPCD rules and regulations and therefore, would not exceed SJVAPCD thresholds. Odor The SJVAPCD has identified some common types of facilities that have been known to produce odors in the SJVAB. The types of facilities that are known to produce odors are shown below along with a reasonable distance from the source within which, the degree of odors could possibly be significant. Information presented in the table will be used as a screening level of analysis for potential odor sources for new development as a result of implementation of the General Plan. <table><tr><td>Type of Facility</td><td>Distance</td></tr><tr><td>Wastewater Treatment Facility</td><td>2 miles</td></tr><tr><td>Sanitary Landfill</td><td>1 mile</td></tr><tr><td>Transfer Station</td><td>1 mile</td></tr><tr><td>Composting Facility</td><td>1 mile</td></tr><tr><td>Petroleum Refinery</td><td>2 mile</td></tr><tr><td>Asphalt Batch Plant</td><td>1 mile</td></tr><tr><td>Chemical Manufacturing</td><td>1 mile</td></tr><tr><td>Fiberglass Manufacturing</td><td>1 mile</td></tr><tr><td>Painting/Coating Operation (e.g., auto body shops)</td><td>1 mile</td></tr><tr><td>Food Processing Facility</td><td>1 mile</td></tr><tr><td>Feed Lot/Dairy</td><td>1 mile</td></tr><tr><td>Rendering Plant</td><td>1 mile</td></tr></table> Asbestos New development's construction phase may cause asbestos to become airborne due to construction activities. In order to control naturally-occurring asbestos dust, new development can use some of the following control actions to reduce the release of airborne asbestos fibers:					Type of Facility	Distance	Wastewater Treatment Facility	2 miles	Sanitary Landfill	1 mile	Transfer Station	1 mile	Composting Facility	1 mile	Petroleum Refinery	2 mile	Asphalt Batch Plant	1 mile	Chemical Manufacturing	1 mile	Fiberglass Manufacturing	1 mile	Painting/Coating Operation (e.g., auto body shops)	1 mile	Food Processing Facility	1 mile	Feed Lot/Dairy	1 mile	Rendering Plant	1 mile
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- Water wetting or road surfaces; - Rinse vehicles and equipment; - Wet loads of excavated materials; and - Cover loads of excavated materials						
Project Impacts						
The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.						
The SJVAB often exceeds the State and national ozone stands and if the new development as a result of the General Plan Update emits a substantial quantity of ozone precursors, it may contribute to an exceedance of the ozone standard. The SJVAB is also in nonattainment for State PM10 air quality standards and in nonattainment for State and federal PM2.5 air quality standards. Therefore, substantial project emissions may contribute to an exceedance for these pollutants.						
District Rule 2201, the New and Modified Stationary Source Review (NSR), is a major component of the SJVAPCD's attainment strategy as it relates to growth. It applies to new and modified stationary sources of air pollution. The SJVAPCD's attainment plans demonstrate that project-specific emissions below the SJVAPCD's offset thresholds would have a less-than-significant impact on air quality. Thus the SJVAPCD concludes that use of the NSR Offset thresholds as the consistency in significance determinations within the environmental review process and is applicable to both stationary and non-stationary emission sources.						
Project Type	Pollutant/Precursor Emission (tons/year)					
	CO	NOX	ROG	SOX	PM10	PM2.5
Construction Emissions	100	10	10	27	15	15
Operational Emissions (Permitted Equipment and Activities)	100	10	10	27	15	15
Operational Emissions (Non-Permitted Equipment and Activities)	100	10	10	27	15	15
Short-term (construction) emissions						
Construction-related impacts are expected to be temporary in nature and can generally be reduced to a less-than-significant level through the use of mitigation measures and through compliance with applicable existing City, county, State and SJVAPCD regulations for reducing construction-related emissions. The SJVAPCD's Regulation VIII is applied to all construction sites and would constitute sufficient measures to reduce air quality impacts to a level considered less than significant.						
Long-term (operational) emissions						
Operational emissions are emitted from two main sources:						
1) small, distributed sources known as area sources and						
2) motor vehicles known as mobile sources.						
All new development and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including Rule 9510 (indirect source review) and Regulation VIII (Fugitive Dust Prohibitions). Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer Based Trip Reduction). Individual projects would require a project-level analysis to determine necessary mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified.						

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Short-term (construction) emissions Fugitive dust control rules: - Rule 8011 – Fugitive dust administrative requirements for control of fine particulate matter - Rule 8021 – Fugitive dust requirements for the control of fine particulate matter from construction, demolition, excavation, extraction, and earthmoving activities. - Rule 8071 – Fugitive dust requirements for the control of fine particulate matter from vehicle and/or requirement parking, shipping, receiving, transfer, fueling, and service areas one acre or larger Further, the new development should include the following local municipal code requirements: - Water sprays or chemical suppressants must be applied to all unpaved roads to control fugitive emissions - All access roads and parking areas must be covered with asphalt-concrete paving Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant. The following measures from the Guide for Assessing and Mitigation Air Quality Impacts are required to be implemented at construction sites for all new development built during the planning cycle of the General Plan Update: - All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. - All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. - All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. - With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demotion. - When materials are transported offsite, all materials shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained. - All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. - Following the addition of materials to, or the removal of materials from, the surface of storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. - Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. Long-Term (operational) emissions Long-term emissions from new development are generated by mobile source (vehicle) emissions and area sources such as water heaters and lawn maintenance equipment.				

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Future development projects in the City of Hanford would be subject to the SJVAPCD's Indirect Source Review (ISR) program. The purpose of the SJVAPCD's ISR Program is to reduce emissions of NOX and PM10 from new development projects. Further, all new developments and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including the ISR rule and Regulation VIII. Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer based trip reduction). <i>The project would not expose sensitive receptors to substantial pollutant concentrations.</i> Sensitive receptors are those individuals who are sensitive to air pollution, which may include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. The six criteria pollutants include ozone, CO, NO2, SO2, particulate matter, and Pb. Of the six pollutants, particle pollution and ground-level ozone are the most widespread health threats. The SJVAPCD has determined that any project would perform an ambient air quality analysis when construction activities or operational activities exceed the 100 pound per day screening level of any criteria pollutant after implementation of all enforceable mitigation measures. Exempt small development projects include: - Residential projects with 50 dwelling units or less - Commercial projects with 2,000 square feet or less - Light industrial projects with 25,000 square feet or less - Heavy Industrial projects with 100,000 square feet or less - Medical Office projects with 20,000 square feet or less - General Office projects with 39,000 square feet or less - Educational projects with 9,000 square feet or less - Government projects with 10,000 square feet or less - Recreational projects with 20,000 square feet or less - Transportation or Transit projects with construction exhaust emissions of 2 tons of NOX or PM10 or less Pre-Consultation – San Joaquin Valley Air Pollution Control District The following comments were received from the SJVAPCD: The San Joaquin Valley Air Pollution Control District (District) has reviewed the project referenced above consisting of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. The District offers the following comments: 1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (Sox), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns per year or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criterial pollutant emissions significance thresholds.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed Project is subject to District Rule 9510 (Indirect Source Review) as it will receive a project-level discretionary approval from a public agency and will exceed 9,000 square feet of educational space. When subject to the rule, and Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510. The District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: http://valleyair.org/ISR/ISRHome.htm. The AIA application form can be found online at: http://www.valleyair.org/ISR/ISRFormsAndApplications.htm. 3. Regulation VIII (Fugitive PM10 Prohibitions) - the Project will be subject to Regulation VIII. You are required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm. 4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm. 5. The District recommends that a copy of the District's comments be provided to the Project proponent." Analysis: The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit. The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities. A copy of the District's comments has been provided to the Project proponent. The Project proponent has been encouraged to contact the Air District's small Business Assistance Office to identify other rules and regulations the project may be subject to. Checklist Discussion a) Less than Significant Impact with Mitigation Incorporation - The project will not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's Air Quality Plan. Compliance with the Air District's Air Quality Plan is a requirement of development. Additionally, the applicant will be required to obtain any necessary permits through the SJVAPCD. With these mitigation measures, the project will have a less				

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than significant impact. <i>Coccidioides immitis</i>, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques. b) Less than Significant with Mitigation Incorporation – in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit. The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities. c) Less than Significant with Mitigation Incorporation – in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit. The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities. d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the future religious institution and charter school that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are southeast of the project site, where residential development is located. Since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant. e) Less than Significant Impact – The Project is for the development of a religious institution and associated charter school. The normal use of a religious institution/charter school does not create objectionable odors. No objectionable odors are anticipated to occur as a result of development of the residential subdivision. Therefore, the impact is considered less than significant. Mitigation Measures: MM Air Quality 1: That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD. MM Air Quality 2: That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques. MM Air Quality 3: The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is				

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required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit. Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD for dust control measures. Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), San Joaquin Valley Air Pollution Control District, California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) http://www.arb.ca.ags; Consultation received from the San Joaquin Valley Air Pollution Control District on November 7, 2019				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐
Environmental Setting Natural Communities The natural communities tracked by the California Natural Diversity Database in the Study Area and surrounding vicinity include Valley Sacaton Grassland and Valley Sink Scrub.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Valley Sacaton Grassland is mid-height to three feet tussock-forming grassland dominated by alkali sacaton. The community is fine textured and poorly drained on usually alkaline soils with generally a seasonally high water table or are overflowed during winter flooding. This community was formerly extensive in the Tulare Lake Basin. There are two patches of riparian woodlands identified by the State Dept. of Conservation mapping program that are within the study area (City of Hanford). Riparian woodlands are one of the richest wildlife habitats in the State; however, much has been severely degraded. Less than 1% of the Central Valley's riparian vegetation is in a natural, high-quality condition. Riparian woodlands in the study area are located on the west side of 12th Avenue between Houston and Iona Avenues, and along the west side of 13th Avenue, north of Iona Avenue. They are 30 and 14 acres in size, respectively. Valley oak woodland provides habitat components such as food, cover, nesting sites, and dispersal habitat for a wide variety of wildlife. The large oak trees present in this vegetation community provide nesting opportunities for many birds of prey. Typical wildlife species in this vegetation community include California ground squirrel, western fence lizard, western scrub jay, California quail, northern flicker, northern mockingbird, mourning dove, American kestrel, and red-tailed hawk. Vegetation within the City of Hanford consists primarily of agricultural crops with little remaining non-agricultural vegetation. Agricultural crops consist of orchard, vineyard, annual dryland and irrigated grain crops, irrigated row and field crops, and some rice production. A good portion of the study area consists of urban development, but an almost equal portion of the study area is agricultural development. Waters/Wetlands Queries of the National Wetland Inventory and National Hydrology Dataset reveal the presence of numerous wetlands and waters within the Study Area. The largest of the water bodies are holding ponds off of Iona Avenue and South 11th Avenue. The system is artificially flooded and manmade. Other wetland and water features are reported including emergent wetlands, freshwater wetlands, freshwater ponds, canals and ditches, and blue-line stream courses. The only natural watercourse is Mussel Slough, remnants of which still exist on the City's western edge. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south and portions of it still exist north of Grangeville Boulevard and west of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of SR 198. The Kings River is about 4 miles north of Hanford. Wildlife Corridors Wildlife corridors are areas of habitat that connect two or more habitat patches that would otherwise be fragmented or isolated from one another. Isolated "islands" of wildlife habitat have been created by the fragmentation of open space areas due to urbanization and other anthropogenic disturbance. Certain wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas in the absence of habitat linkages due to the loss of gene flow required to maintain genetic diversity. Within the urbanized areas of the Study Area, wildlife corridors are largely limited to linear water features, such as canals, water and flood control conveyance structures, and remnant natural ways. Surrounding the Study Area, agricultural fields and sparsely located and fragmented patches of lands containing non-agricultural vegetation located amongst the agricultural fields extend for many miles in all directions. Wildlife movement is largely uninhibited in this open space area of the Study Area outside of, and surrounding, the urbanized areas. Standards of Significance The project would have a significant effect on biological resources if it would: 1. Interfere substantially with the movement of any resident or migratory fish or wildlife species.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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2. Substantially diminish habitat for fish, wildlife or plants.
3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species.

Checklist Discussion

- a) Less than significant impact –The site does not have value as a habitat for any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service.
- b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.
- c) No Impact – the site is not identified as a federally protected wetland.
- d) Less than significant impact - The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area.
- e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy; there is not an adopted ordinance protecting biological resources.
- f) Less than Significant Impact – the project pertains to land that has no value as natural habitat; therefore, the plan does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Conclusion: The site was previously developed as a religious intuition, then demolished. The property contains no natural, undisturbed areas for habitat. The project would have a less than significant cumulative impact for biological resources.

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

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Ethnographic Setting

Hanford is situated between the former "delta" formed by the Kaweah River to the south and the Kings River to the north. Yokuts lived in villages consisting of wood frame huts covered with large tule mats. The Hanford-Lemoore region on the south side of the Kings River was home to the Nutunutu Yokuts. Across the Kings River and north of the Nutunutu, were the Wimalche people. Only one village for the Wimalche and two for the Nutunutu have been described. The Wimalche village of Ugona was located north of the Kings River, 7 miles below Laton. The Nutunutu village of Cheou

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
was across the river and directly west of Ugonia. Kadistin, the other Nutunutu village of Cheou was across the river and directly west of Ugonia. Kadistin, the other Nutunutu village, was at old Kingston on the south bank of the Kings River downstream from Laton. The better known Tachi Yokuts occupied the north and west shores of Tulare Lake. The Yokuts subsistence economy emphasized fishing; hunting waterfowl; and collecting shellfish, roots, and seeds. Tules were abundant in the sloughs and their prodigious use in constructing shelters, boats, and as a food source reflected their significance in Yokuts life. The dead were buried in a cemetery separate from the village with head facing west or northwest. Cremation was most common for the occasional individual who died away from home or in the event that the deceased was a shaman or medicine man. Among the Tachi, anyone of higher social status was cremated. The 1833 epidemic, brought south from Oregon by a party of trappers, decimated an estimated 75% of California's native people. Entire communities were wiped out, leaving few native people to consult during the early 1900s when anthropologists were recording the recollections of elderly survivors of what has been billed as a last attempt to reconstruct the lifeways of the native people before White contact. In 1851, the tribes gave up their lands for reservations. However, such a treaty was never ratified by Congress. The remnant of native people in the southern San Joaquin Valley was placed at the Tejon Reservation at the foot of the Tehachapis and at the Fresno reservation at Madera. However, Tejon was later abandoned in favor of a reservation on the Tule River. Many of the Tule river residents were Tachi for whom a settlement was established near Lemoore. By 1970, some 325 people identifying themselves as Yokuts lived on the 54,000-acre Tule River Reservation. Many of the residents were employed in the lumber industry or as laborers on farms. About one-third of the population of the Tule River Reservation lived on the much smaller Santa Rosa Reservation. Santa Rosa families would follow seasonal agricultural work. Pioneer Settlement Period Early development and success of the community was dictated by the railroad. Southern Pacific established a depot early in 1877 in what would become Hanford. In 1877, when the Southern Pacific Railway laid lines from Goshen to Coalinga, their path crossed through a Chinese sheepherder's camp. This camp reportedly was the beginning of the City of Hanford. Hanford was named for James Madison Hanford, an auditor of the railroad, who also took a lively interest in the sale of town lots which began on January 17, 1877. Within a short time the settlement grew to a town, and, with the powerful backing of the railway interests, Hanford ultimately became the center of trade for the region. In McKenney's Pacific Coast Directory, San Francisco, 1886-1887, Hanford was described as having a post, express and telegraph office, located along the Southern Pacific Railroad Company's Goshen Division, 254 miles from San Francisco, and 22 miles from Visalia. At the time, the community numbered 1,000 inhabitants and was located in the heart of the "famous Mussel Slough country," a region of rich top soils and important agricultural zone. Hanford was the principal depot for the local wheat industry and had several flouring mills along with schools, churches, and hotels. Through the early pioneer years, a series of devastating fires dampened the growth of Hanford. On July 12, 1887, a fire destroyed most of the downtown business district. On June 19, 1891, another fire destroyed portions of the downtown business district. The fires of early 1890s spurred new development using fireproof materials. National Register of Historic Places Hanford has three buildings listed on the NRHP. They are the Hanford Carnegie Library, the Kings County Courthouse, and the Taoist Temple. All three buildings are also listed on the California Register of Historic Places. Hanford Carnegie Library				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The Hanford Carnegie Library, now the Hanford Carnegie Museum, was built in 1905 as one of the many Carnegie libraries that were funded by steel magnate, Andrew Carnegie. The library was replaced by a new structure at a different location in 1968. The old library was subsequently renovated and reopened as the Hanford Carnegie Museum in 1974. The building is of Romanesque Revival architecture, with displays of furniture and photos describing the history of the Hanford area. Kings County Courthouse The 1896 Kings County Courthouse was erected after Kings County was formed. The building served as the county's courthouse until 1976 when it was replaced by the new Kings County Government Center on West Lacey Boulevard. The building was listed on the National Register of Historic Places in 1978. Taoist Temple The Taoist Temple at 12 China Alley dates from 1893. It was listed on the NRHP in 1972. It is historically significant as a surviving authentic structure from Hanford's Chinatown. China Alley served the second largest population of Chinese in the U.S., behind San Francisco. While many urban Chinatowns continue to thrive, most rural Chinatowns have declined; Hanford's China Alley is unique for its retention of many original features. China Alley's survival is largely because many of its buildings are owned by a single third-generation family corporation that has, through the years, exhibited concern for the site's future. National Register of Historic Places – Eligible Resources There are a number of resources within Hanford that contribute to its unique culture, yet are not officially listed as historic resources, including the following: - Clark Center for Japanese and Art and Culture, 15770 10th Avenue - Temple Theater, 514 Visalia Street - Fox Theater - Kings Art Center, 605 N. Douty Street - Hanford Civic Auditorium, 400 N. Douty Street - Hanford Veteran's Memorial Building Paleontological Resources A paleontological resources report was not prepared for the General Plan, as there are recent paleontological resources reports for areas within the vicinity. The geology of the area includes the Modesto Formation, Tulare Lakebeds, and Quaternary alluvium. Between overlies sediments of the late-Pleistocene to early-Holocene Modesto Formation. From Hanford south to approximately Delano, Tulare Lakebed deposits are exposed at or near the surface. Consultation Meeting On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study. In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures: • That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. (This condition applies as a mitigation measure to all projects that require an initial study).				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
In accordance with Assembly Bill 52, formal notification of determination to undertake a project and notice of consultation opportunity, pursuant to Public Resources Code Section 21080.3.1 was sent to the Tachi Yokut Tribe. A response has not been received, as of the date of preparation of this environmental assessment. Thresholds of significance The project would have a significant impact on cultural resources if it would: - Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5 - Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5; - Directly or indirectly destroy a unique paleontological resource or site or unique geological feature; or - Disturb any human remains, including those interred outside of formal cemeteries • That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Significance Criteria The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site. Checklist Discussion a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource. b) Less than Significant Impact with Mitigation Measures – Due to the prior meeting with the Tachi Yokut Tribe on January 10, 2017, the lead agency is requiring that: • That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature. d) See B. Mitigation Measures MM Cultural Resources 1: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. Conclusion: The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources. Source(s): Hanford General Plan (2017), California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b); meeting with the Tachi Yokut Tribe on January 10, 2017.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or	☐	☒	☐	☐

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

Environmental Setting

Geology

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

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

Soil

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

Seismicity

The greatest potential for seismic activity in the City is posed by the San Andreas Fault, which is located approximately 46.5 miles southwest of the western boundary of the Study Area. The White Wolf Fault, located near Arvin and

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Septic Systems The City does not have septic requirements for septic systems within the City.				
Significance Criteria The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.				
Checklist Discussion				
a) Less than Significant Impact with Mitigation Incorporation -				
i. No Impact - No portion of the project area is located within an earthquake fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act and therefore, development would not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault.				
ii. Less than Significant Impact with Mitigation Measures – Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.				
iii. Less than Significant Impact with Mitigation Measures – The potential for liquefaction in the project area is low. There is a minute possibility that a rain event coupled with a concurrent seismic event may create a condition where liquefaction could occur. Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.				
iv. Less than Significant with Mitigation Measures – the entire City is located within an area of low landslide incidence, but, there is still a possibility that landslides could occur within the City, as a result of erosion, slope weakening through saturation, or stresses by earthquakes that make slopes fail. Geotechnical and soil studies that identify potential hazards, including landslides, would be required prior to grading activities as part of the plan check and development review process for the physical development of the area. Such technical studies would provide structural design, as needed, pursuant to the California Building Code requirements to reduce hazards to people and structures as a result of landslides.				
b) Less than Significant Impact with Mitigation Measures – development would result in construction-related ground disturbance, as a result of grading and excavation where topsoil is exposed, moved, and/or stockpiled. Such construction-related ground disturbance could loosen soil and remove vegetation, which could lead to exposed or stockpiled soils made susceptible to peak storm water runoff flows and wind forces. Such disturbances could result in substantial soil erosion or topsoil, which is a potentially significant impact. Adherence to the Hanford Municipal Code Chapter 15.52 Flood Damage Prevention Regulation, and the California Building Code, along with the plan check and development review process, would assist the development of property erosion controls during operation of future development to a less than significant impact.				
c) Less than Significant Impact with Mitigation Measures: See a.				
d) Less than Significant Impact – Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) No impact- The City does not have septic requirements for septic systems within the City. Septic is not proposed. Mitigation Measures: MM Geology 1: That the development of the project comply with the applicable General Plan policies, as well as the California Building Code. MM Geology 2: That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable). MM Geology 3: that the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process. Conclusion The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively. Source(s): General Plan and General Plan EIR (2017);				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
Environmental Setting Kings County and the City of Hanford Climate change regulations require the City to take action to reduce emissions under its jurisdiction and influence. The countywide Regional Climate Action Plan (CAP) is a separate action through KCAG that was adopted by the City on May 27, 2014. The Kings County Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the San Joaquin Valley Blueprint are also incorporate policy into the General Plan. this strategy of integrating regional planning documents help Hanford identify land use, transportation, and related policy measures and investments that could reduce GHGs from passenger cars and light-duty trucks, as part of the development of a SCS in compliance with Senate Bill 375. Commercial and residential space heating and cooling comprise a large share of direct energy use in Kings County. Other major energy users include agricultural production and industrial facilities. In Kings County, automobiles and commercial vehicles are the largest energy consumers in the transportation sector. Global Climate Change Climate change is a change in the average weather of the Earth that may be measured by alterations in wind patterns, storms, precipitation, and temperature. These changes are assessed using historic records of temperature changes occurring in the past, such as during previous ice ages. The United Nations Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHG needed to stabilize global temperatures and climate change impacts. The IPCC predicted that global mean temperature change from 1990 to 2100, given six scenarios, could range from 1.1 degrees Celsius to 6.4 degrees C. Regardless of analytical methodology, global average temperatures and sea levels are expected to rise under all scenarios. Increased Temperatures and Extreme Heat events				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Climate change is expected to lead to an increase in ambient average air temperatures with greater increases expected in summer than in winter months. Larger temperature increases are anticipated in inland communities, as compared to the CA coast. The potential health impacts from sustained and significantly higher than average temperatures include heat stroke, heat exhaustion, and the exacerbation of existing medical conditions such as cardiovascular and respiratory diseases, diabetes, nervous system disorders, emphysema, and epilepsy. Increased temperatures also pose a risk to human health when coupled with high concentrations of ground-level ozone and other air pollutants, which may lead to increased rates of asthma and other pulmonary diseases. Other impacts related to increased temperatures and heat waves include: - Increased urban “heat island” effect – urban heat islands are especially dangerous because they are both hotter during the day and do not cool down at night, increasing the risk of heat-related illness - Reduced freezing events –reduced freezes could lead to increase incidence of disease as vectors and pathogens do not die off. In addition, fewer events of freezing would impact CA’s food production and indirectly the food supply in Kings County. - Increased energy demand for air conditioning and refrigeration Greenhouse Gases Gases that trap heat in the Earth’s atmosphere are called greenhouse gases. Some of the solar radiation that enters Earth’s atmosphere is absorbed by the Earth’s surface, and some is reflected back toward space. of the radiation reflected back toward space, GHG’s will absorb a part. As a result, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. Some levels of GHGs are essential for maintaining temperatures supportive of life on Earth. Without naturally-occurring GHGs, the Earth’s surface would be about 61 degrees cooler. This phenomenon is known as the greenhouse effect, many scientists believe that emissions from human activities – such as electricity generation, vehicle emissions, and farming and forestry practices have elevated GHGs in the atmosphere beyond naturally-occurring concentrations, contributing to global climate change. The six primary GHGs are: - Carbon dioxide (CO₂), emitted when solid waste, fossil fuels (oil, natural gas, and coal) and wood and wood products are burned - Methane (CH₄), produced through the anaerobic decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion. - Nitrous oxide (N₂O), typically generated as a result of soil cultivation practices, particularly the use of commercial and organic fertilizers, fossil fuel combustion, nitric acid production, and biomass burning - Hydrofluorocarbons (HFCs), primarily used as refrigerants - Perfluorocarbons (PFCs), originally introduced as alternatives to ozone depleting substances and typically emitted as by-products of industrial and manufacturing processes - Sulfur hexafluoride (SF₆), primarily used in electrical transmission and distribution systems There are currently no State regulations in CA that establish ambient air quality standards for GHGs. However, the State of CA has passed legislation directing the CA Air Resources Board to develop actions to reduce GHG emissions. Significance Criteria The project would have a significant impact on GHG emissions if it would: - Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or - Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs Checklist Discussion a. Less than Significant Impact - In the General Plan EIR, impacts to Greenhouse Gas emissions were evaluated. The growth based on land use and population intensities proposed under the General Plan is anticipated to generate 1,134,876.19 metric tons of CO₂e per year using an operational year of 2005, which includes area,				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
energy, mobile, waste, and water sources. BAU is referred in ARB's ABB 32 Scoping Plan (CARB 2012) as emissions occurring in 2020 if the average baseline emissions during the 2002-2004 period grew to 2020 levels, without control. As a result, an estimate of the General Plan Update's operational emissions in 2005 were compared to operational emissions in 2020 in order to determine if the General Plan Update would meet the 29% emission reduction. The SJVAPCD has reviewed relevant scientific information related to GHG emissions and has determined they are not able to determine a specific quantitative level of GHG emissions increase, above which a project would have a significant impact on the environment, and below which would have an insignificant impact. As a result, the SJVAPCD has determined that the General Plan Update's ability to achieve at least a 29% GHG emission reduction compared to BAU would be determined to have a less-than-significant individual and cumulative impact for GHG. The project complies with the General Plan policy, which includes emission reductions that mitigate GHG emission generation to a less than significant level. a. Less than Significant Impact – The project is consistent with the policies of the General Plan, which consists of numerous land uses and goals and policies to provide for a more walkable community in the Hanford area. The goals and policies of the General Plan are intended to assist in reducing operational emissions. Conclusion The project is consistent with the General Plan, which provides policy to mitigate impacts of GHG to a less than significant level. Source(s): General Plan Update (2017), General Plan Update EIR (2017), San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip,	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
would the project result in a safety hazard for people residing or working in the project area?				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Environmental Setting

Hazardous material are substances that, because of physical or chemical properties, quantity, concentration, or other characteristics may either cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness or pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed. Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications and, to a limited extent, in residential areas.

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

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

Brownfields

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

Airport Hazards

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

Emergency Response

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

Significance Criteria

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

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

Checklist Discussion

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Less than Significant with Mitigation Incorporation– that the routine use of a religious facility and charter school does not involve the routine transport, use, or disposal of hazardous materials. If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. Mitigation Measure: That if hazardous materials at or above the threshold reporting quantities will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. b) See a. c) Less than Significant Impact - there is a school directly south of the project site; however, the General Plan restricts land uses around schools, such as industrial uses, that could result in emitted hazardous emissions or handled hazardous or acutely hazardous materials, substances, or wastes within ¼ mile of an existing or proposed school that would result in significant adverse impacts to school sites. The routine use of a residence does not involve the hazardous materials. d) No Impact – the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 e) No Impact -The project site is not located within two miles of a public airport/airstrip therefore there is no impact. f) No Impact -The project site is not located within two miles of a private airport/airstrip therefore there is no impact. g) Less than Significant Impact - development has the potential to strain the emergency response and recovery capabilities of federal, state, and local government. Compliance with the General Plan policies to ensure adequate emergency response and maintain current plans reduces the impact of development. This plan is consistent with the policy of the General Plan, therefore, impacts are considered less than significant. h) Less than Significant Impact– The City of Hanford is located within a zone considered by CAL FIRE to have low to no potential for wildland fires, therefore, the impact is considered less than significant. Mitigation Measure - MM Hazard 1: If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation. - MM Hazard 2: Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation. Conclusion The impact from hazards and hazardous materials are expected to be less than significant with mitigation measures to be applied for any hazardous construction materials. Source: 2017 General Plan and General Plan EIR, State of California Hazardous Waste and Substance List				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☒
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Environmental Setting

Climate

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

Surface Water Resources

Tulare Lake Basin

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

South Valley Floor Watershed

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

Local

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

Surface Water Quality

There are no surface water bodies within the vicinity of the City that are listed as impaired per the US Environmental Protection Agency 2010 CA List of Water Quality Limited Segments.

Groundwater Resources

Regional

The City and surrounding area is located in the Tulare Lake Hydrologic Region, San Joaquin Valley Groundwater Basin, Tulare Lake Subbasin.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Local The City exclusively uses groundwater for its potable water supply. The City's municipal water system extracts its water supply from underground aquifers via 14 active groundwater wells with depths that range from 1300 to 1700 feet below ground surface (bgs). In cooperation with the Peoples Ditch Company and the Kings County Water District, excess Kings River water and stormwater flows are conveyed to 125 acres of drainage and slough basins located throughout the City to help replenish groundwater. The basins account for approximately 568 acre-feet of available water retention and the City is planning to add approximately 317 acre feet of additional basins located along major drainage channels within the City for groundwater recharge as well as flood protection. Groundwater Quality Groundwater quality in the Tulare Lake Subbasin ranges from calcium bicarbonate in type in the northern portion to a sodium bicarbonate type in the lakebed. Total dissolved solids in the Subbasin typically range from 200 to 600 milligrams per liter and can be as high as 40,000 mg/L in shallow groundwater with drainage problems. The City reports electrical conductivity in 14 wells ranging from 560 micromhos per centimeter to 1,100 micromhos per centimeter. There are also areas of shallow, saline groundwater in the southern portion of the Subbasin, localized areas of high arsenic and the City reports odors caused by the presence of hydrogen sulfide. The EPA and State Water Resource Control Board have set the arsenic standard for drinking water at 0.01 parts per million and, in order to meet these standards, the City now drills wells up to 1,500 feet deep. Floodplains Only 48.6 acres are located within the 100-year floodplain. This accounts for 0.003% of the total area in the Planned Area of the City. Significance Criteria The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system. Checklist Discussion a) Less than Significant Impact with Mitigation Measures – - Construction: potential impacts on water quality arise from erosion and sedimentation are expected to be localized and temporary during construction of new development. All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs. - Operation: The development will be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements. New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in that runoff to the maximum extent practical. The City Building Division would review and approve grading plans and site development requirements for the new development, when a physical project is proposed.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b)	Less than Significant Impact –The current and future efforts of the City and Kings County Water District coupled with the requirement to comply with the Sustainable groundwater management act through the Groundwater Sustainability Plan process ensures that future development as an implementation of the General Plan would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.			
c)	See a.			
d)	Less than Significant Impact with Mitigation Measures – with the approval of grading plans and site development requirements by the City Building Division that incorporates BMPs and design standards, new development operations would not substantial increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.			
e)	Less than Significant Impact with Mitigation Measures and impact fee payment – The development is required to undergo a site development requirements approval process with the City Building Division that would include developing necessary stormwater drainage improvements to sufficiently capture and treat polluted runoff. The development also is required to pay a stormwater system development fee. This development fee is required for all new development in order to pay the cost of capital improvements for the City of Hanford stormwater system.			
f)	See a.			
g)	No Impact. – the project site is not located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact.			
h)	See g.			
i)	See g.			
j)	No impact – the project site is not located by the ocean. Therefore, there is no risk that new development would be inundated by tsunamis. A mudflow is a flow of soil or fine-grained sediment mixed with water down a steep unstable slope. The project area is relatively flat and does not contain slopes steep enough to cause mudflow. The project would not be downgrade from aboveground water storage tanks.			
Mitigation Measures:				
Conclusion:				
MM Hydrology 1: Development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.				
MM Hydrology 2: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City’s grading plan and site development requirements.				
MM Hydrology 3: New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.				
MM Hydrology 4: New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.				
Conclusion: Less than Significant Impact with Mitigation Measures – With the incorporation of mitigation measures, the impacts to hydrology and water quality are considered less than significant.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Source: 2017 General Plan, 2017 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources				
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒
Environmental Setting The City is predominantly surrounded by agricultural land uses and is characterized as a low rise community dominated by low-density, single-family housing along with some limited pockets of multi-family housing, low-intensity commercial uses, and several industrial areas. The City's older urban development lies north of the Union Pacific railroad tracks and south of Grangeville Boulevard, while the newly urbanized areas are north of Grangeville Boulevard. The majority of land within the City's planned area consists of agricultural, open space, and single-family residential uses. Significance Criteria The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation. Checklist Discussion a) Less than significant impact – The development of the site occurs on a site formerly occupied by a church, which was demolished in 2018, therefore, the site is currently vacant. The proposed project will not physically divide an established community. b) Less than significant impact - The project will not conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated as Corridor Mixed Use by the General Plan and zoned MX-C Corridor Mixed Use. In the MX-C Corridor Mixed Use a religious institution and charter school require a conditional use permit. In order to approve a conditional use permit, all necessary findings shall be made in accordance with Section 17.82.030 of the Hanford Municipal Code. All necessary findings can be made to support a recommendation of approval to the Planning Commission of the City of Hanford. c) No Impact – The City is not included in any habitat conservation plan or natural community conservation plan, nor are there plans to be involved. Conclusion The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning. Sources: 2035 City of Hanford General Plan; 2017 City of Hanford Municipal Code				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Environmental Setting				
Oil and Gas The planning area is not found within a Division of Oil, Gas, and Geothermal Resources recognized oil field and does not contain any areas that have been designated for mineral recovery by the Kings County General Plan.				
Sand and Gravel The only mineral resources that could occur within the vicinity of the City are sand and gravel operations for road and building construction, but there are currently no significant deposits and no active mines.				
Significance Criteria The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.				
Checklist Discussion a) No Impact – No portion of the vicinity of the City is located within the boundaries of a DOGGR-recognized oil field. There are currently no identified MRZ designated areas, no known significant sand and gravel deposits and no active mines within the vicinity of the City. b) No Impact – no portion of the City or nearby vicinity is designated for mineral resources or zoned for mineral resources. Therefore, the project would not result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.				
Conclusion There will be no impact to mineral resources				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels	☐	☒	☐	☐

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

Environmental Setting

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

Highways and Roadways

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

Railroad

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

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

Airport

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

Stationary Noise Sources

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

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

- Del Monte Foods
- Penny-Newman Milling Company
- Kings Waste and Recycling Authority Solid Waste Disposal Site
- Agricultural production
- Kings Speedway

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact																				
Significance Criteria																								
Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.																								
Checklist Discussion																								
a) Less than Significant with Mitigation Incorporation – the project would not result in exposure of persons to or generation of noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies. Short-term noise-related impacts would be temporary in nature, require compliance with applicable regulations, and policies of the General Plan further ensure that construction-related impacts would be attenuated to the greatest extend feasible.																								
b) Less than Significant with Mitigation Incorporation. – Ambient vibration levels in residential areas are typically 50 VdB, which is well below human perception. The operation of heating/air conditioning systems and slamming of doors produce typical indoor vibrations that are noticeable to humans. Construction activity can result in ground vibration, depending upon the types of equipment uses. Operation of construction equipment causes ground vibrations which spread through the ground and diminish in strength with distance from the source generating the vibration. Ground vibrations as a result of construction activities very rarely reach vibration levels that would damage structures, but can cause low rumbling sounds and vibrations that can be felt in buildings very close to the site. Vibration levels from various types of construction equipment measured at 50 ft are as follows:																								
<table><tr><th>Type of equipment</th><th>Sound Levels Measured (dBA of 50 ft)</th></tr><tr><td>Pumps</td><td>77</td></tr><tr><td>Dozers</td><td>85</td></tr><tr><td>Tractor</td><td>84</td></tr><tr><td>Front-End Loaders</td><td>80</td></tr><tr><td>Hydraulic Backhoe</td><td>80</td></tr><tr><td>Hydraulic Excavators</td><td>85</td></tr><tr><td>Graders</td><td>85</td></tr><tr><td>Air Compressors</td><td>80</td></tr><tr><td>Trucks</td><td>84</td></tr></table>					Type of equipment	Sound Levels Measured (dBA of 50 ft)	Pumps	77	Dozers	85	Tractor	84	Front-End Loaders	80	Hydraulic Backhoe	80	Hydraulic Excavators	85	Graders	85	Air Compressors	80	Trucks	84
Type of equipment	Sound Levels Measured (dBA of 50 ft)																							
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Hydraulic Excavators	85																							
Graders	85																							
Air Compressors	80																							
Trucks	84																							
Construction activities would be temporary in nature and are expected to occur during normal daytime working hours. Construction is limited to the hours of 7 a.m. to 10 p.m. in order to mitigate impacts from ground vibration.																								
c) Less than Significant – full build out of the General Plan would possibly result in a maximum increase of 2 decibels when compared to existing conditions. According to the Caltrans Technical Noise Supplement, the average healthy ear can barely perceive noise level changes of 3 dBA. As a result, it is anticipated that full buildout of the General Plan, including development of this site, would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels exiting without the project.																								
d) Less than Significant with Mitigation Incorporation - A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. As a mitigation measure, construction would be limited to the hours of 7 a.m. to 10 p.m.																								
e) Less than Significant Impact - The project is approximately 2.6 miles away from airport and will not be impacted by the public airport.																								
f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.																								

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Conclusion The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the development of the property. Mitigation Measures: MM Noise 1: Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible. MM Noise 2-3: Construction is limited to the hours of 7 a.m. to 10 p.m. Source: 2017 General Plan Update, 2017 General Plan Update EIR				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Environmental Setting Population The estimated population on January 1, 2013, was 55,122. It is estimated that the General Plan Update could result in a population increase of 47,367 people in 2035 for an estimated total population of 102,489. Housing In 2013, there were 17,867 housing units in the Study Area. It is estimated that the implementation of the General Plan could result in 15,633 additional housing units in 2035 for an estimated total number of 33,520 housing units. Employment In 2014, there were 20,900 jobs in the planning area. It is estimated that the implementation of the General Plan could result in 33,308 additional jobs in 2035 for an estimated total number of 54,208 jobs. Jobs-Housing Balance Jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. SCAG uses the jobs-housing balance as a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area. Significance Criteria The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance. Checklist Discussion				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Less than significant impact – The project will not induce substantial population growth in the area, either directly or indirectly. The project does not propose housing nor any infrastructure improvements which would induce population growth. b) No Impact - The project will not result in displacement of housing. c) No Impact - The project will not result in displacement of people.				
Conclusion Less than significant impact - The project will not result in a significant impact to population and housing. Source: 2017 General Plan Update, 2017 General Plan Update EIR				
XIV. PUBLIC SERVICES --				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☒	☐	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐
Environmental Setting The City of Hanford currently has two fire stations located within the north central and south central portions of the Study Area. These two stations protect approximately 16.5 square miles, Station 1 is located at 350 W. Grangeville Blvd and covers the city limits north of SR 198 and station 2 is located at 10533 Houston Avenue and covers the city limits south of SR 198. In addition, two properties have been purchase for future fire stations. The City currently owns sites at Centennial Drive and Berkshire Lane and 12 th Avenue and Woodland Drive, which have been planned for future fire stations. The Hanford Fire Department provides fires, rescue, hazardous materials response, and serves as a first responder for emergency medical service calls in the City. the HFD is also capable of responding to other situations such as high and low angle rescues, confined space emergencies, vehicle accidents, public assists, state-wide mutual aid responses and disaster management.				
Police Protection City residents receive police protection services from the Hanford Police Department, which currently operates out of a single station located at 425 N. Irwin Street. The City's recent growing problem that requires the need of police services includes gag and drug issues. The HPD's actual average response times are 6:30 minutes for Priority I incidents with an average of 32 Priority I incidents per day and a response time of 17:19 minutes for all other incidents with an average of 144 incidents per day. However, a response time of less than 2:30 minutes is a goal for the HPD to maintain in the future.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools The City currently includes six elementary school districts and one high school district within the Study Area. These districts do not include the religiously affiliated private schools or charter schools located in the study area. The Hanford Elementary School District consists of 11 elementary and junior high schools that are all located in the study area. Pioneer Union Elementary School District consists of two elementary schools and one junior high school that are all located in the study area. The Hanford Joint Union High School District consists of four comprehensive high schools.				
Parks See Environmental Setting for Recreation.				
Other Public Services				
Library Services The current library is a branch of the Kings County Library.				
Significance Criteria The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.				
Checklist Discussion				
a) (FIRE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees) –The development will be subject to Fire Impact fees in order to mitigate the effect of the project on Fire services. b) (POLICE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees) –The development will be subject to Police Impact fees in order to mitigate the effect of the project on Police services. c) (SCHOOLS) Less than Significant Impact – The project does not provide housing, which increases population and the impact on schools. The project is not subject to school impact fees. d) (PARKS) Less than Significant Impact with Mitigation Measures – The project does not provide housing, which increases population and need to meet the parkland ratio, therefore, there is no impact. e) (OTHER) Less than significant impact – none.				
Mitigation Measures:				
MM Public Services 1: That the development of the project will be subject to Fire Impact Fees.				
MM Public Services 2: That the development of the project will be subject to Police Impact Fees.				
MM Public Services 3: That the development of the project will be subject to Park Impact Fees.				
Conclusion The project can be served by existing public services. Impact fees will be required of development. Sources: 2017 General Plan and General Plan Update				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
Environmental Setting School Parks All school sites have limited public access since their primary purpose is to support the educational mission of the school districts that control their use. There are 16 school sites within the City. The school facilities include athletic fields, conference rooms, gymnasiums, auditoriums, and swimming pools, which are open to the public after hours, during the summer, and on weekends for recreational use. Indoor facilities The Hanford Parks and Recreation Department also provides a wide array of programs for City residents. The Recreation Department is responsible for coordinating activities for the entire family including special classes, youth programs, and older adult activities, sports for youth and adults, as well as community events. These activities are conducted in a variety of indoor rec. facilities. City of Hanford Parkland Standard Combining the City's 188 acres of parkland and 100 acres of school parks, the City has a total of 288 acres of developed parkland that go toward meeting the parkland standard. This does not include regional parks outside the planning area, greenways, private parks, or indoor recreation facilities. Based on the 2013 estimated population of 55,860 for the City of Hanford, the Study Area has approximately 5.2 acres of parkland for every 1,000 residents in the City. Significance Criteria The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities. Checklist Criteria a) Less than Significant Impact– The project would not increase the use of existing neighborhood and regional parks or other recreational facilities as the project does not propose housing, which would induce population, and impact recreation. b) Less than Significant Impact– The project does include private recreational facilities for the use of the site's occupants only. The project will not impact recreational facilities or require the construction or expansion of recreational facilities. Conclusion: The project would have a less than significant impact on recreation. Source: 2017 General Plan, 2017 General Plan EIR				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Environmental Setting

Existing Functional Roadway Classification System

State Freeways and Highways

There are two State Facilities serving the Study Area, namely SR-198 and -43.

Arterial Roads

Hanford's arterial street pattern is generally one-mile spacing between the existing arterials.

Collector Streets

Similar to some arterials, collector streets have evolved from heavy use as opposed to formal development standards.

Local Streets

Local street provide access to individual homes and businesses. Local streets have on lane in each direction. Local streets connect single-family homes and other uses not appropriate adjacent to major roadways, to the arterial-collector network.

Existing Intersections

All of the study intersections are operating at acceptable levels of LOS.

Existing Roadway Segments

Results of the analysis of existing roadway segments show that all of the study roadway segments are currently operating at acceptable LOS.

Bicycle Facilities

The 2011 Kings County Regional Bicycle Plan contains the specific "Bicycle Plan for the City of Hanford." The General Plan and the Bicycle Plan promote the establishment of a shared use roadway system, but encourages newly developing areas to provide for bicycle facilities along major roadways and off-road systems as part of open space and recreation amenities. The 2011 Regional Bicycle Master Plan then goes on to state Policy CI 8.4 of the 2002 General Plan: Bicycle lanes should be established where feasible along Major and Minor Collectors in newly developing areas. A bicycle route

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Pre-consultation received: On November 5, 2019, the City received pre-consultation from Michael Hawkins with Kings County Public Works, stating, "1.) Please provide a traffic impact report for the intersection of Glendale and 13th Avenue. 2.) How many vehicles are expected daily and at what time of day?" Staff Analysis: City staff alerted the applicant that a traffic study was required and that Kings County Public Works had requested additional information regarding trip counts. On January 7, 2020, a follow-up consultation was received stating that, although a traffic study had been required, based on additional information provided by the developer, the study was deemed unnecessary and that the County would no longer require a traffic study or further trip count information. The City of Hanford Engineering Division concurred that a traffic study should not be required for the project. Significance Criteria The project may result in significant transportation/circulation impact if it does the following: 1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards. 2. Creates traffic conditions which expose people to traffic hazards. 3. Substantially interferes or prevents emergency access to the site or surrounding properties. 4. Conflicts with adopted policies or plans for alternative transportation. Checklist Discussion a) Less than Significant Impact with Mitigation Measures— Traffic improvements in the area will result in a LOS D or above in year 2035, with the proposed future develop of the project site and surrounding planned projects. The circulation pattern in the vicinity has been designed to accommodate future build out in the area in accordance with the Circulation Element. The project will have a less than significant cumulative impact on traffic and circulation conditions through appropriate project design and payment of traffic impact fees, as required. Project conditions include: 1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width. 2. That concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage. 3. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41. b) Less than Significant Impact with Mitigation Measures See a. c) Less than Significant Impact - The proposed project will not create a change in air traffic patterns or increase traffic levels or change in location that result in substantial safety risks. The project is located approximately 2.6 miles west from the nearest municipal airport. d) Less than Significant Impact with Mitigation Measures: the development has been reviewed by the various departments to ensure hazardous features are not incorporated into the project. The following conditions shall be implemented in the development of the project: 1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2. That concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage. 3. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41. e) Less than Significant Impact – the development has been reviewed by the various departments and fire truck access to and through the development has been verified. The applicant has provided the accurate turning radius to accommodate emergency access. f) Less than Significant Impact: The project will not conflict with adopted policies, plans, or programs supporting alternative transportation. Bicycle racks shall be provided on-site in accordance with the California Building C				
Mitigation Measures				
MM Traffic 1 – That the development is subject to traffic impact fees.				
MM Traffic 2 - Conditions of the development include:				
1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width. 2. That concrete curbs, gutters and sidewalks located along the Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage. 3. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.				
Conclusion				
The site has been evaluated for traffic-related impacts, with the incorporation of City standards for development and payment of traffic impact fees, the project will have a less than significant impact on traffic.				
Source: City of Hanford General Plan and EIR 2017, City of Hanford Municipal Code, Focused Traffic Study – attached				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☒	☐	☐

Environmental Setting

Wastewater

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

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

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

Water Supply

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

The City's groundwater system consists of 13 supply wells, one standby well, three elevated storage tanks (all three of which have abandoned), one existing 0.5 million gallon ground-level storage tank at the Industrial Park, 3.5 million gallon ground-level storage tanks, and a piping network for distributing the water throughout the City (2-million-gallon storage tank at Grangeville and Centennial Drive facility and 1-million-gallon storage tank at the Fargo Avenue facility). No surface water is used by the water system as groundwater is contained in both an unconfined and confined aquifer lying beneath the City. Currently, the City maintains 206 miles of main lines and 15,870 service connections, which includes 8-inch to 30-inch pipes with 12-inch mains laid out on an approximately 1-mile grid. Water is pumped from 13 deep wells. The well depth is determined by the water quality, but typically, is drilled to a minimum depth of 1,500 feet and below the Corcoran clay layer.

The City's groundwater supply is recharged by rain and snowfall in the Sierra Nevada range and, to a lesser degree, from rainfall on the Valley floor. In addition, the City, along with the Peoples Ditch Company and the Kings County Water District, deliver excess water flows from the Kings River and storm water runoff into the drainage and slough basins located throughout the City. This, as well as percolation from storm water basins, local waterways, and agricultural irrigation, help to replenish the City's groundwater in surplus years.

Storm Water Drainage

The City is predominantly located within a 500-year Flood Zone as defined by FEMA Flood Insurance Maps. Areas

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
subject to the 500-year flood zone have a moderate to low risk of flooding. There are two major irrigation ditches that flow through the City. Lakeside Ditch, which is operated and maintained by the Lakeside Water District, and the Peoples Ditch, which is operated and maintained by the Peoples Ditch Company. The Existing drainage infrastructure within the boundaries covered by the City's Storm Water Management Program includes natural drainage channels, retention basins, natural vegetation, piping, and pump stations. There are numerous areas where storm drainage is controlled via drainage inlets and underground structures. The storm drainage system consists of 30 pump stations, 57 miles of pipeline ranging in size from 6-inch through 60-inch, and 220 acres of drainage basins and drainage ditches. The storm drainage system removes rainfall from surface streets and disposes the accumulated stormwater in drainage basins. The City, in cooperation with the People's Ditch Company and the Kings County Water District, delivers excess water flows from the Kings River, along with storm water runoff, into the 125 acres of drainage and slough basins located throughout the City to help replenish the groundwater. Some of this acreage is located within the City's park facilities. Solid Waste Disposal The City's solid waste and recycling services are provided by the Kings Waste Recycling Authority (KWRA). The current KWRA facility is located at 7803 Hanford-Armona Road, southeast of the City near SR 43 and 198 and operates as a solid waste disposal and recycling facility. The responsibilities of the KWRA include the siting, permitting, financing, construction, and operation of landfills, as well as a Material Recovery Plan and Transfer Station. The KWRA also ensures all activities and waste diversion goals required by the State at the closure, post-closure monitoring, and liabilities of all identified former landfills in Kings County. The KWRA is the leading contributor to helping the City meet the State's recycling goals. Refuse from both municipal and commercial haulers is sorted at the KWRA facility to recover a variety of recyclable materials. Once waste is separated from recyclable materials, it is then hauled by transfer trucks from the Material Recovery Facility to the State-permitted 320-acre Chemical Waste Management Landfill site in Kettleman Hills. The landfills at the Kettleman Hills Facility are designed for municipal solid waste, which encompasses household and commercial trash. The facility is permitted to receive a maximum of 2,000 tons of municipal solid waste per day. The City has instituted a green waste collection mixed recycle collection program for single-family residential customers. Dry Utilities Gas and Electric Service The City's main electricity providers are Pacific Gas and Electric Company and Southern California Edison Company. Within the Study Area, PG&E provides power to sites south of Iona Avenue and north of Flint Avenue via 12 kv and 70kv lines. SCE supplies power to sites north of Iona Avenue and south of Flint Avenue via 12 kv and 66kv lines. Communication Systems AT&T and Comcast are currently available in Hanford. AT&T provides telephone services that include ISDN and all other necessary high-technological services. Many cellular and long-distance services are also available. Comcast, Dish Network, and Direct TV provide television services as well as internet access. Consultation Received: Consultation was received from Michael Wilson with AT&T on October 28, 2019, providing the following, "existing copper telephone feed will be abandoned, developer to provide conduit for fiber line extension, developer to contact AT&T during design phase for point of feed and telco requirements. Feed from east (towards car lot)." Analysis: Staff has passed on AT&T's comment to the applicant to encourage consultation. Thresholds of Significance The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Checklist Discussion				
a) Less than significant - the City's Wastewater Treatment Facility is currently up-to-date with all wastewater treatment requirements set forth by the Central Valley Regional Water Quality Control Board. The City's WWTF would continue to comply with the requirements set forth by the Central Valley Regional Water Quality Control Board, as required by law. b) Less than Significant – Under the General Plan Update it was determined that planned improvements and expansion development through various goals and policies will assist in providing wastewater services to the study area, as development continues. The current capacity of the WWTF is designed to accommodate 8 mgd, which is expected to provide adequate services to population growth for the foreseeable future. c) Less than Significant – The project has been reviewed by the Public Works department to ensure stormwater drainage is adequately addressed through conditions of approval. d) Less than Significant with Mitigation Measures - Future population growth in the area would create an increase in water usage. Water supply demand was addressed under the Urban Water Management Plan, which concluded that the Tulare Lake Groundwater subbasin would continue to reliably supply water to meet the City's projected water demands through the year 2035. This would be made possible through the implementation of water conservation goals and policies established in the General Plan Update. e) No Impact. The project will not require a determination by a wastewater agency. f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site, when developed. The City has achieved a 50% diversion rate from the landfill and has incorporated a green waste program and recycling at the Materials Recycling Facility. g) Less than Significant impact with Mitigation Measures – that the future project be required to comply with all statutes and regulations related to solid waste, including the following: 1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments. 2. Payment of Refuse impact fees. Mitigation Measure: Mitigation Measure Utilities 1: That the future development would be required to implement water conservation measures. Mitigation Measure Utilities 2: That the future project be required to comply with all statutes and regulations related to solid waste, including: 1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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2. Payment of Refuse impact fees.

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

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

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
a) Less than Significant - Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals. b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects. c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.				

Gabrielle de Silva Myers
 Gabrielle de Silva Myers
 Senior Planner

January 16, 2020
 Date

Attachment: Attachment 5 - Initial Study/Mitigated Negative Declaration (Conditional Use Permit No. 2019-06)

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

Cumulative Setting

The cumulative setting for the proposed project area includes the development of this project, development of an 82-room hotel (Site Plan Review No. 2019-02 and Conditional Use Permit No. 2019-01), a 66-lot single-family residential development (Tentative Tract 915 and Planned Unit Development No. 2018-02), and two multi-family complexes – one with 100 units (Site Plan Review No. 2017-16) and one with 216 units (Site Plan Review No. 2019-32).

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - All impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, and past projects. Several sections of the Hanford Municipal Code regulate physical development by controlling not only the appearance of new development, but also by controlling the placement of new development with consideration for surrounding uses. This project and projects within the surrounding area will be held to the appropriate development standards of the Hanford Municipal Code to mitigate impacts to aesthetics – therefore, the impact to aesthetics would be less than significant with mitigation incorporation.

Agriculture and Forest Resources

Less than Significant with Mitigation Incorporation – The project and project sites in the surrounding area are categorized as Urban and Built Up Lands by the Department of Conservation. A Right-to-Farm disclosure is required for all projects within a 1-mile radius of agricultural operations in Kings County to put businesses and property owners on notice of the potential nuisance of agricultural operations and their right to continue.

Air Quality

Less than Significant with Mitigation Incorporation – This project and previously approved projects in the surrounding area will not create or result in any significant air quality impacts, all projects are required to be developed consistent with the Air Quality Element and requirements of the San Joaquin Valley Air Pollution Control District.

Biological Resources

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

Cultural Resources

Less than Significant with Mitigation Incorporation – the Tachi Yokut Tribe was consulted for this project and surrounding projects, in accordance with AB 52. Through concerns were cited in previous entitled projects, conditions of approval for all projects are in place to mitigate the effect on cultural resources. As a general condition of approval, mitigation measures, that the applicant enter into a burial treatment plan with the Tribe and that if sensitive resources are discovered, construction halt and the proper officials be contacted, will mitigate cultural resources impacts to a less than significant level.

Geology and Soils

Less than Impact with Mitigation Measures - This project and previously approved projects in the surrounding area's effect on geology and soils would be mitigated by compliance with the California building code, a geotechnical and soil studies (if required), and compliance with the Municipal Code Section 15.52.

Greenhouse Gas Emissions

Less than Significant with Mitigation Measures – the cumulative projects would contribute to GHG emissions, which is inherently a cumulative issue. The emissions during construction would be short-term as a result of fossil fuel burning construction equipment. Since the impacts are short-term and the contribution to GHG emissions would be minor compared to the State's GHG emission target of 427 MMTCO₂ eq by 2020, the construction-related GHG emissions of the project would be considered less than significant. The operational emission from the projects would be indirect emissions from electricity usage. Compliance with current building code standards will assist in the reduction of energy use. The emissions are considered less than significant with mitigation incorporation.

Hazards and Hazardous Materials

Less than Significant – The projects are not expected to have a significant impact as a result of hazards or hazardous materials.

Hydrology/Water Quality

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

Land Use Planning and Population

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

Mineral Resources

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

Noise

Less than Significant with Mitigation Incorporation- this project and future existing projects within the area are required to meet the decibel requirement prescribed by the General Plan for Noise. Construction-related noise would be mitigated through the limitation of hours construction is permitted (between 7 a.m. and 10 p.m.). Full build out of the General Plan would possibly result in a maximum increase of 2 decibels when compared to existing conditions. According to the Caltrans Technical Noise Supplement, the average healthy ear can barely perceive noise level changes of 3 dBA. As a result, it is anticipated that full buildout of the General Plan, including development of this site, would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project

Population and Housing

Less than Significant – Although this project will not induce population growth in the area, the two residential projects have the potential to induce population growth. The residential projects are consistent with the density allowed in the General Plan, which planned for population growth. This projects are considered an implementation of the General Plan, for which a Statement of Overriding Considerations was adopted, due to substantial population growth.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect –This project and all projects in the surrounding area are subject to impact fees to mitigate the effect on public services.

Recreation

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

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect –The circulation pattern in the vicinity has been designed to accommodate future build out in the area in accordance with the Circulation Element. The projects will have a less than significant cumulative impact

on traffic and circulation conditions through appropriate project design and payment of traffic impact fees, as required.

Utilities and Service Systems

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

Gabrielle Myers

From: Diana Black
Sent: Monday, October 28, 2019 3:52 PM
To: AT&T - Michael Wilson
Cc: Gabrielle Myers
Subject: FW: Pre-Consultation Notice CUP 2019-06

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you!

Diana Black

Development Services Technician
 City of Hanford Planning Division
 317 N. Douty Street
 Hanford, CA 93230
 (559) 585-4768
 FAX: (559) 583-1633
 TDD/TYY, Dial 711

From: WILSON, MICHAEL A [mailto:MW7046@att.com]
Sent: Monday, October 28, 2019 3:19 PM
To: Diana Black <DBlack@cityofhanfordca.com>
Subject: RE: Pre-Consultation Notice CUP 2019-06

Existing copper telephone feed will be abandoned, developer to provide conduit for fiber line extension, developer to contact AT&T during design phase for point of feed and telco requirements.

Feed from east (towards car lot)

Thank you.

Michael Wilson

Manager / Engineer
 (559) 739-6423

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Monday, October 28, 2019 2:23 PM
To: 9-1-1 DISPATCH <kris.zuniga@co.kings.ca.us>; AMERICAN AMBULANCE <tcook@americanambulance.com>; SLICMAILBOX <SLICBOX@att.com>; WILSON, MICHAEL A <MW7046@att.com>; Tom Webb <TWebb@cityofhanfordca.com>; CA DEPT of WATER RESOURCES - (delia.grijalva@water.ca.gov) <delia.grijalva@water.ca.gov>; CALTRANS <gail.miller@dot.ca.gov>; CALTRANS-Lorena mendibles <lorena.mendibles@dot.ca.gov>; CALTRANS-Scott Lau <scott.lau@dot.ca.gov>; CHAMBER OF COMMERCE <hanfordchamber@comcast.net>; COMCAST <galenraymond@comcast.net>; DRAINAGE DISTRICT <info5@waterboards.ca.gov>; David Sumaya <DSumaya@cityofhanfordca.com>; HANFORD ELEMENTARY SCHOOL DISTRICT <jbaker@hesd.k12.ca.us>; HESD-Superintendent <jgabler@hanfordesd.org>; HJUHS D <wfishbough@hjuhsd.org>; HJUHS D-Renee Creech <rcreech@hjuhsd.k12.ca.us>; Joshua Tullsen

<jtullsen@cityofhanfordca.com>; KINGS CO ASSESSOR'S OFFICE <michelle.maldonado@co.kings.ca.us>; KINGS CO BOARD OF REALTORS <admin@kcbor.com>; KINGS CO HEALTH <troy.hommerding@co.kings.ca.us>; KINGS CO HEALTH <lee.johnson@co.kings.ca.us>; KINGS CO PLANNING <chuck.kinney@co.kings.ca.us>; KINGS CO PUBLIC WORKS <mike.hawkins@co.kings.ca.us>; MAIN STREET HANFORD <shelly@mainstreethanford.com>; PEOPLE'S DITCH <ahemans.peoplesditch@yahoo.com>; PG&E <r3hd@pge.com>; PG&E Steve Sisemore <stsq@pge.com>; John Doyel <JDoyel@cityofhanfordca.com>; SCE <david.loftin@sce.com>; SJVAPCD <CEQA@valleyair.org>; SO CAL GAS CO <dkemp@semprautilities.com>; TACHI TRIBE <hfranco@tachi-yokut-nsn.gov>; Mike Cosenza <MCosenza@cityofhanfordca.com>

Subject: Pre-Consultation Notice CUP 2019-06

Please see the attached notice and reply by November 25, 2019.

Thank you!

Diana Black

Development Services Technician
City of Hanford Planning Division
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



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

October 28, 2019

PROJECT REVIEW – PRE-CONSULTATION NOTICE

The Community Development Department of the City of Hanford is requesting your comments regarding Conditional Use Permit No. 2019-06:

- Conditional Use Permit No. 2019-06: A request to develop a religious institution and associated school in the MX-C Corridor Mixed Use zone district, shown as attached.

Location: The project is located north of 13th Road/Glendale Ave, west of Aquifer Drive (APN 011-010-044).

The proposal is being forwarded to the responsible and interested agencies and individuals for early consultation. The City is in the process of preparing an Initial Study to identify what, if any, significant impacts need to be analyzed in conjunction with this project. Any assistance you can give in this effort would be appreciated.

It is requested that your comments, if any, be transmitted to this office by Monday, November 25, 2019 at 5:00 p.m. Comments can be mailed to 317 N. Douty Street, Hanford, CA 93230 or emailed to gmyers@cityofhanfordca.com. If you have any questions or concerns regarding this project, please call Gabrielle Myers at (559)585-2578.

Sincerely,

Gabrielle Myers

Gabrielle Myers, Senior Planner

I ☒ do ☐ do not have comments regarding this Project

Signature Michael P. Johnson Agency KCRU Date 11/5/19

- 1) PLEASE PROVIDE A TRAFFIC IMPACT REPORT FOR THE INTERSECTION OF GLENDALE AND 13TH AVE.
- 2) HOW MANY VEHICLES ARE EXPECTED DAILY AND AT WHAT TIME OF DAY?

Gabrielle Myers

From: John Doyel
Sent: Tuesday, January 7, 2020 9:06 PM
To: Gabrielle Myers
Subject: Fwd: Church on Glendale Avenue
Attachments: 20191105082856440.pdf

FYI.

John

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone
 Get [Outlook for Android](#)

From: Tyburski, Dominic <Dominic.Tyburski@co.kings.ca.us>
Sent: Tuesday, January 7, 2020 9:07:49 AM
To: John Doyel (JDoyel@cityofhanfordca.com) <JDoyel@cityofhanfordca.com>
Subject: FW: Church on Glendale Avenue

Hi John,

Looks like we initially requested a traffic study however based on additional information provided by the developer, the study was deemed unnecessary. The County is no longer requiring items 1 or 2 listed on the attached project review. Thanks.

Dominic Tyburski, P.E.
Chief Engineer | Division of Engineering

County of Kings | Public Works Department
 1400 W. Lacey Blvd. | Hanford, CA 93230

Direct 559-852-2698 | Fax 559-582-2506
Dominic.Tyburski@co.kings.ca.us | www.countyofkings.com



From: Hawkins, Mike
Sent: Tuesday, January 07, 2020 11:02 AM
To: Tyburski, Dominic
Subject: RE: Church on Glendale Avenue

Dominic,

No, I don't recall talking to John.

I requested both the traffic study and a number of vehicles for the events to be held as my comments to cover the bases. As they explained it is for limited vehicles it was decided the study is not necessary.

Michael Hawkins
Kings County Public Works
1400 W. Lacey Blvd.
Hanford, CA. 93230

Ph. 559.852-2708
Fax 559.582.2506

From: Tyburski, Dominic
Sent: Tuesday, January 07, 2020 10:53 AM
To: Hawkins, Mike
Subject: FW: Church on Glendale Avenue

Has John contacted you regarding this?

Dominic Tyburski, P.E.
Chief Engineer | Division of Engineering

County of Kings | Public Works Department
1400 W. Lacey Blvd. | Hanford, CA 93230

Direct 559-852-2698 | Fax 559-582-2506
Dominic.Tyburski@co.kings.ca.us | www.countyofkings.com



From: John Doyel [<mailto:JDoyel@cityofhanfordca.com>]
Sent: Thursday, December 26, 2019 8:35 AM
To: Tyburski, Dominic
Subject: Church on Glendale Avenue

Dominic:

We received a response from Mike Hawkins (attached) requesting a traffic study for the intersection of Glendale Ave. (13th Road) and 13th Avenue. Last week we received a call from Danny Perreira stating that he had spoken to the County and that a traffic study is not being requested. I did not request one because the main use will be on Sundays for 3 or 4 hours.

Let me know if you guys want a focused study?

Johnathan Doyel

Director of Utilities and Engineering
City of Hanford
Ph. (559) 585-2571
Fax (559) 583-1529



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



November 7, 2019

Gabrielle Myers
City of Hanford
Development Services, Planning Division
317 North Douty Street
Hanford, CA 93230

Project: Early Consultation, Conditional Use Permit No. 2019-06 – The Lighthouse Church

District CEQA Reference No: 20191258

Dear Ms. Myers:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a request to develop a religious institution and associated school that includes a 10,803 square foot worship center, an 8,250 square foot sanctuary, and a 3,750 square foot charter school (Project). The Project site is located north of 13th Road/Glendale Avenue, west of Aquifer Drive (APN/Address: 011-010-044 / 2336 Glendale Avenue) in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed Project is subject to District Rule 9510 (Indirect Source Review) as it will receive a project-level discretionary approval from a public agency and will exceed 9,000 square feet of educational space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95358-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

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

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5595
www.healthyliving.com

approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

The District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

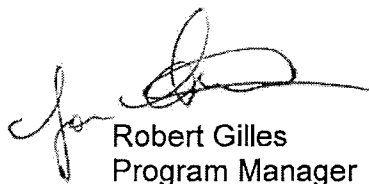
3. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at:
http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online:
www.valleyair.org/rules/1ruleslist.htm.
5. The District recommends that a copy of the District's comments be provided to the Project proponent.

District CEQA Reference No. 20191258

If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20191258.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Robert Gilles
Program Manager

AM: gs

Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32
Mitigation Measures
Mitigated Negative Declaration 2020-02

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project could substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develop the project consistent with the General Plan, Hanford Municipal Code, and Tree Ordinance.	Developer
MM Aesthetics 2	The project may create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the development comply with the Hanford Municipal Code Section 17.50.140 Outdoor Lighting Standards and the California Building Code for outdoor lighting standards.	Developer
AIR QUALITY			
MM Air Quality 1:	The project may conflict with or obstruct implementation of the applicable air quality plan?	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality	That effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf .	Developer

violation?	violation?	Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.	
MM Air Quality 3	The project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	The project is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The applicant is required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe; Developer or representative to notify archeologist or coroner of discovery (if uncovered)
GEOLOGY AND SOILS			
MM Geology 1:	That the project may	That the development of the project complies with the applicable General	City of Hanford

	expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Plan policies, as well as the California Building Code.	must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction, - landslides. The project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study

	potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site during the construction phase, a Hazardous Materials Business Plan must be filed online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process. Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact the Kings County Environmental Health Department at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer
MM Hazards 2	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? That the Project could create a significant hazard to the public or	Any quantities of hazardous wastes generated by the construction operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.	Developer

	the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide

	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	City to require; Developer to provide
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce
MM Noise 2 & 3:	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce

PUBLIC SERVICES			
MM Public Services 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	That the development of the project will be subject to Fire Impact Fees.	Developer to pay
MM Public Services 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	That the development of the project will be subject to Police Impact Fees.	Developer to pay
MM Public Services 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)	That the development of the project will be subject to Park Impact Fees.	Developer to pay
TRANSPORTATION/TRAFFIC			

MM Transportation/Traffic 1	The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 2	The project may conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways?	That the development is subject to traffic impact fees.	City to require; developer to provide
MM Transportation/Traffic 3	The project may substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or	Conditions of the development include: 1. That Glendale Avenue be constructed to a Commercial/Industrial Standard per City Std. ST-29 for the full street width. 2. That concrete curbs, gutters and sidewalks located along the	City to require; developer to provide

	incompatible uses (e.g., farm equipment)?	Glendale Avenue project frontage shall be constructed per City Standards CO-11 and CO-15 adequately sloped for proper drainage.	
		3. That the drive approaches located as shown on the approved Site Plan shall be constructed in conformance with City Std. CO-41.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the future development would be required to implement water conservation measures.	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the future project be required to comply with all statutes and regulations related to solid waste, including: 1. That a 10' x 25' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41 that shall connect to a grease interceptor. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments. 2. Payment of Refuse impact fees.	City to require; developer to provide



AGENDA STAFF REPORT

MEETING DATE: 2/11/2020	AGENDA SECTION: 2
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SUBJECT:

Variance No. 2019-02, a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 (A), in order to allow a freestanding pylon sign to encroach within the required setbacks. The project is located at 1645 N. 12th Avenue (APN 010-320-120 and 010-320-121).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Variance No. 2019-02 Staff Report
 Resolution No. 2020-01
 Attachment 1 - Signage Proposed
 Attachment 2 - Site Plan Review No. 2017-05
 Attachment 3 - Sign Permit 2019-14
 Attachment 4 - Applicant's Justification
 Attachment 5 - Notice of Exemption

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, February 11, 2020**

PROJECT: Variance No. 2019-02, a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 (A), in order to allow a freestanding pylon sign to encroach within the required setbacks.

LOCATION: The project is located at 1645 N. 12th Avenue (APN 010-320-120 and 010-320-121)

PROJECT PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-01, approving Variance No. 2019-02.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-01, approving Variance No. 2019-02.

PROJECT DESCRIPTION

The project is a request for a variance by Image Point Signs, in order to deviate from the standards of the Municipal Code Section 17.56.090 (A), to allow a freestanding pylon sign to encroach into the required setbacks. The sign will be located two feet from the street corner property line. In accordance with the Hanford Municipal Code, signs exceeding six feet shall be setback 10 feet from the property line.

The applicant requests the following signage, as shown in **Attachment 1**.

BACKGROUND INFORMATION

Site Plan Review No. 2017-05 was approved for the project site on June 27, 2017, proposing the development of the site as a gas station, convenience store, and car wash with future lease space. See Site Plan Review No. 2017-05 (**Attachment 2**).

The project site is currently under construction.

The project site is designated by the General Plan as Neighborhood Commercial.

Figure 1:
General Plan Designation
Neighborhood Commercial

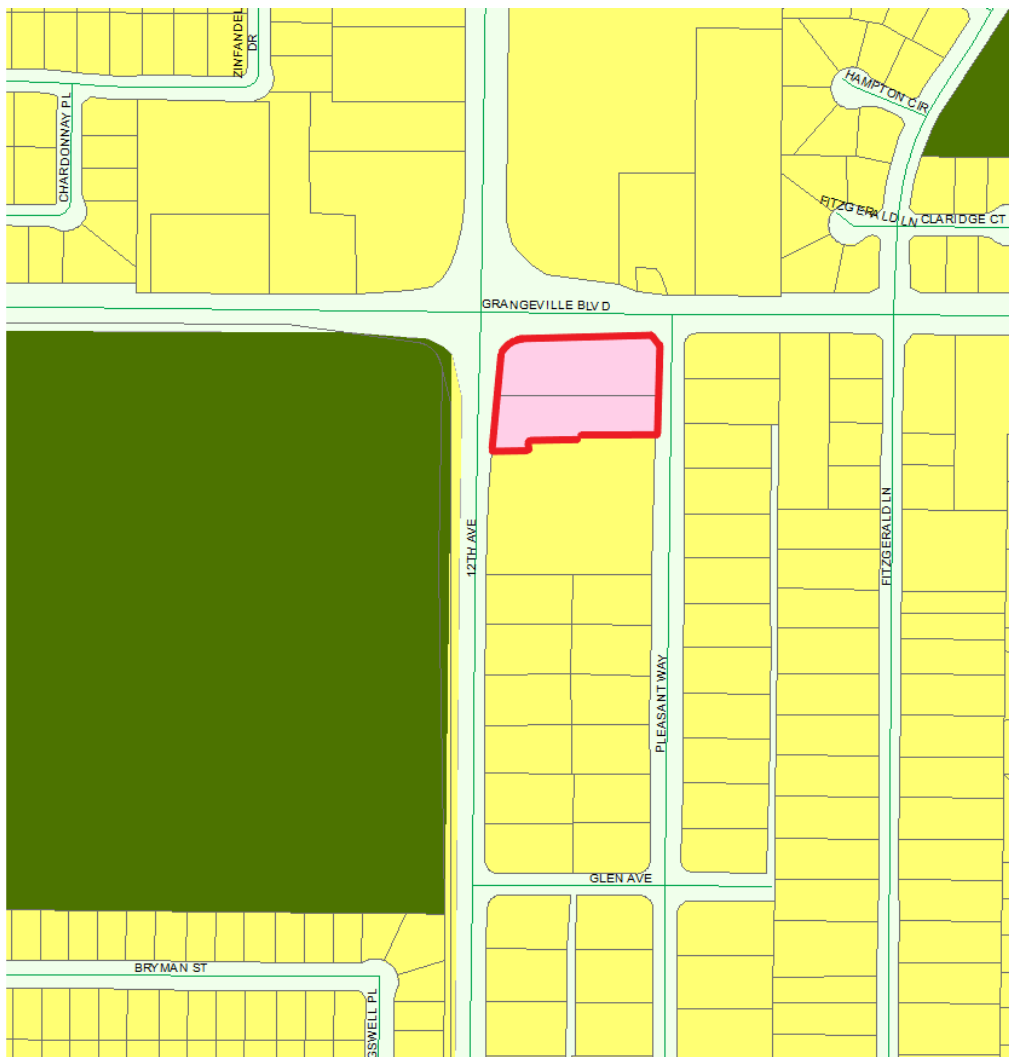


Figure 2:
Zoning Designation
C-N Neighborhood Commercial

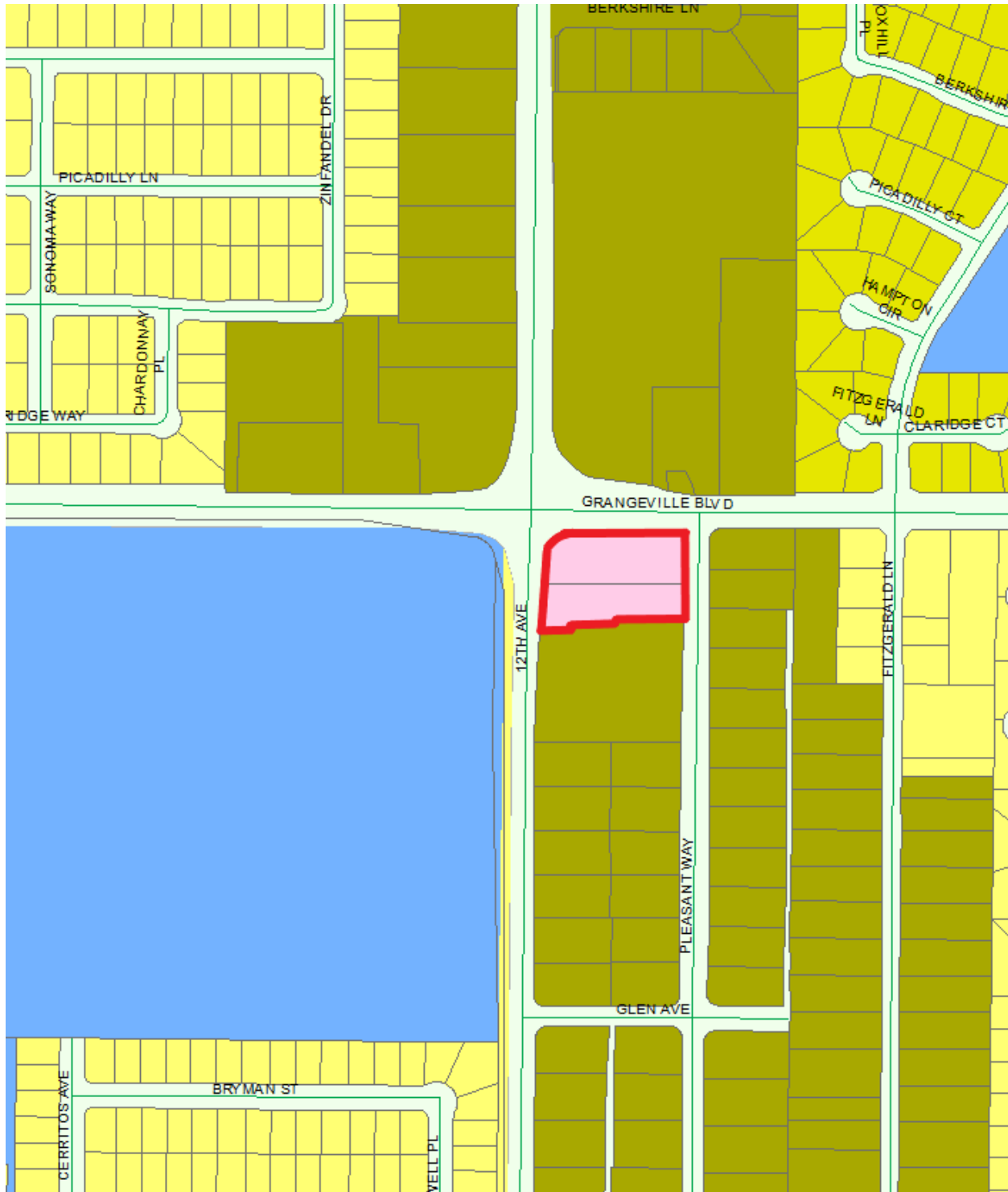


Figure 3:
Land Use



PROJECT EVALUATION**Signage Evaluation**

The Municipal Code Section 17.56.090 (A) permits the following for permanent building and freestanding signage:

Table 1:
Municipal Code Section 17.56.090(A) Excerpt

Number and Size of Permanent Signs by Zone		
Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

The applicant submitted Sign Permit No. 2019-14, proposing building signage and a freestanding pylon sign for the site. All signage was approved on February 26, 2019, shown as attached (**Attachment 3**).

Building Signage

In accordance with the table presented above, in the C-N Neighborhood Commercial zone district, there is no limit to the number of signs allowed per business establishment. The allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet are permitted two square feet of building signage per one lineal foot of building

frontage, up to a maximum of 350 square feet along the primary frontage. The establishment has a total of 340 square feet of lineal frontage.

Rules for sign measurement:

17.56.080 A. 1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.

17.56.080 B. The building frontage shall be the building façade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building façade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

The northern frontage was determined to be the primary frontage and has a cumulative total of 133.36 square feet of proposed signage. The maximum allowable building signage for the primary frontage is 350 square feet.

The western frontage was determined to be the secondary frontage and has a total of 74.85 square feet of proposed signage. Given the total lineal footage of the secondary frontage, the maximum allowable signage is 200.5 square feet.

The cumulative building signage does not exceed the maximum allowable signage for the C-N Neighborhood Mixed Use zone district.

Freestanding Signage

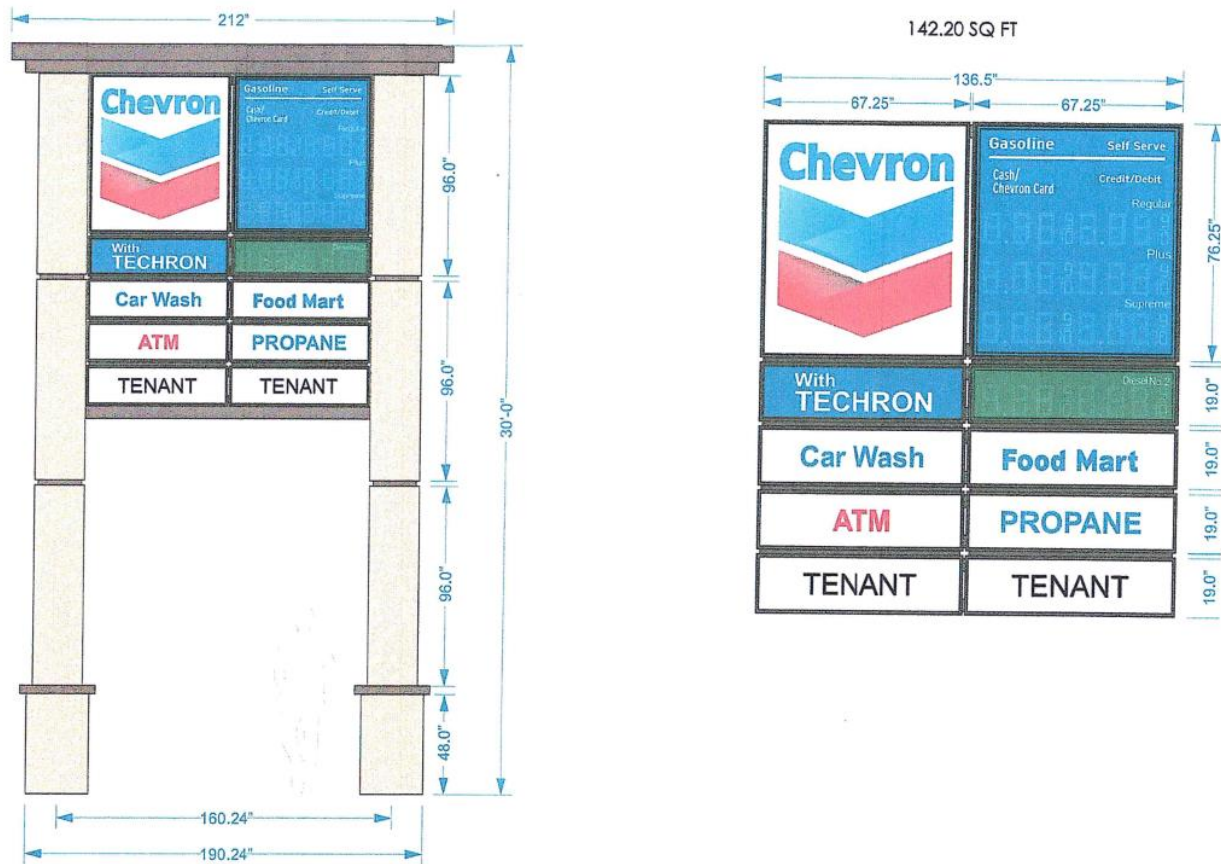
In accordance with the table presented above, in the C-N Neighborhood Commercial zone district one sign is permitted per establishment. One additional freestanding sign, up to 350 square feet, is permitted for sites with an integrated shopping center. The maximum height of the freestanding sign for the integrated shopping center shall not be greater than one and a half (1.5) times the average height of the building. A freestanding sign for an integrated shopping center is permitted up to 350 square feet of signage.

An integrated shopping center is defined by the Hanford Municipal Code to mean, "a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located, where off-street parking, landscaping, lighting, and other features are developed, managed, and maintained jointly." Once the lease space is rented, there will be three business establishments on the site, which will be developed, managed, and maintained jointly.

The average height of the northwest building (convenience store and lease spaces) is 30 feet. Therefore, the integrated shopping center is permitted to have a maximum 45-foot freestanding sign.

The freestanding sign proposes 144.32 square feet of signage (per face) which is within the allowable maximum for an integrated shopping center's freestanding sign in the C-N Neighborhood Commercial zone district.

Figure 4:
Freestanding Sign



Sign Permit No. 2019-14 indicates a 10-foot setback for the pylon sign, located on the corner of the property. However, the property was later surveyed and the property line was deemed to be further back from the curb than originally indicated. Due to the increased right-of-way width, the pylon sign is no longer able to meet the required 10-foot setback. Relocation of the pylon sign to meet the 10-foot-setback requirement from the property line would result in obstruction of the driveway, which is necessary for two-way traffic. For this reason, the applicant has submitted for a variance for a deviation to the required setback for a freestanding sign exceeding six feet in height.

Potential Right-of-Way Abandonment

The Public Works Department evaluated the probability of a right-of-way abandonment, to abandon the public right-of-way 26.125 feet, which would result in the relocation of the property line two feet behind the sidewalk. Utilities and Engineering Director, John Doyel, is favorable and determined staff could support the right-of-way abandonment. Due to the additional time the right-of-way abandonment will take to process, the applicant has decided to move forward with the variance request. If the right-of-way is abandoned at a later time to two feet behind the sidewalk, the sign will be located 28.125 feet from the property line.

The applicant proposes to locate the 30-foot-tall freestanding pylon sign two feet from the property line. The applicant's variance justification is attached (**Attachment 4**).

Purpose – Section 17.56.010

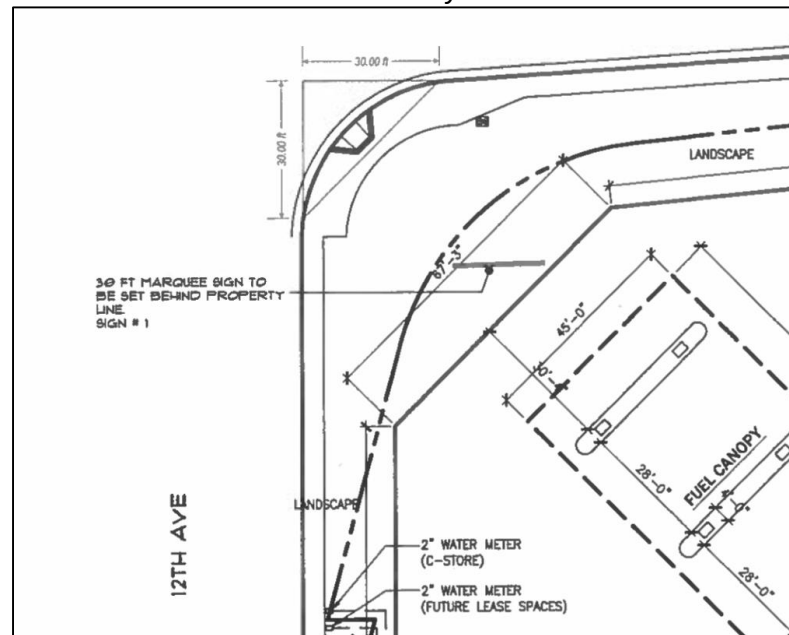
The purpose of Chapter 17.56 of the Hanford Municipal Code is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. The regulations of Section 17.56 recognize the importance of business activity to the economic vitality of the City, as well as the need to protect the visual environment. Specifically, the regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety, by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures.

Analysis: Section 17.56.090 (A) provides the regulations for signs by zone district. The signage proposed conforms in all respects to the regulations set forth in Section 17.56.090 (A), with the exception of the setback for the freestanding sign, exceeding six feet. Signs exceeding six feet high require a minimum 10-foot setback from the property line. The applicant proposes to locate the sign two feet from the street-corner property line. The variance requested will not interfere with the intention of Section 17.56 to safeguard life, health, property, public welfare, and traffic safety.

According to Section 17.56.050 Prohibited Signs, signs placed within 30 feet of the intersecting curb lines of a street shall be prohibited. This regulation ensures adequate visibility of the street corner and traffic safety. The sign is located outside of the 30 feet of the intersecting curb lines, as required.

Figure 5:
Visibility



2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;

Analysis: Attractiveness is subjective; however, the signage proposed conforms in all respects to the sign design principles set forth in Section 17.56.070, which require architectural compatibility, legibility, readability, visibility, appropriate placement, and sturdy and durable materials.

3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses.

Analysis: The signage proposed is compatible with the architectural style, character, and scale of the buildings to which they relate. The use of the site is a gas station, convenience store, and car wash. The signage is typical of a gas station/convenience store use.

4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers.

Analysis: The signage does not exceed the maximum square footage allowances permitted by the Hanford Municipal Code Section 17.56.090 (A). The signage is clean and not excessive. The proposed signage does not include any glaring, flashing, sparkling, glittering, twinkling, or shimmering signs, which would cause nuisance to nearby properties and create distractions for pedestrians and drivers. The use of the site is a gas station, convenience store, and car wash. The signage is typical of a gas station/convenience store use.

5. Provide adequate opportunity for the exercise of free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests.

Analysis: Regulation does not apply to this application.

6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire.

Analysis: The signage proposed directly relates to the businesses conducted on site.

7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

Analysis: The location of the freestanding sign will not obstruct visibility on the street corner. According to Section 17.56.050 Prohibited Signs, signs placed within 30 feet of the intersecting curb lines of a street shall be prohibited. This regulation ensures adequate visibility of the street corner and traffic safety. The sign is located outside of the 30 feet of the intersecting curb lines, as required. (See Figure 4). Location of the freestanding sign, as proposed, will not interfere with ingress and egress for the site.

The proposed variance conforms in all respects with the purpose of the sign ordinance.

FINDINGS FOR APPROVAL

Pursuant to Section 17.84.050 of the Hanford Municipal Code, seven findings must be made before approval of the variance application.

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

Analysis: That the special circumstance applicable to this project is the extensive right-of-way width. The right-of-way extends 28.125 feet behind the sidewalk; therefore, in order to accommodate the placement of the sign and not obstruct the drive-aisle width, the sign must be located two feet from the property line. The extensive right-of-way width is a special circumstance applicable to this property and deprives the property of a privilege other sites enjoy, by being able to locate their signage closer to the sidewalk.

There are four examples of freestanding signs located closer to the intersecting curb for corner lots in the C-N Neighborhood Mixed Use zone district.

Two signs are located at the intersection of 11th Avenue and Grangeville Boulevard. The property line follows the back of the ramp, behind the sidewalk for both sites, therefore, the freestanding signs are able to be located closer to the corner.

Figure 6:
Southeast corner of 11th Avenue and Grangeville Boulevard



Figure 7:
Southwest corner of 11th Avenue and Grangeville Boulevard



Two signs are located at the intersection of 10th Avenue and Grangeville Boulevard. The property line follows the back of the ramp, behind the sidewalk for both sites; therefore, the freestanding signs are able to be located closer to the corner.

Figure 8:
Southeast corner of 10th Avenue and Grangeville Boulevard

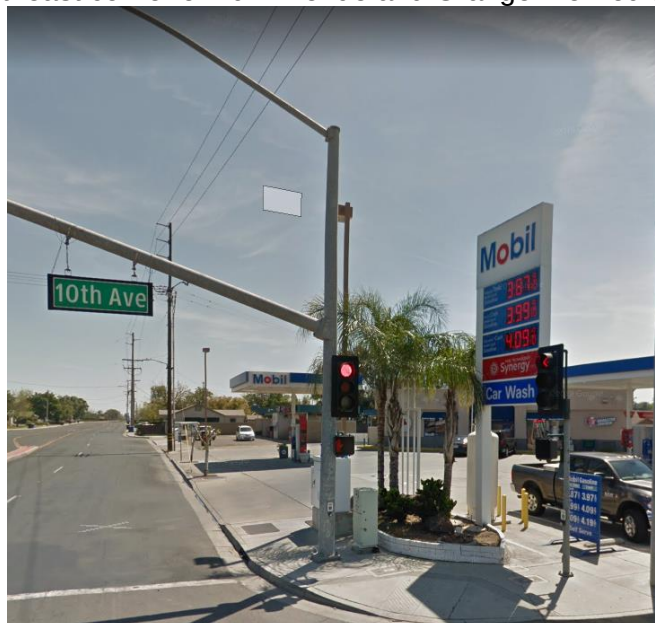


Figure 9:
Northwest corner of 10th Avenue and Grangeville Boulevard



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

Analysis: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties within the C-N Neighborhood Commercial zone district. The right-of-way extends 28.125 feet behind the sidewalk; therefore, in order to accommodate the placement of the sign and not obstruct the drive-aisle width, the sign must be located two feet from the property line. The extensive right-of-way width is a special circumstance applicable to this property and deprives the property of a privilege other sites enjoy, by being able to locate their signage closer to the sidewalk. There are four examples of freestanding signs located closer to the intersecting curb for corner lots in the C-N Neighborhood Mixed Use zone district (Figure 6-9).

3. That the variance will not be materially detrimental to the public health, safety or welfare or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located.

Analysis: That there is no evidence to support that approval of the sign variance would be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. In accordance with Section 17.56.050 Prohibited Signs, signs shall not be placed within 30 feet of the intersecting curb lines of a street. Placement of the sign two feet behind the property line will not interfere with the requirement for signs to be located outside of the 30 feet of the intersecting curb lines of a street.

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

Analysis: That approval of the variance, allowing the freestanding sign to be located two feet from the property line, will not constitute a special privilege, as properties located on Grangeville Boulevard, in the C-N Neighborhood Commercial zone district, do not have a right-of-way width as extensive as the right-of-way at this site.

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

Analysis: That the variance is a request to deviate from the requirements of the sign ordinance, Section 17.56 of the Hanford Municipal Code, in order to allow a freestanding sign to encroach into the required setback for a freestanding sign exceeding six feet. The use of the property as a gas station, convenience store, and car wash is a permitted use in the C-N Neighborhood Commercial zone district. Future tenants of the lease space will be evaluated to ensure conformance with the land uses permitted or conditionally permitted in the C-N Neighborhood Commercial zone district.

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

Analysis: The purpose of Section 17.84 Variances and Minor Deviations allows for deviations from the standards required by the Hanford Municipal Code, because special circumstances are applicable to the property, including location, shape, size,

surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to this project is the extensive right-of-way width of this property. The right-of-way extends 28.125 feet behind the sidewalk; therefore, in order to accommodate the placement of the sign and not obstruct the drive-aisle width, the sign must be located two feet from the property line. The extensive right-of-way width is a special circumstance applicable to this property and deprives the property of a privilege other sites enjoy, by being able to locate their signage closer to the sidewalk.

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

Analysis: This application has been reviewed for consistency with the Hanford's General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15311(a), Accessory Structures, of the California Environmental Quality Act (CEQA) Guidelines, this project is categorically exempt from environmental review. A Notice of Exemption has been prepared for the project (**Attachment 5**), in accordance with CEQA.

PUBLIC COMMENTS

Noticing of the variance was published in the newspaper on January 31, 2020 and mailed to property owners within 300 ft. of the project site on January 30, 2020. The Community Development Department has not received comments on the project, as of the preparation of this report.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution No. 2020-01.

Applicant

Christina Hall
7411 W. Sunnyview Avenue
Hanford, CA 93291

Property Owner:

Ajmer Nahal
2497 N. 10th Avenue
Hanford, CA 93230

RESOLUTION NO. 2020-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 2019-02, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.56.090 (A), IN ORDER TO ALLOW A FREESTANDING PYLON SIGN TO ENCROACH WITHIN THE REQUIRED SETBACKS. THE PROJECT IS LOCATED AT 1645 N. 12TH AVENUE (APN 010-320-120 AND 010-320-121).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 11, 2020 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2019-02, a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 (A), in order to allow a freestanding pylon sign to encroach within the required setbacks, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is at 1645 N. 12th Avenue (APN 010-320-120 and 010-320-121); and

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

WHEREAS, the project is categorically exempt from further environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15311 (a) Accessory Structures and a Notice of Exemption has been prepared for the project; and

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

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

Analysis: That the special circumstance applicable to this project is the extensive right-of-way width. The right-of-way extends 28.125 feet behind the sidewalk; therefore, in order to accommodate the placement of the sign and not obstruct the drive-aisle width, the sign must be located two feet from the property line. The extensive right-of-way width is a special circumstance applicable to this property and deprives the property of a privilege other sites enjoy, by being able to locate their signage closer to the sidewalk.

There are four examples of freestanding signs located closer to the intersecting curb for corner lots in the C-N Neighborhood Mixed Use zone district.

Two signs are located at the intersection of 11th Avenue and Grangeville Boulevard. The property line follows the back of the ramp, behind the sidewalk for both sites, therefore, the freestanding signs are able to be located closer to the corner.

Two signs are located at the intersection of 10th Avenue and Grangeville Boulevard. The property line follows the back of the ramp, behind the sidewalk for both sites; therefore, the freestanding signs are able to be located closer to the corner.

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

Analysis: That the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties within the C-N Neighborhood Commercial zone district. The right-of-way extends 28.125 feet behind the sidewalk; therefore, in order to accommodate the placement of the sign and not obstruct the drive-aisle width, the sign must be located two feet from the property line. The extensive right-of-way width is a special circumstance applicable to this property and deprives the property of a privilege other sites enjoy, by being able to locate their signage closer to the sidewalk. There are four examples of freestanding signs located closer to the intersecting curb for corner lots in the C-N Neighborhood Mixed Use zone district.

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Two signs are located at the intersection of 10th Avenue and Grangeville Boulevard. The property line follows the back of the ramp, behind the sidewalk for both sites; therefore, the freestanding signs are able to be located closer to the corner.

3. That the variance will not be materially detrimental to the public health, safety or welfare or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located.

Analysis: That there is no evidence to support that approval of the sign variance would be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity. In accordance with Section 17.56.050 Prohibited Signs, signs shall not be placed within 30 feet of the intersecting curb lines of a street. Placement of the sign two feet behind the property line will not interfere with the requirement for signs to be located outside of the 30 feet of the intersecting curb lines of a street.

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

Analysis: That approval of the variance, allowing the freestanding sign to be located two feet from the property line, will not constitute a special privilege, as properties located on Grangeville Boulevard, in the C-N Neighborhood Commercial zone district, do not have a right-of-way width as extensive as the right-of-way at this site.

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

Analysis: That the variance is a request to deviate from the requirements of the sign ordinance, Section 17.56 of the Hanford Municipal Code, in order to allow a freestanding sign to encroach into the required setback for a freestanding sign exceeding six feet. The use of the property as a gas station, convenience store, and car wash is a permitted use in the C-N Neighborhood Commercial zone district. Future tenants of the lease space will be evaluated to ensure conformance with the land uses permitted or conditionally permitted in the C-N Neighborhood Commercial zone district.

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

Analysis: The purpose of Section 17.84 Variances and Minor Deviations allows for deviations from the standards required by the Hanford Municipal Code, because special circumstances are applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The special circumstance applicable to this project is the extensive right-of-way width of this property. The right-of-way extends 28.125 feet behind the sidewalk; therefore, in order to accommodate the placement of the sign and not obstruct the drive-aisle width, the sign must be located two feet from the property line. The extensive right-of-way width is a special circumstance applicable to this property and deprives the property of a privilege other sites enjoy, by being able to locate their signage closer to the sidewalk.

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

Analysis: This application has been reviewed for consistency with the Hanford's General Plan, and it has been determined that the additional signage meets the intent of the goals, policies, and objectives of the General Plan.

THEREFORE, BE IT RESOLVED that Variance No. 2019-02 be approved, subject to the following conditions:

1. That the sign be located a minimum of two-feet from the street corner property line, as shown in Exhibit A.
2. That the variance shall become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners

ABSENT: Commissioners

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 11th day of February, 2020.

Darlene R. Mata, Secretary

Attachment: Resolution No. 2020-01 (Variance No. 2019-02)

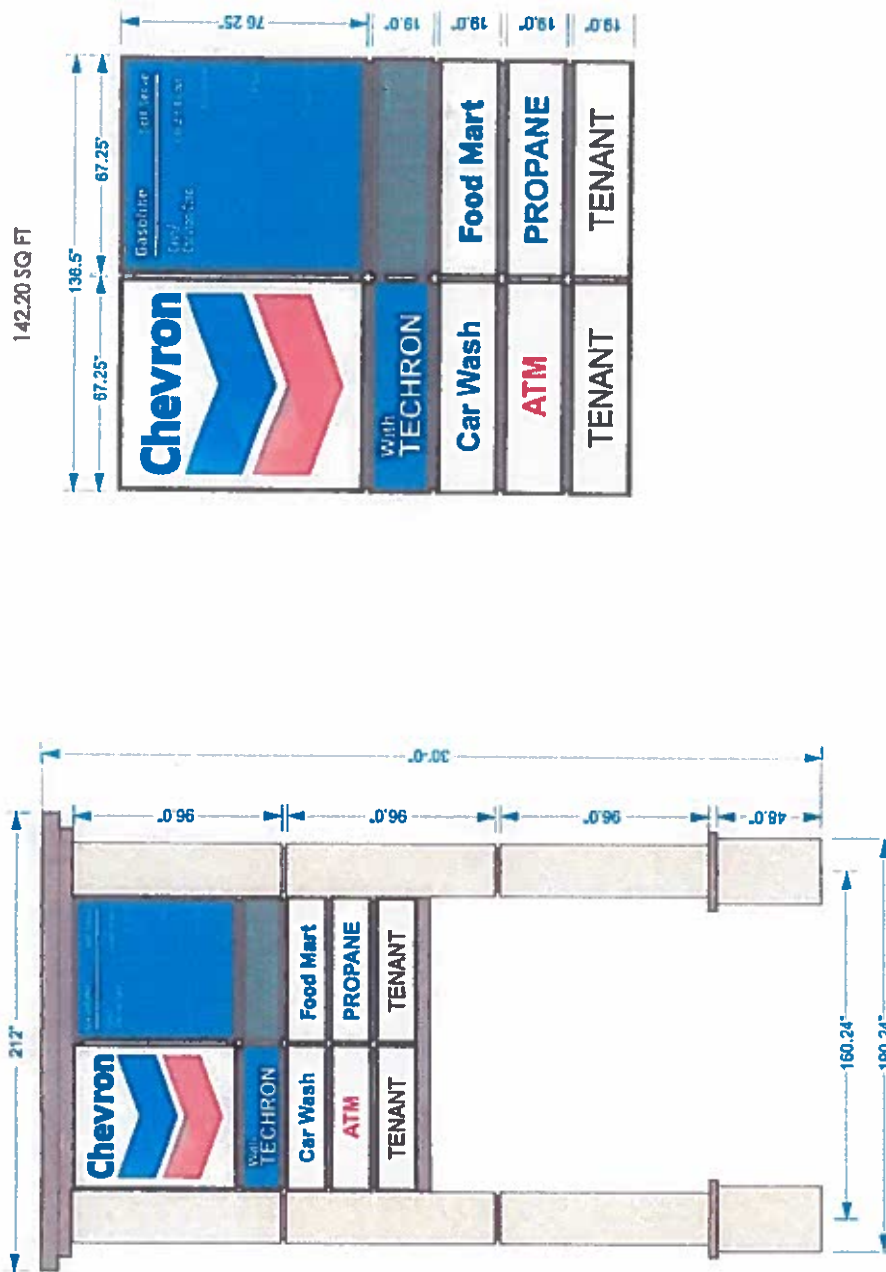
Exhibit A
Sign Placement

Attachment: Resolution No. 2020-01 (Variance No. 2019-02)

GRANGEVILLE BLVD



SCALE 1/32" = 1'

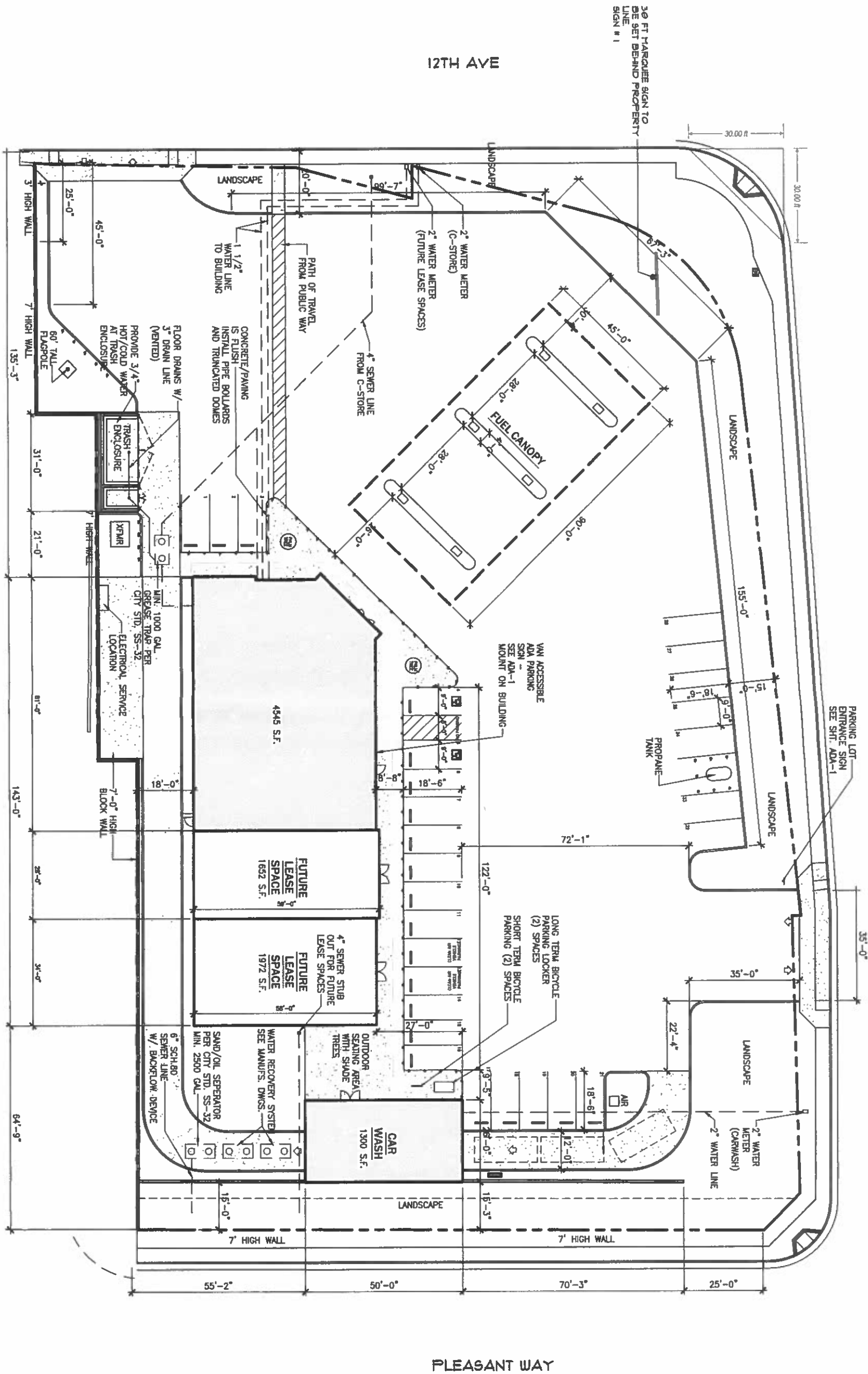


 7411 W. SUNNYVIEW AVE. SUITE 100 94603 510.773.4500 PH 510.773.4544 FAX	Project Name: Chevron	Date: 2/12/2019 Sign Type: Marquee		CLIENT APPROVAL image POSIT does NOT provide primary electrical to sign location - responsibility of others Client Signature: _____ Date: _____ COPY - COLORS - SIZES	LANDLORD APPROVAL Landlord Signature: _____ Date: _____	This design is the exclusive property of image POSIT and cannot be reproduced in whole or part, without prior written approval. Job Number: 1642	Sheet: 002
	Project Address: 1645 12th Ave. 1642 12th Ave. Hayward, CA	Coordinator: Kts Hall Designer: Charles Erbe					

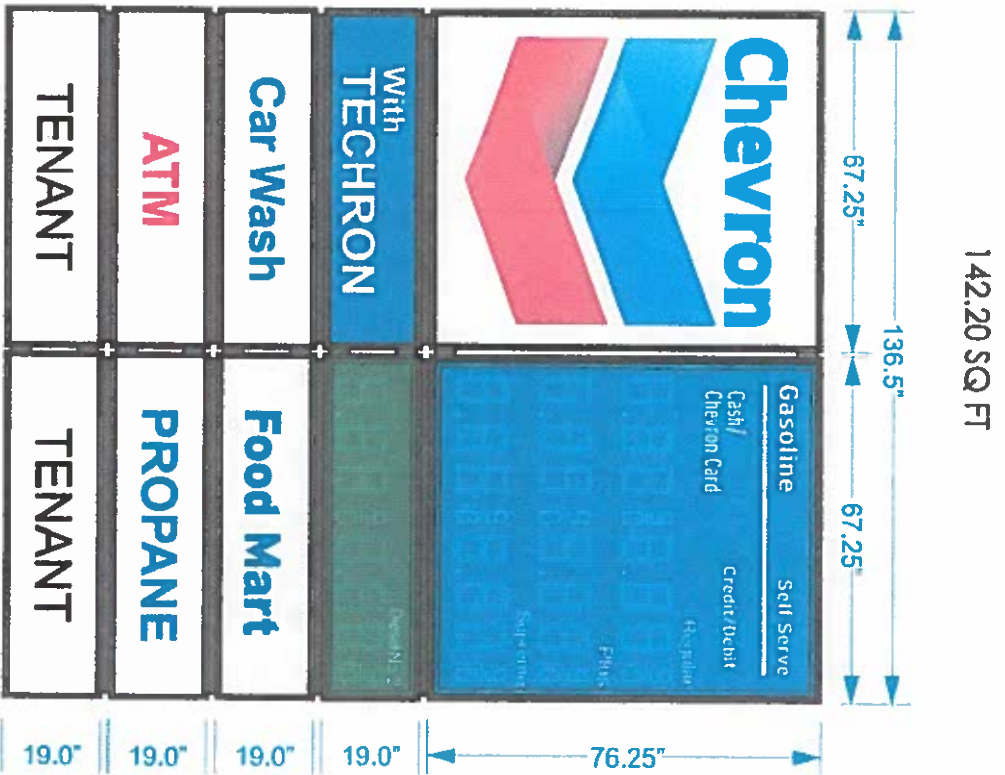
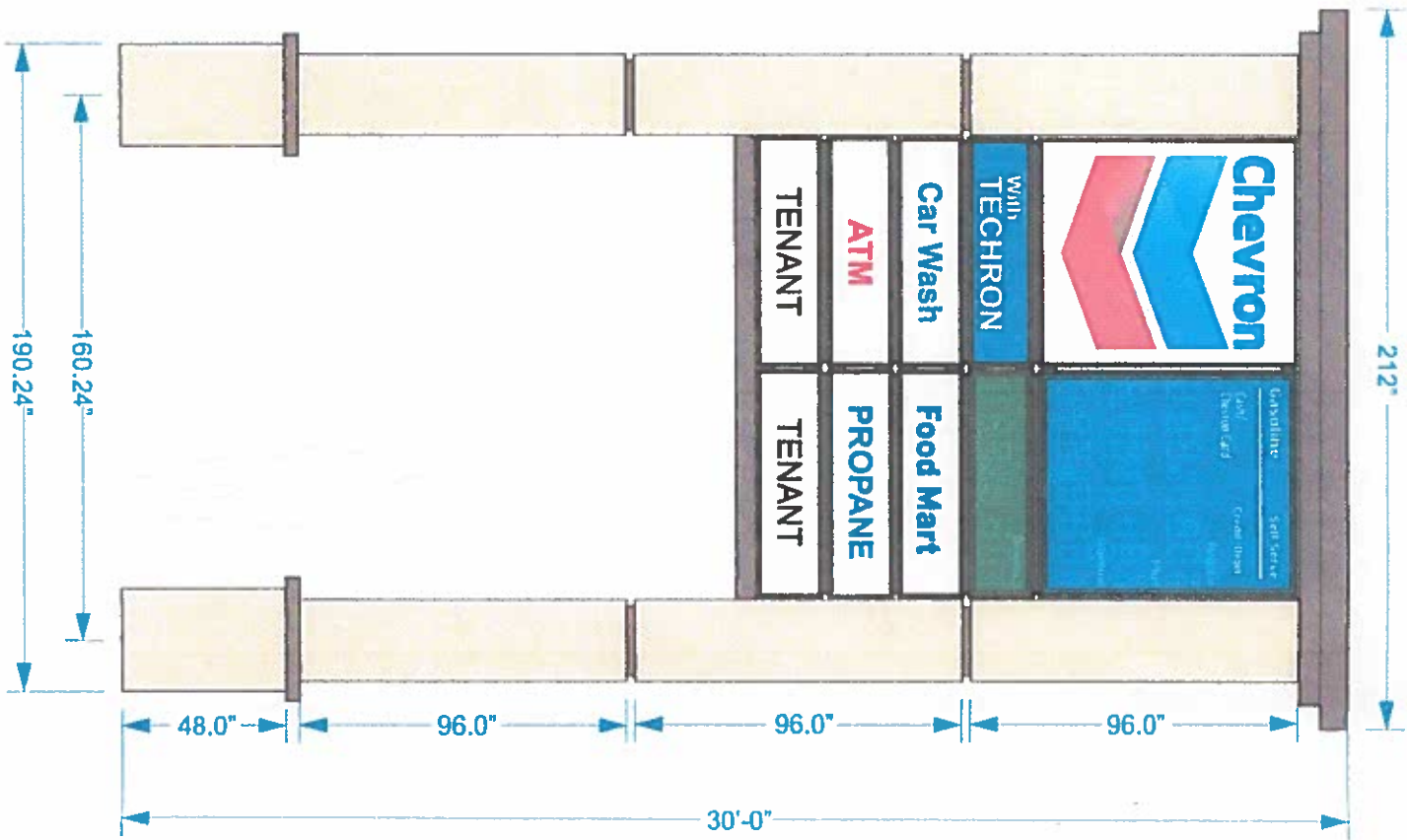
SITE PLAN

GRANDEVILLE BLVD

Attachment: Attachment 1 - Signage Proposed (Variance No. 2019-02)



SCALE 1/32 = 1"

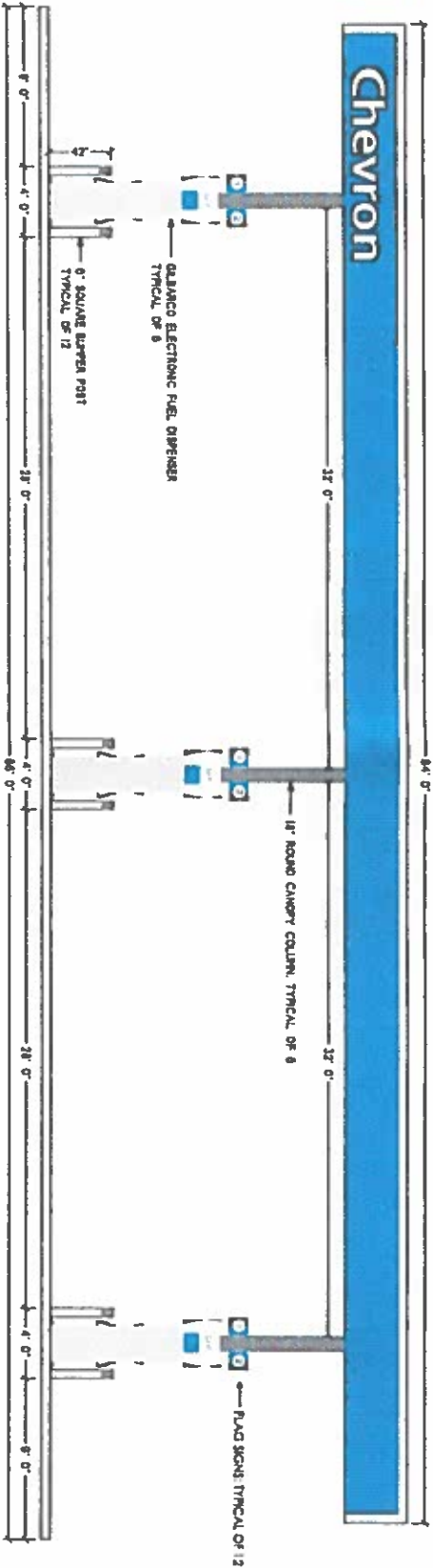


 7411 W. SUNNVIEW AVE. VSAIA CA 93291 559.732.4500 PH 559.732.4544 FAX IC#93714		Project Name: <u>Chevron</u>		Date: <u>2/12/2019</u>		Coordinator: <u>Kris Holl</u>		Designer: <u>Charles Eme</u>	
Project Address: <u>1642 12th Ave.</u> <u>Hanford, CA</u>		Sign Type: <u>Marquee</u>		Sign Type: <u>Marquee</u>		Coordinator: <u>Kris Holl</u>		Designer: <u>Charles Eme</u>	
CLIENT APPROVAL IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others		LANDLORD APPROVAL		This design is the exclusive property of IMAGE POINT and cannot be reproduced in whole or part, without prior written approval		Job Number <u>1642</u>		Sheet: <u>002</u>	
Client Signature _____ Date _____ COPY - COLORS - SIZES		Landlord Signature _____ Date _____							

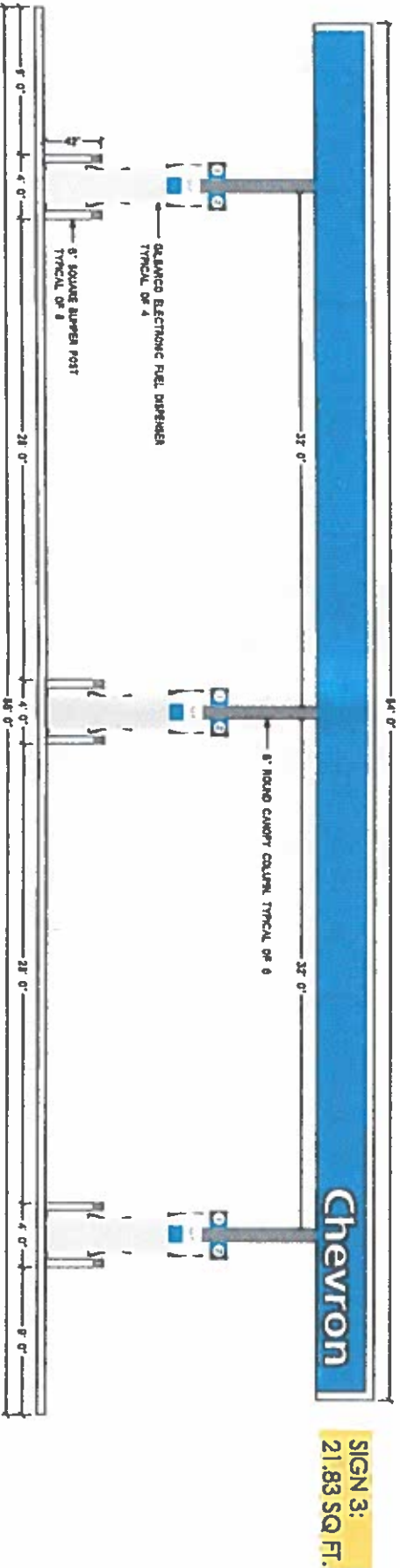
SIGNS 2&3
24" CHEVRON LED
CHANNEL LETTERS.

SIGN 2:
21.83 SQ. FT.

ELEVATION: WEST SIDE CANOPY VIEW



ELEVATION: EAST SIDE CANOPY VIEW



 7411 W. SUNNVIEW AVE. V5AUA CA 93291 559.732.4500 PH 559.732.4544 FAX IC#95714		Project Name: <u>Chevron</u>		Date: <u>2/12/2019</u>		CLIENT APPROVAL		LANDLORD APPROVAL		This design is the exclusive property of IMAGE POINT and cannot be reproduced in whole or part, without prior written approval.		Sheet: 003	
Project Address: <u>1642 12th Ave.</u> <u>Hanford, CA</u>		Sign Type: <u>24" CHANNEL LETTERS</u>		Coordinator: <u>Kris Holl</u> Designer: <u>Charles Fme</u>		Client Signature _____ Date _____ COPY - COLORS - SIZES		Landlord Signature _____ Date _____		Job Number <u>1642</u>			

SIGN 4
25" LED HALLMARK LOGO
4.86 SQ FT.

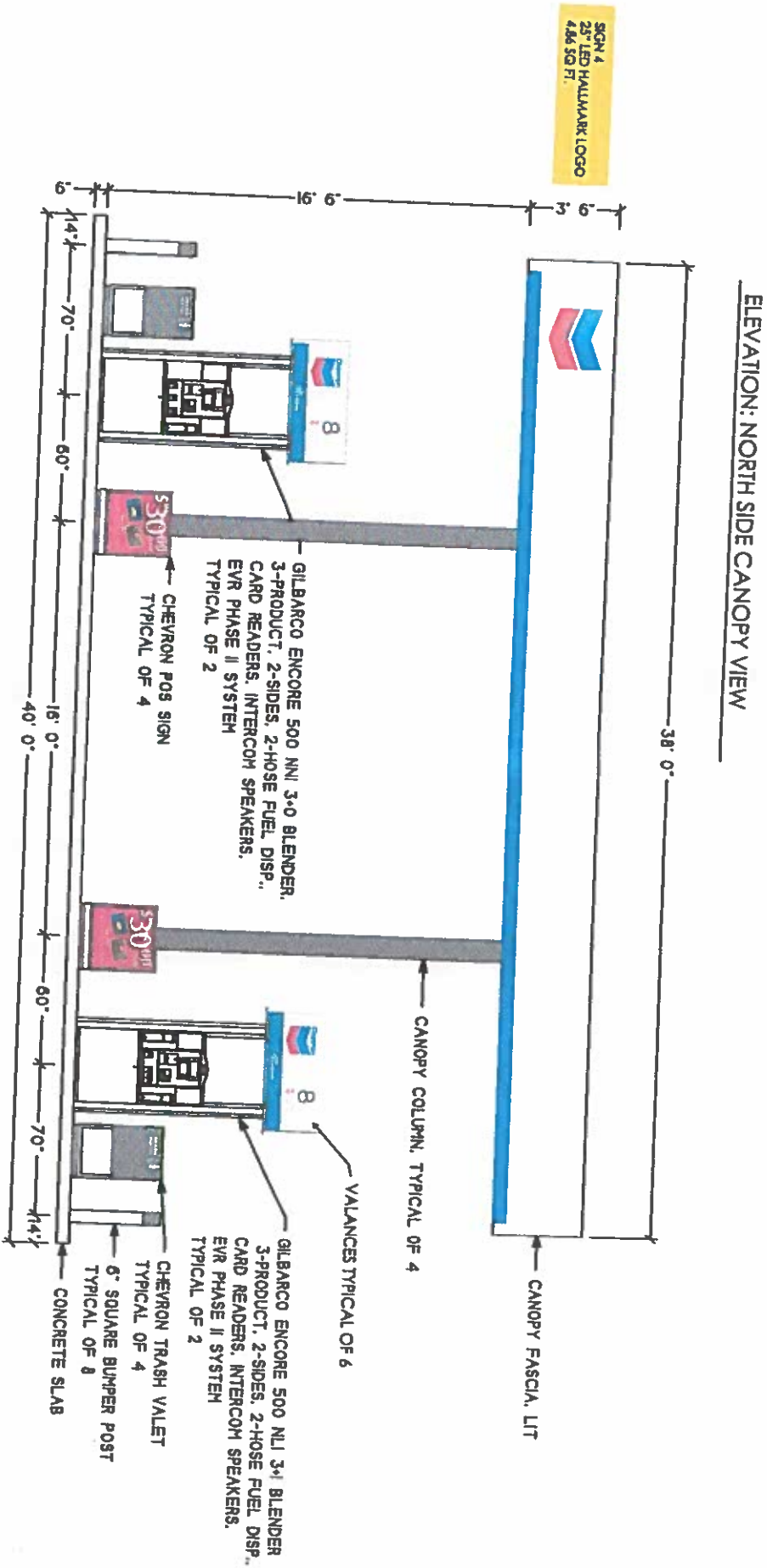


image
POINT SIGNS

7411 W. SUNNYVIEW AVE. VISALIA CA 93291
559.732.4500 FH 559.732.4544 FX
IC695711

Project Name: Chevron

Project Address: 1642 12th Ave. 1645 12th Ave
Hanford, CA

Date: 2/12/2019

Sign Type: 25" HALL MARK LOGO

Coordinator: Kris Hall

Designer: Charles Erme



CLIENT APPROVAL

IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others

Client Signature _____ Date _____

COPY - COLORS - SIZES

LANDLORD APPROVAL

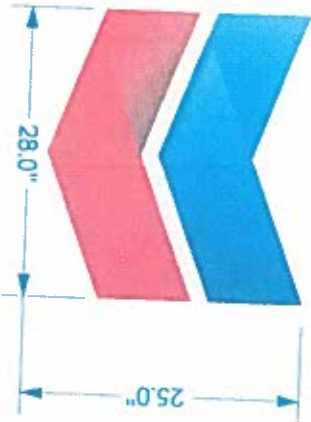
Landlord Signature _____ Date _____

This design is the exclusive property of IMAGE POINT and cannot be reproduced in whole or part, without prior written approval

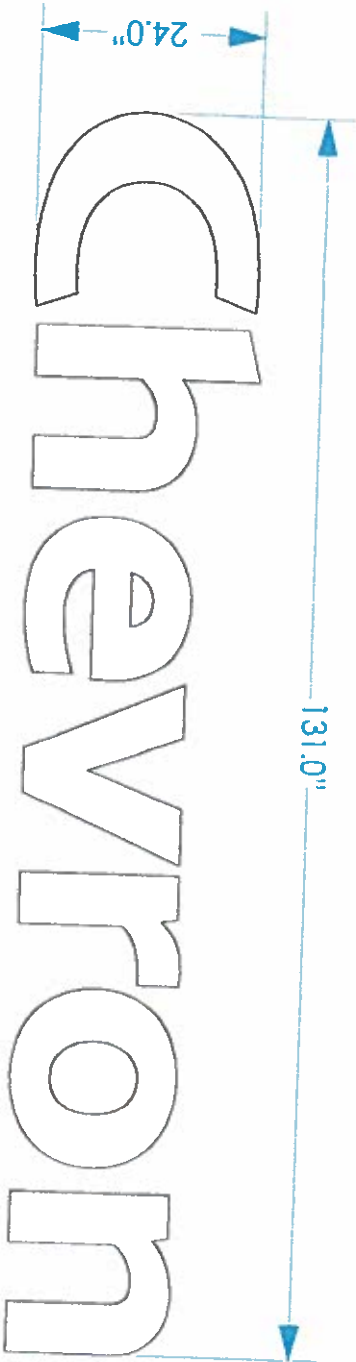
Job Number 1642

CHANNEL LETTER MOUNTING AND ELECTRICAL

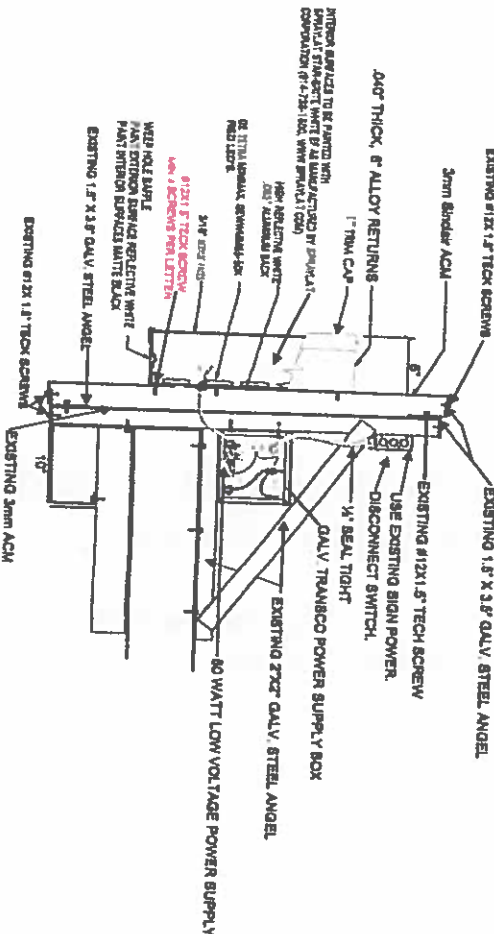
SIGN # 4
25" LED HALLMARK LOGO
4.86 SQ. FT.



SIGN #2&3
24" ILLUMINATED CHEVRON CHANNEL LETTERS
21.83 SQ. FT.



MOUNTING AND ELECTRICAL FOR SIGNS 2,3,4





7411 W. SUNNMEY AVE. VESALE CA 93291
559.732.4500 PH 559.732.4544 FAX
ICR93714

Project Name: Chevron

Project Address: 1642 12th Ave.
Hanford, CA

Date: 2/12/2019

Sign Type: MOUNTING

Coordinator: Kris Hall

Designer: Charles Fene

Client Signature _____ Date _____

COPY - COLORS - SIZES



CLIENT APPROVAL

IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others

LANDLORD APPROVAL

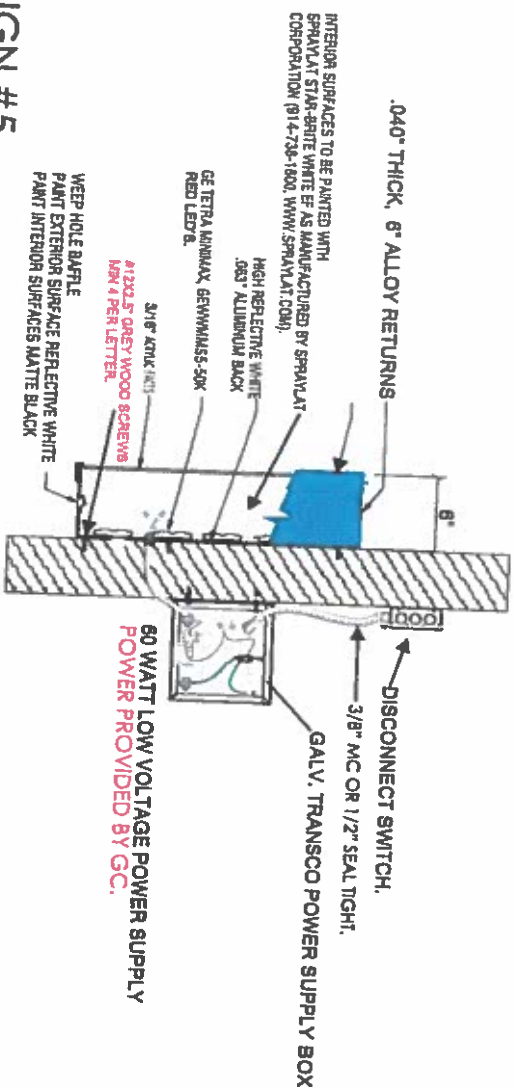
Landlord Signature _____ Date _____

This design is the exclusive property of IMAGE POINT and cannot be reproduced in whole or part, without prior written approval

Job Number 1642

Sheet: 005

CHANNEL LETTER MOUNTING AND ELECTRICAL
SIGNS #5
30.33 SQ FT.



SIGN #5
30.33 SQ FT.

26"
168.0"
Food Mart

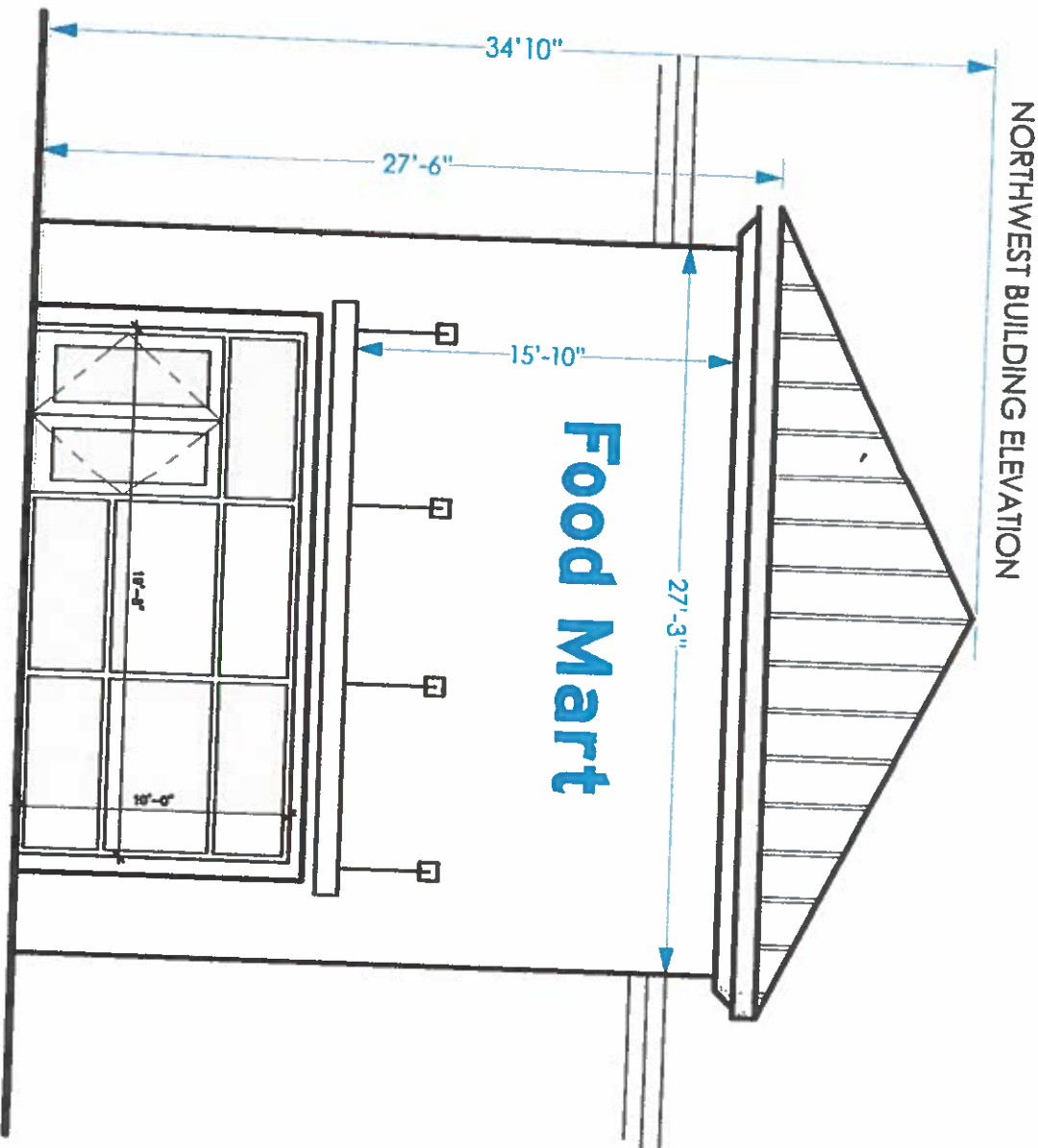


image
Point
Signs
7411 W. SUNNVIEW AVE. VISALIA CA 93291
559.732.4500 PH 559.732.4544 FAX
IC#452714

Project Name: Chevron
Project Address: 1642 12th Ave.
Hanford, CA

Date: 2/12/2019
Sign Type: MOUNTING
Coordinator: Kris Holl
Designer: Charles Erne



CLIENT APPROVAL
IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others

Client Signature _____ Date _____
COPY - COLORS - SIZES

LANDLORD APPROVAL

Landlord Signature _____ Date _____

This design is the exclusive property of **IMAGE POINT** and cannot be reproduced in whole or part, without prior written approval

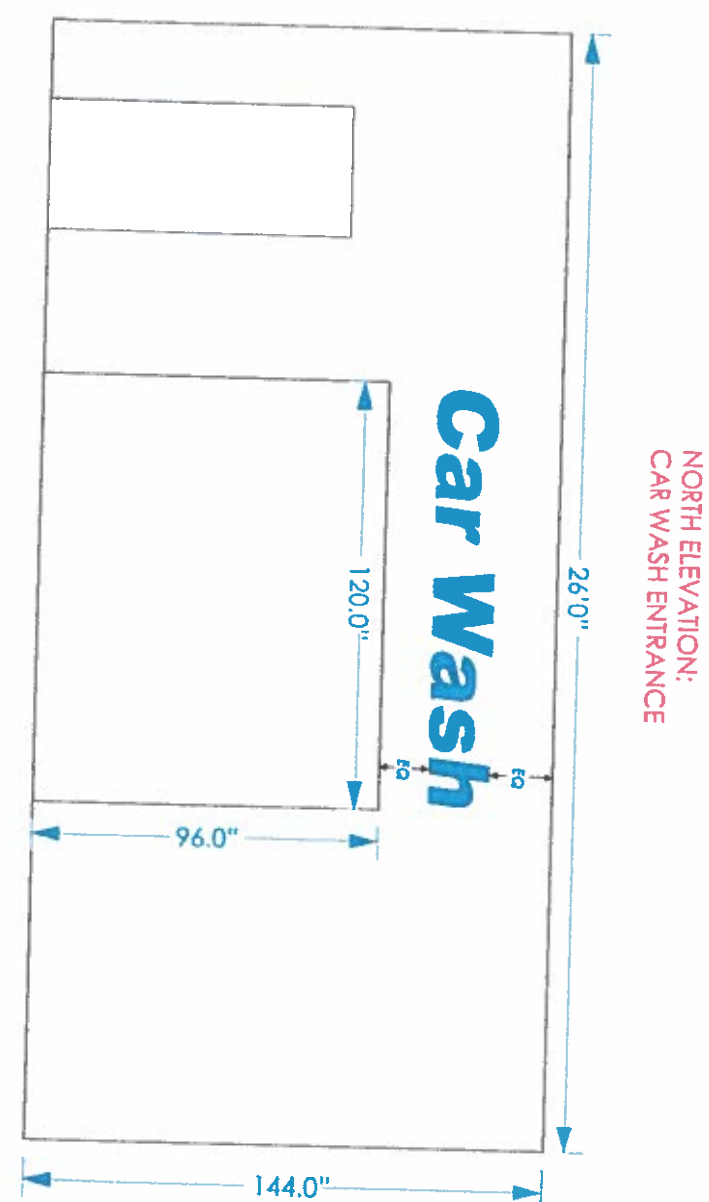
Job Number

1642

Sheet:

006

SIGNS #6
13.60 SQ FT.

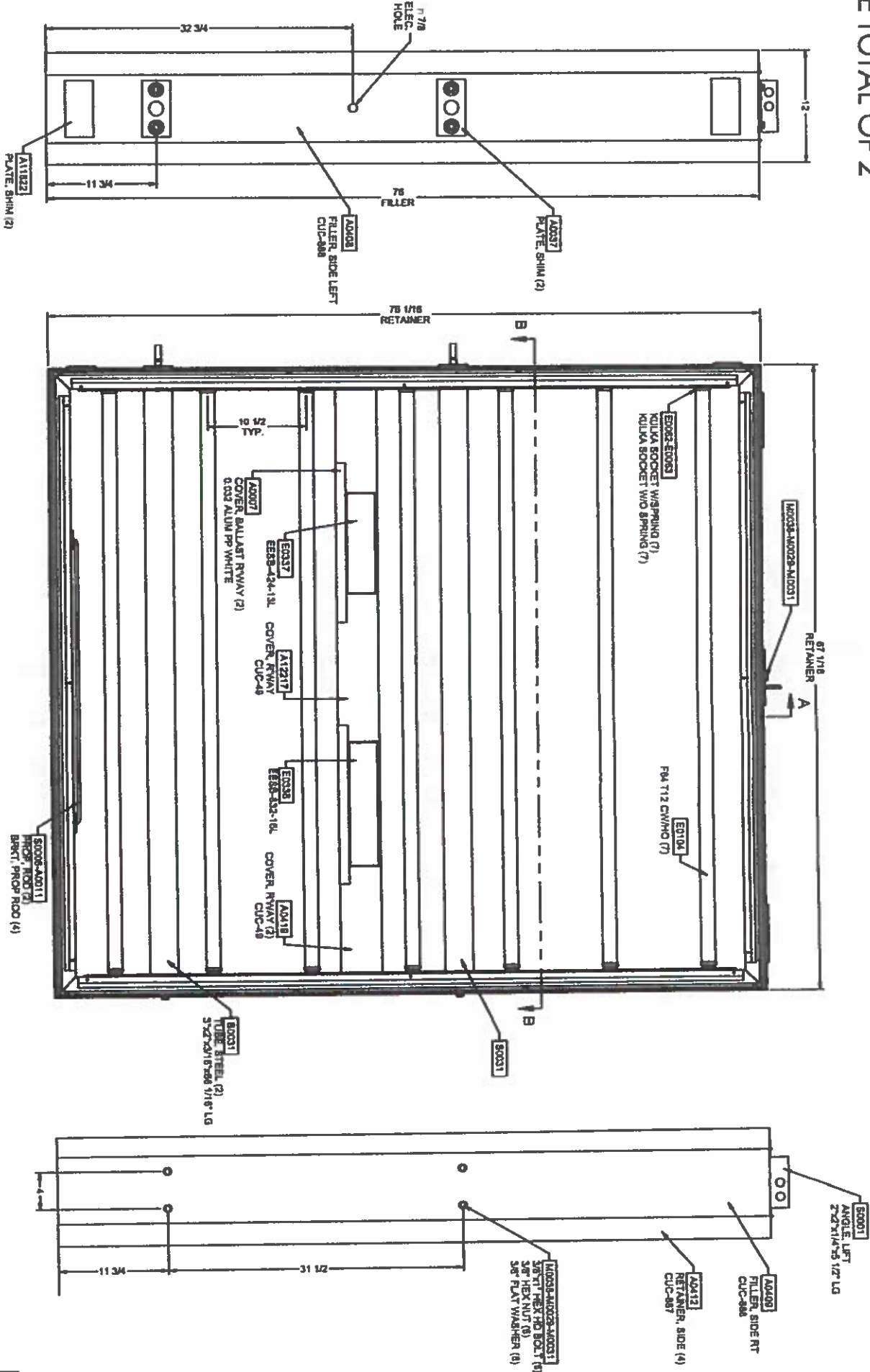


SIGN #6
13.60 SQ FT.

Car Wash

Sheet
007

MARQUEE SIGN CABINETS:
76" TALL X 67" WIDE TOTAL OF 2



DESIGN		CHECKED		DATE	
BY		DATE		APPROVED	
TITLE		C-60 HALLMARK/LPS		SHEET	
SIZE		D		A	
SHEET		OF		A	

image
point signs
7411 W SUNNYVIEW AVE. VISALIA CA 93291
559.732.4500 PH 559.732.4544 FAX
JC657214

Project Name: Chevron
Project Address: 1642 12th Ave.
Hanford, CA
1645 12th Ave

Date: 2/12/2019
Sign Type: 19" CABINETS
Coordinator: Kris Holl
Designer: Charles Eme



CLIENT APPROVAL
IMAGE POINT does NOT provide primary
electrical to sign location - responsibility of others
Client Signature _____ Date _____
COPY - COLORS - SIZES

LANDLORD APPROVAL
Landlord Signature _____ Date _____

This design is the exclusive property of
IMAGE POINT and cannot be reproduced in
whole or part, without prior written approval

Job Number

1642

Sheet:

008

[illegible]

This design is the exclusive property of **IMAGE POINT** and cannot be reproduced in whole or part, without prior written approval.

Job Number

LANDLORD APPROVAL

CLIENT APPROVAL

IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others

Client Signature _____ Date _____

Client Signature

Date _____

Landlord Signature

Date

Date: 2/12/2019

Sign Type: COLUMN/SADDLE DTL.

Chevron

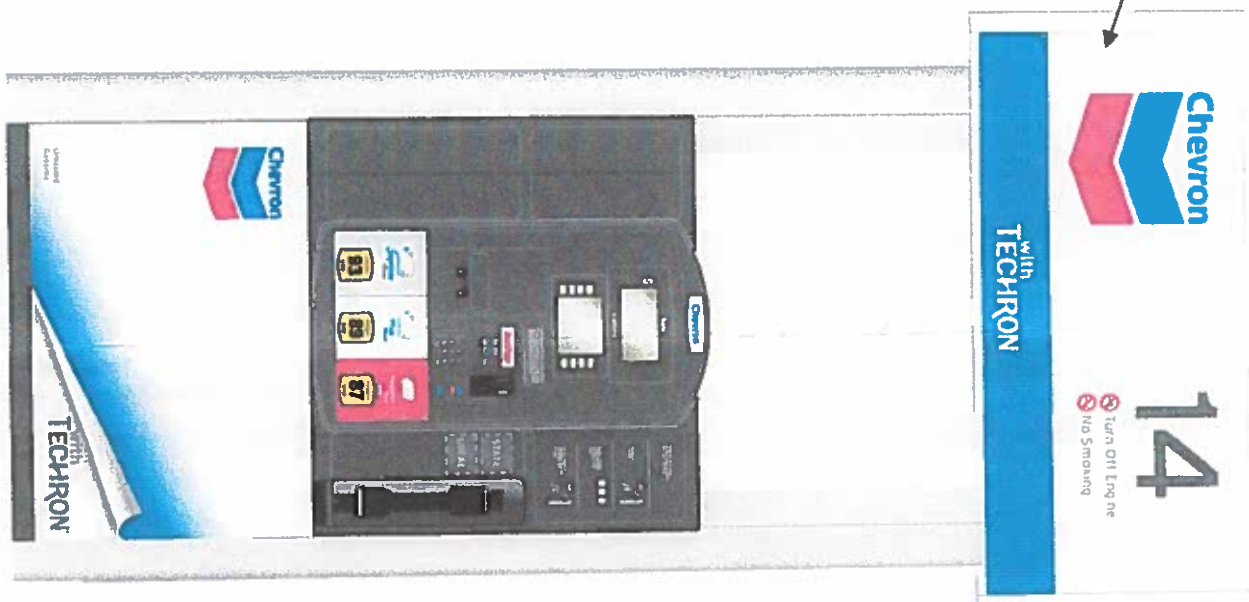
Project Address:

Project Address: 11445 12th Ave.

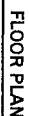
1642 12TH AVE
Hanford, CA

image
POINT SIGNS
7411 W. SUNNMEYER AVE. VISALIA CA 93291
559/732.4500 PH. 559/732.4544 FAX
1000274

INSTALL 6 NEW LED ILLUMINATED CHEVRON VALANCES
PUMPS TO BE INSTALLED BY GC.
ELECTRICAL TO BE INSTALLED BY GC.







7K	3/16" - 1'-0"
----	---------------

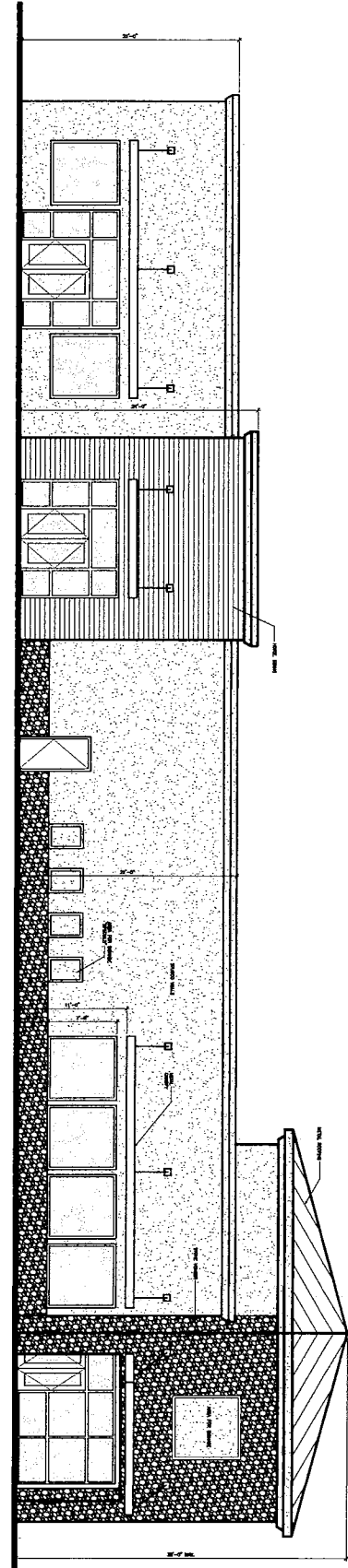
DRAFTING BY
DARREN VERDEGAAL

5500 10TH AVENUE HANFORD, CA 93230
ph: (559) 381-9472
email: dierckx@verdequalesigns.com

PROPOSED DEVELOPMENT FOR:
PALM PLAZA
AJMER NAHAL
12TH AVE & GRANGEVILLE BLVD.
A.P.N.: 010-320-120 & 121
PLOT NO.:
FLOOR PLAN

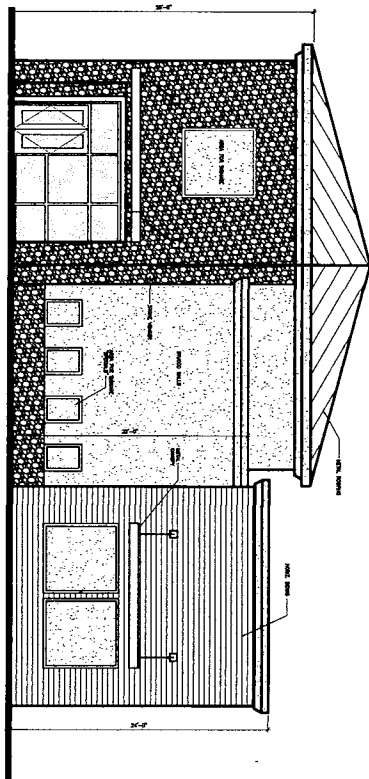
XOR PLAN

N



NORTH ELEVATION

3/16" = 1'-0" 3K



WEST ELEVATION

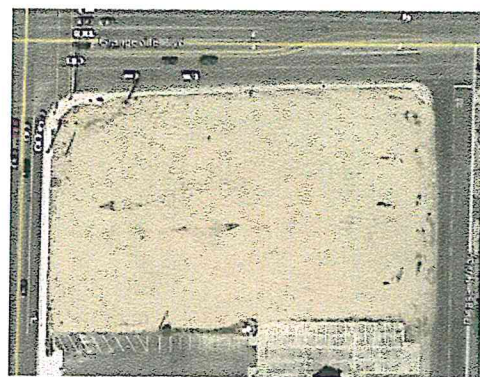
3/16" = 1'-0" 7K

DRAFTING BY
DARREN VERDEGAL
3500 JOTHAM DRIVE, HUNTINGTON, CA 94720
email: darrenverdegaldrafting.com

PROPOSED DEVELOPMENT FOR:
PALM PLAZA
AJMER NASHA
127H AVE & SPRINGVILLE BLVD.
A.P.N.: 010-320-120 & 121
EXTERIOR ELEVATIONS

PROJECT NO.
DATE: 5-24-17
SHEET NUMBER
3
OF 3

EXISTING SITE:



SITE PLAN:

APPROVED
Hanford Planning Division

FEB 26 2019

By *D. Black*APPROVED
Hanford Planning Division

FEB 26 2019

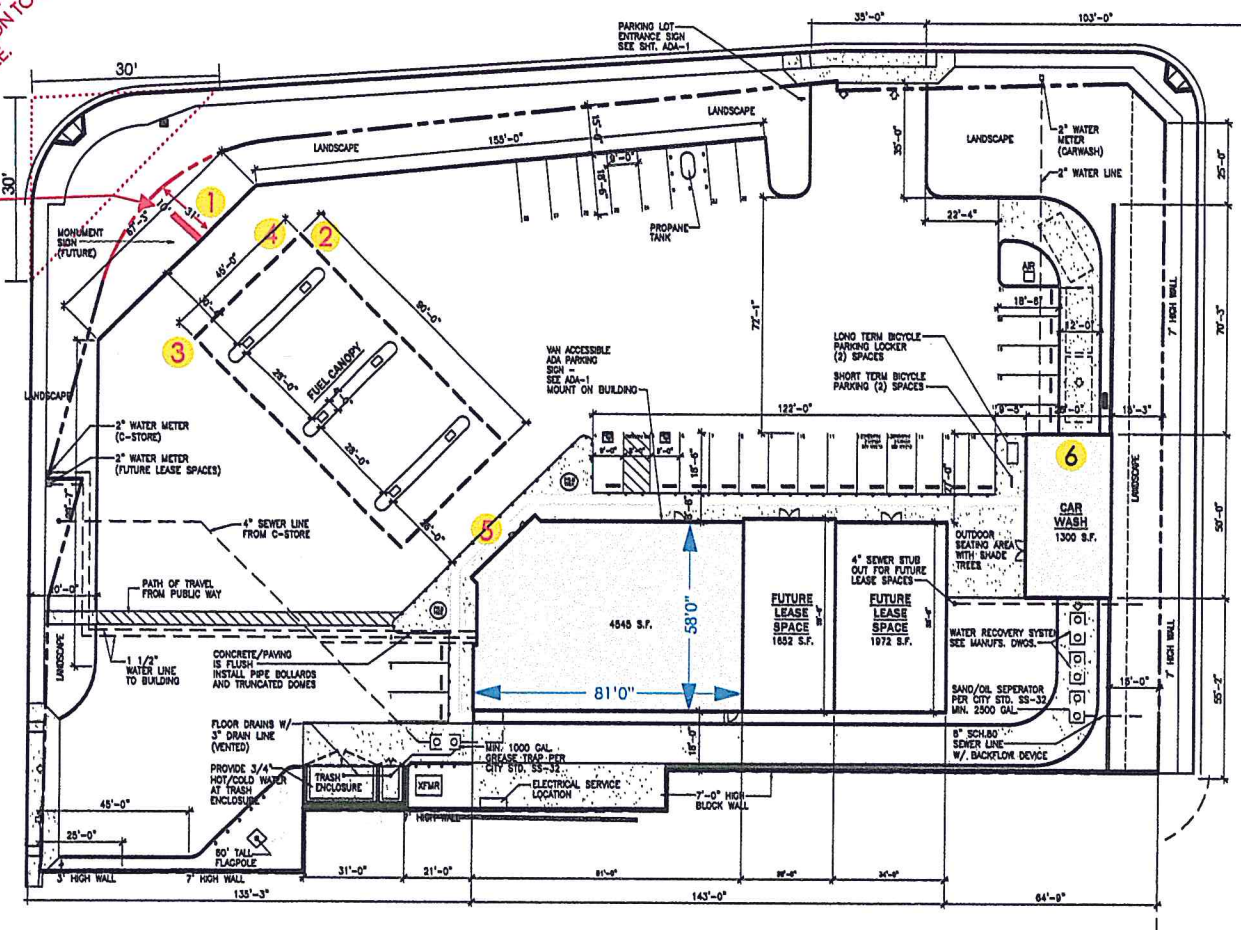
By *D. Black*

GRANGEVILLE BLVD

30' CLEAR VIEW TRIANGLE
NEW MARQUEE SIGN TO BE SET
BEHIND TRIANGLE

10' SETBACK ON PROPERTY LINE
FOR NEW MARQUEE SIGN

12TH AVE.



OFFICE SET

PLEASANT WAY



SIGN KEY:

- 1 30' OAH. MARQUEE SIGN: 142.20 SQ FT.
- 2 24" ILLUMINATED LED CHEVRON CHANNEL LETTERS 21.83 SQ FT.
- 3 24" ILLUMINATED LED CHEVRON CHANNEL LETTERS 21.83 SQ FT.
- 4 25" ILLUMINATED LED HALLMARK LOGO 4.86 SQ FT.
- 5 26" ILLUMINATED LED FOOD MART CHANNEL LETTERS 30.33 SQ FT.
- 6 16.75" ILLUMINATED LED CAR WASH CHANNEL LETTERS 13.60 SQ FT.

**image
POINT SIGNS**
7411 W. SUNNYVIEW AVE. VISALIA CA 93291
559.732.4500 PH 559.732.4544 FAX
UC#957214

Project Name:
ChevronProject Address: 1642 12th Ave.
Hanford, CA

Date: 2/12/2019

Sign Type: SITE MAP

Coordinator: Kris Hall

Designer: Charles Erne



CLIENT APPROVAL

IMAGE POINT does NOT provide primary
electrical to sign location - responsibility of others

Client Signature

Date

COPY - COLORS - SIZES

LANDLORD APPROVAL

Landlord Signature

Date

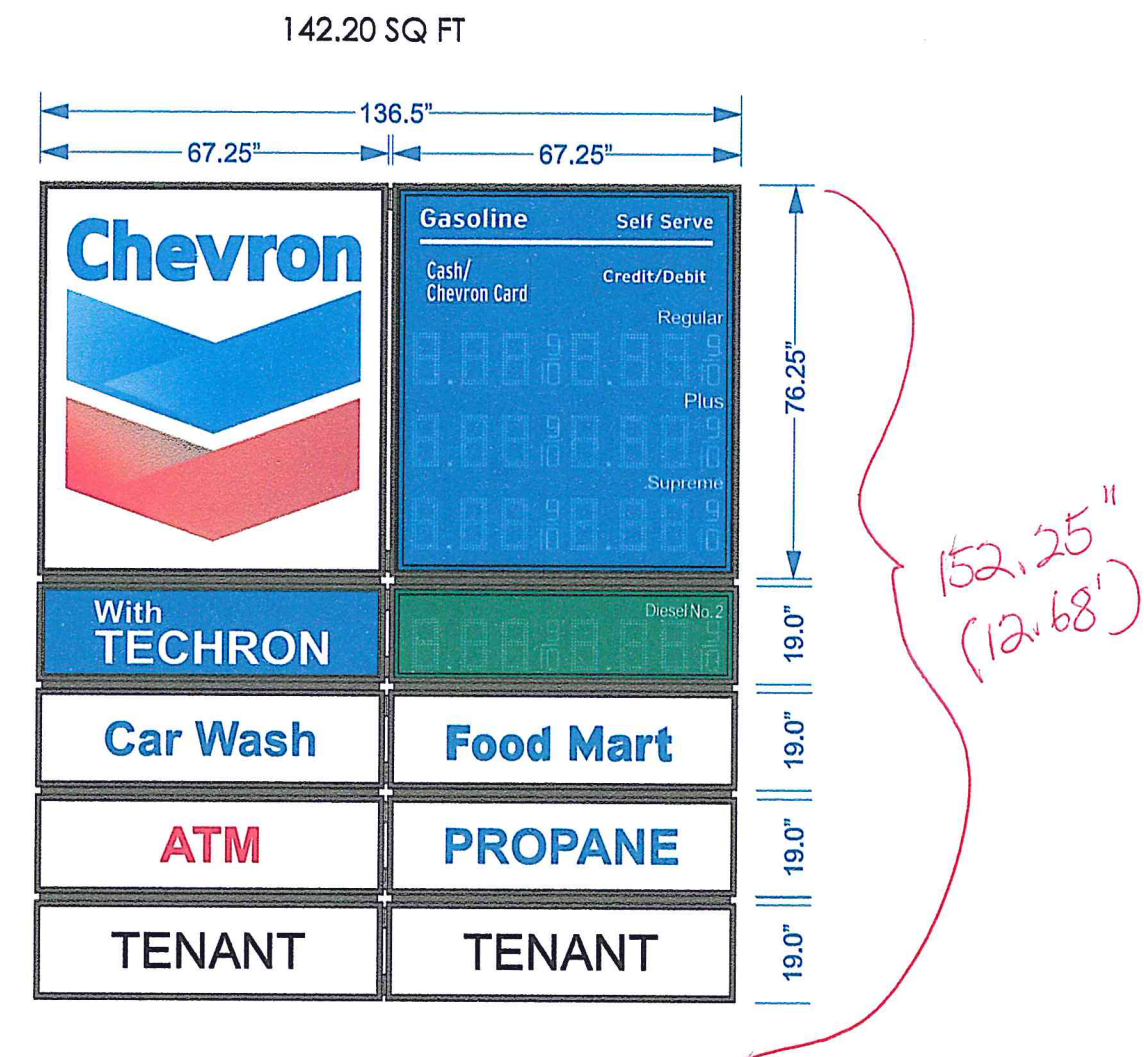
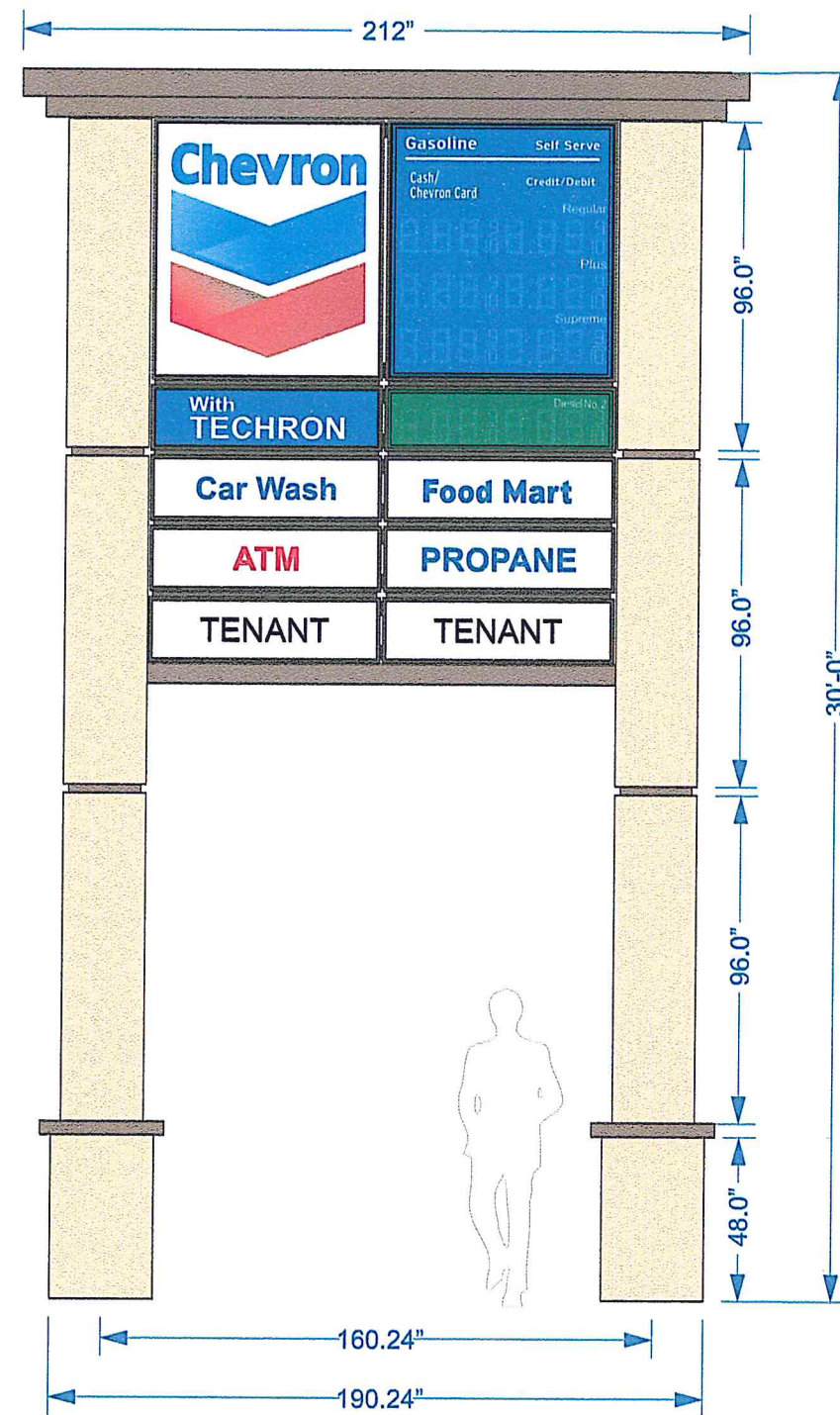
This design is the exclusive property of
IMAGE POINT and cannot be reproduced in
whole or part, without prior written approval

Job Number

1642

Sheet:

001



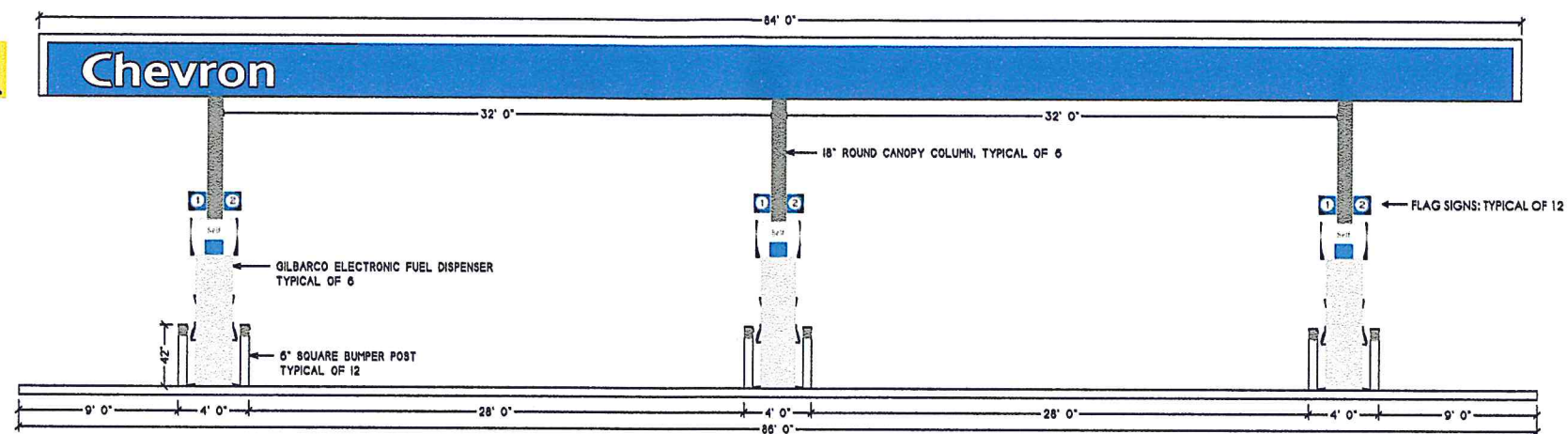
Attachment: Attachment 3 - Sign Permit 2019-14 (Variance No. 2019-02)

 7411 W. SUNNYVIEW AVE. VISALIA CA 93291 559.732.4500 PH 559.732.4544 FAX UC#957214	Project Name: <u>Chevron</u>	Date: <u>2/12/2019</u>		CLIENT APPROVAL IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others	LANDLORD APPROVAL	This design is the exclusive property of IMAGE POINT and cannot be reproduced in whole or part, without prior written approval	Sheet:
	Project Address: <u>1642 12th Ave</u> <u>1642 12th Ave.</u> <u>Hanford, CA</u>	Sign Type: <u>Marquee</u>					Coordinator: <u>Kris Hall</u>
				Client Signature _____ Date _____	Landlord Signature _____ Date _____		
				COPY - COLORS - SIZES			

SIGNS 2&3
24" CHEVRON LED
CHANNEL LETTERS.

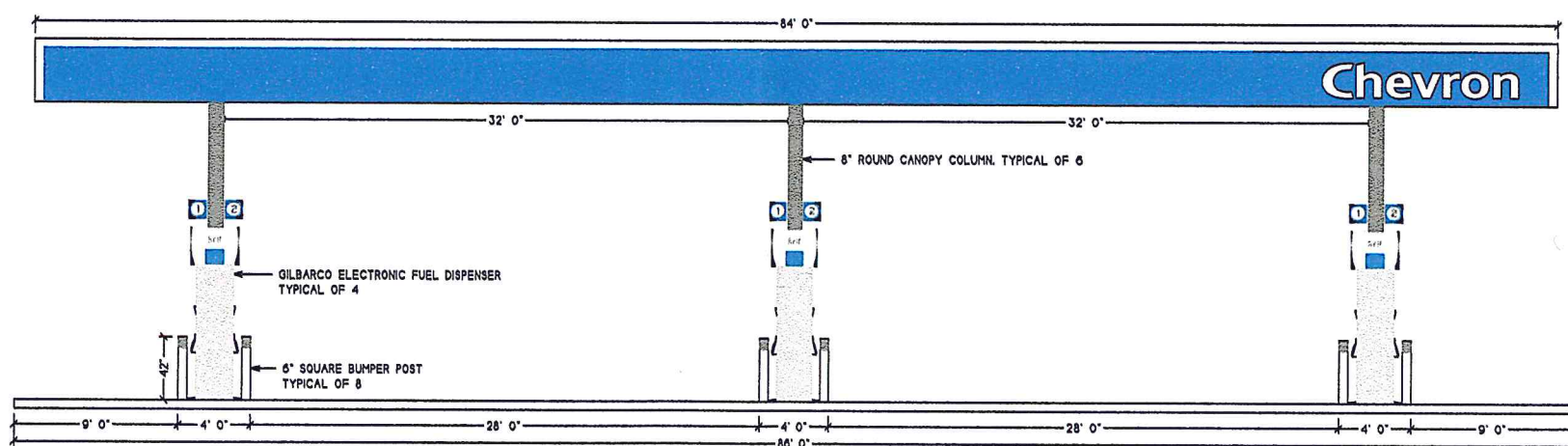
ELEVATION: WEST SIDE CANOPY VIEW

SIGN 2:
21.83 SQ FT.



ELEVATION: EAST SIDE CANOPY VIEW

SIGN 3:
21.83 SQ FT.



**image
POINT SIGNS**
7411 W. SUNNYSIDE AVE. VISALIA CA 93291
559.732.4500 PH 559.732.4544 FAX
UC#957214

Project Name:
Chevron

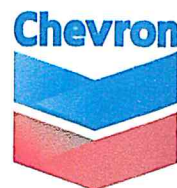
Project Address: 1642 12th Ave
Hanford, CA

Date: 2/12/2019

Sign Type: 24" CHANNEL LETTERS

Coordinator: Kris Hall

Designer: Charles Erne



CLIENT APPROVAL

IMAGE POINT does NOT provide primary
electrical to sign location - responsibility of others

Client Signature Date

COPY - COLORS - SIZES

LANDLORD APPROVAL

Landlord Signature Date

This design is the exclusive property of
IMAGE POINT and cannot be reproduced in
whole or part, without prior written approval

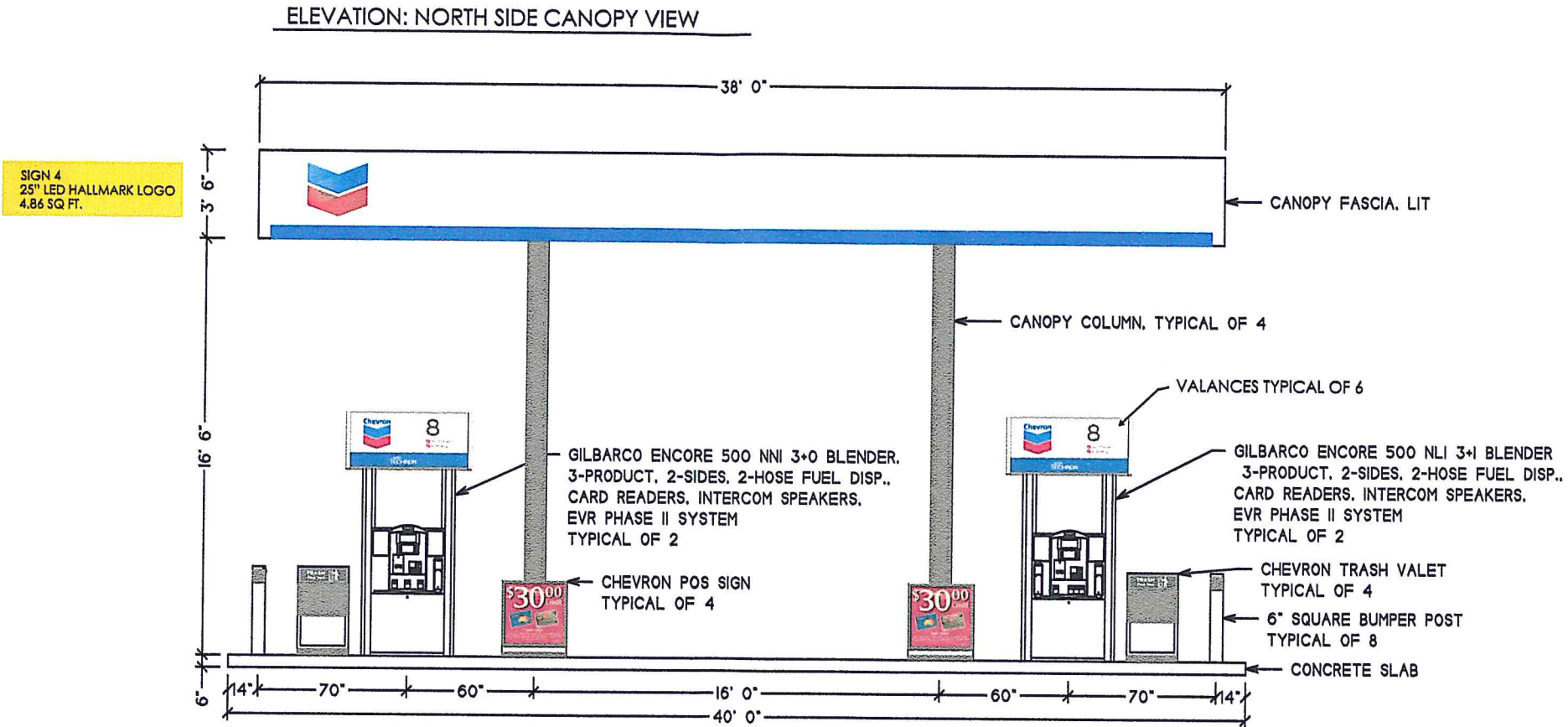
Job Number

1642

Sheet:

003

SIGN 4
25" LED HALLMARK LOGO
4.86 SQ FT.



Attachment: Attachment 3 - Sign Permit 2019-14 (Variance No. 2019-02)

image
POINT SIGNS
7411 W. SUNNYVIEW AVE. VISALIA CA 93291
559.732.4500 PH 559.732.4544 FAX
UC#957214

Project Name:
Chevron

Project Address: 1645 12th Ave
1642 12th Ave.
Hanford, CA

Date: 2/12/2019

Sign Type: 25" HALL MARK LOGO

Coordinator: Kris Hall

Designer: Charles Erne



CLIENT APPROVAL
IMAGE POINT does NOT provide primary
electrical to sign location - responsibility of others

Client Signature _____ Date _____

COPY - COLORS - SIZES

LANDLORD APPROVAL

Landlord Signature _____ Date _____

This design is the exclusive property of
IMAGE POINT and cannot be reproduced in
whole or part, without prior written approval

Job Number

1642

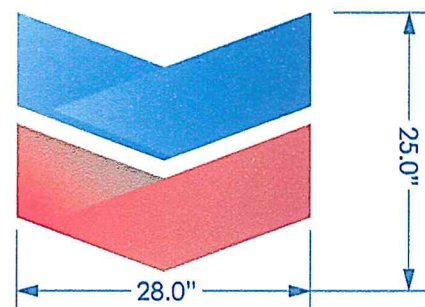
Sheet:

004

CHANNEL LETTER MOUNTING AND ELECTRICAL

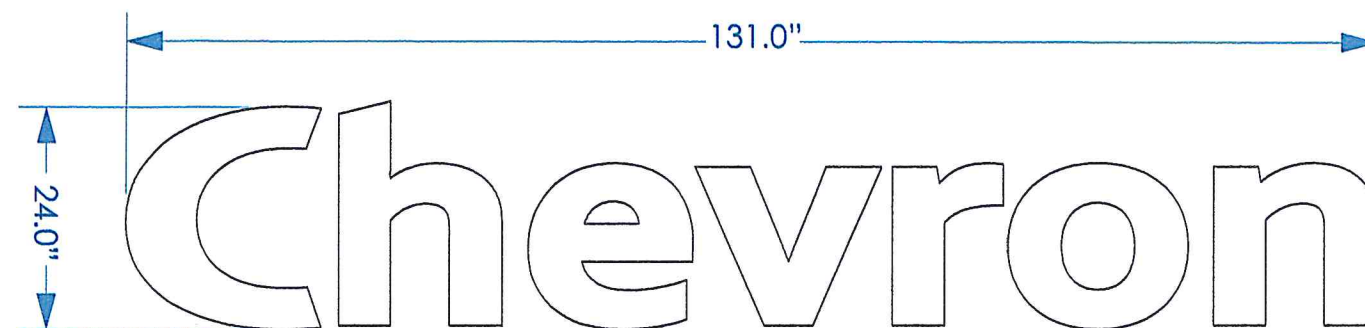
SIGN #4

25" LED HALLMARK LOGO
4.86 SQ FT.

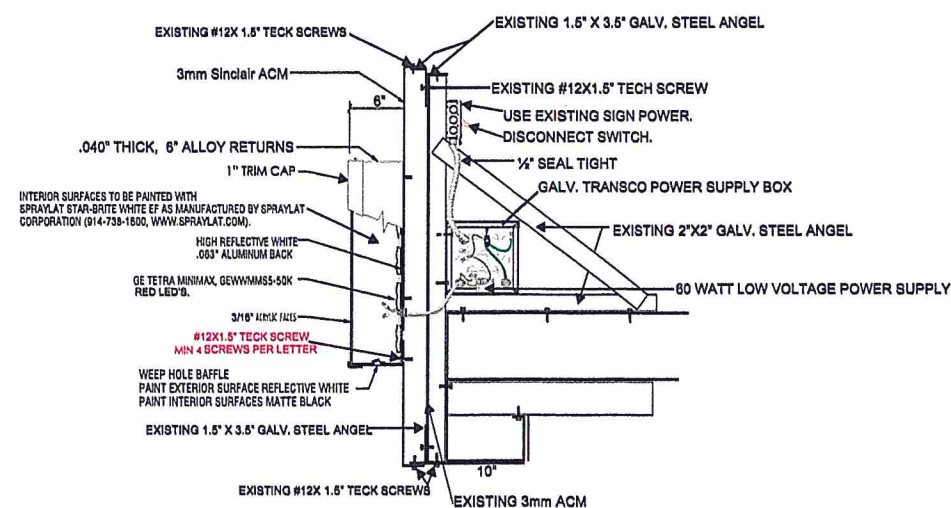


SIGN #2&3

24" ILLUMINATED CHEVRON CHANNEL LETTERS
21.83 SQ FT.



MOUNTING AND ELECTRICAL FOR SIGNS 2,3,4



**image
point SIGNS**
7411 W. SUNNYVIEW AVE. VISALIA CA 93291
559.732.4500 PH 559.732.4544 FAX
UC#957214

Project Name:
Chevron

Project Address: 1645 12th Ave
1642 12th Ave.
Hanford, CA

Date: 2/12/2019

Sign Type: MOUNTING.

Coordinator: Kris Hall

Designer: Charles Erne



CLIENT APPROVAL

IMAGE POINT does NOT provide primary
electrical to sign location - responsibility of others

Client Signature _____ Date _____

COPY - COLORS - SIZES

LANDLORD APPROVAL

Landlord Signature _____ Date _____

This design is the exclusive property of
IMAGE POINT and cannot be reproduced in
whole or part, without prior written approval

Job Number

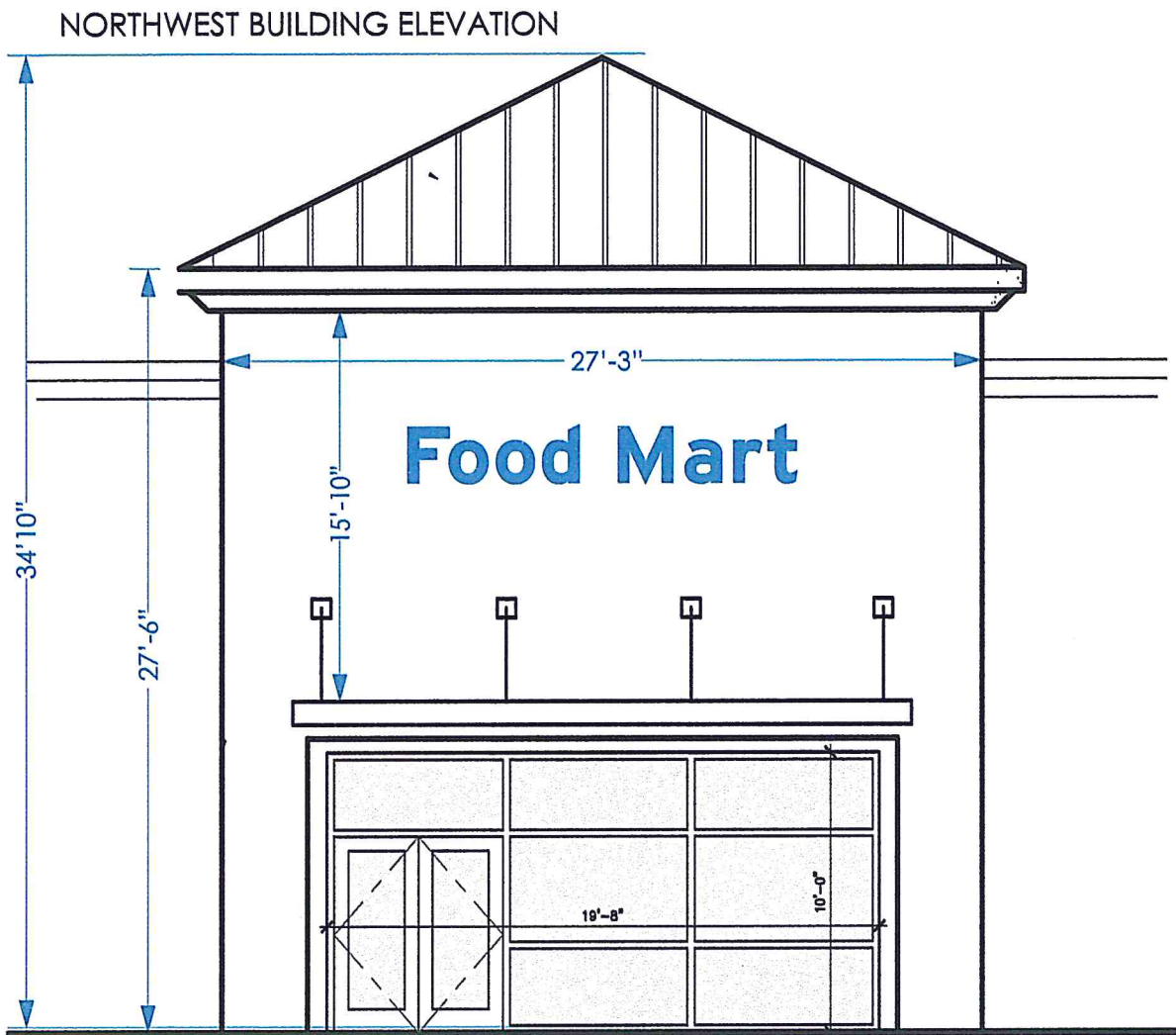
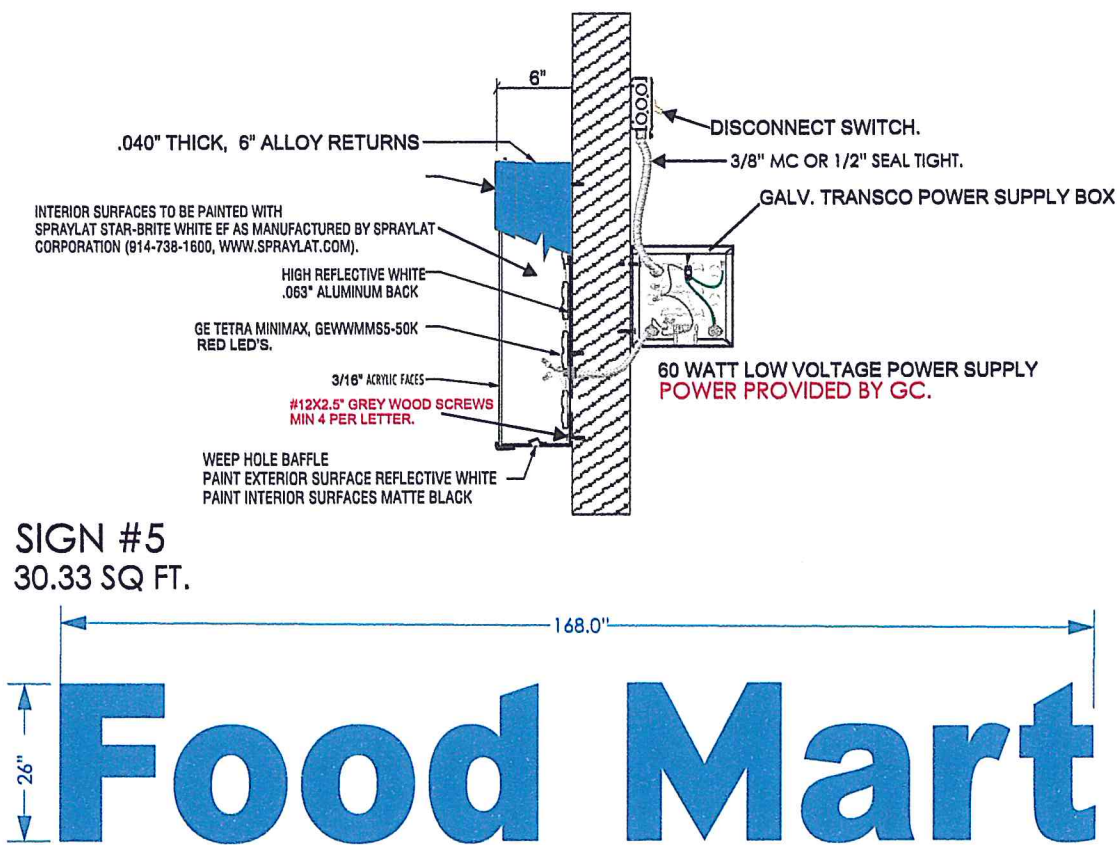
1642

Sheet:

005

CHANNEL LETTER MOUNTING AND ELECTRICAL

SIGNS #5
30.33 SQ FT.

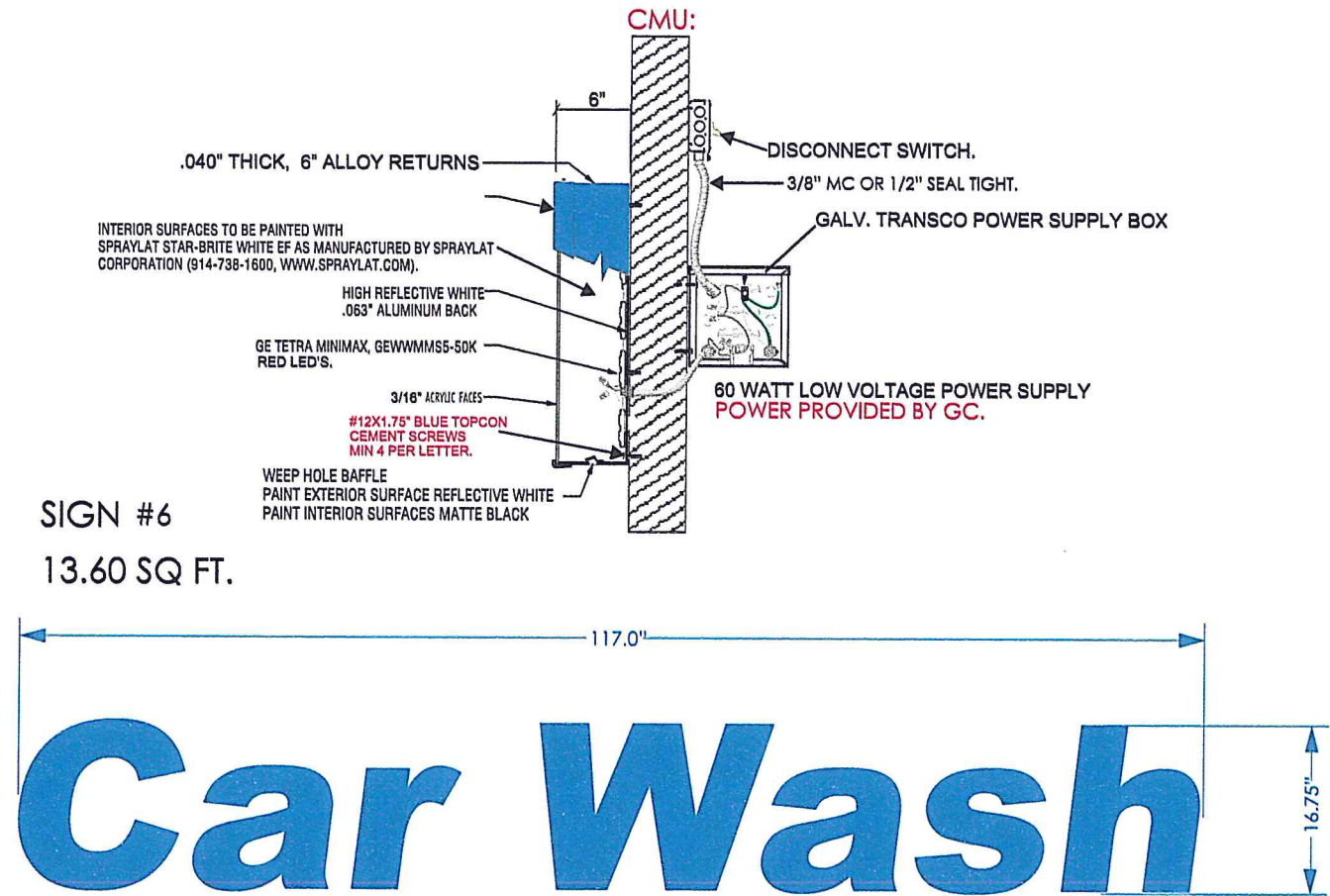


Attachment: Attachment 3 - Sign Permit 2019-14 (Variance No. 2019-02)

 7411 W. SUNNYVIEW AVE. VISALIA CA 93291 559.732.4500 PH 559.732.4544 FAX UC4957214	Project Name: Chevron	Date: <u>2/12/2019</u> Sign Type: <u>MOUNTING.</u>		CLIENT APPROVAL IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others Client Signature _____ Date _____ COPY - COLORS - SIZES	LANDLORD APPROVAL Landlord Signature _____ Date _____	This design is the exclusive property of IMAGE POINT and cannot be reproduced in whole or part, without prior written approval	Sheet: 006
	Project Address: <u>1645 12th Ave.</u> <u>Hanford, CA</u>	Coordinator: <u>Kris Hall</u> Designer: <u>Charles Erne</u>				Job Number 1642	

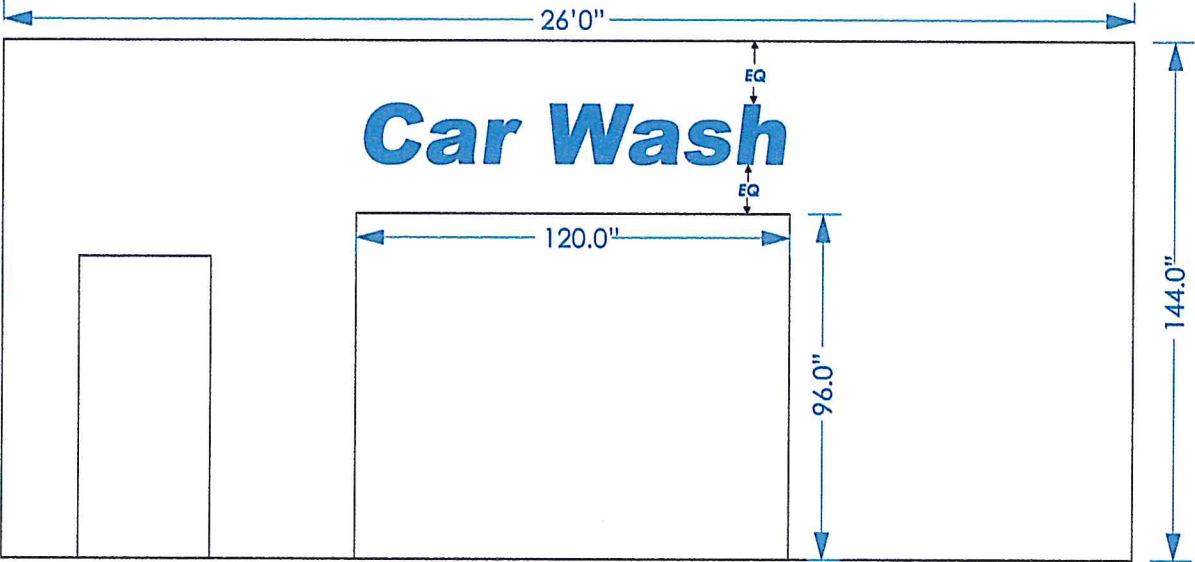
CHANNEL LETTER MOUNTING AND ELECTRICAL

SIGNS #6
13.60 SQ FT.



SIGN #6
13.60 SQ FT.

NORTH ELEVATION:
CAR WASH ENTRANCE



Attachment: Attachment 3 - Sign Permit 2019-14 (Variance No. 2019-02)

 7411 W. SUNNYVIEW AVE. VISALIA CA 93291 559.732.4500 PH 559.732.4544 FAX UC#957214	Project Name: <u>Chevron</u>	Date: <u>2/12/2019</u>		CLIENT APPROVAL IMAGE POINT does NOT provide primary electrical to sign location - responsibility of others _____ Client Signature Date COPY - COLORS - SIZES	LANDLORD APPROVAL _____ Landlord Signature Date	This design is the exclusive property of IMAGE POINT and cannot be reproduced in whole or part, without prior written approval	Sheet: 007	
	Project Address: <u>1642 12th Ave.</u> <u>Hanford, CA</u>	Sign Type: <u>MOUNTING</u>				Coordinator: <u>Kris Hall</u>	Designer: <u>Charles Erne</u>	Job Number 1642

		CHEVRON							
	DATE	C-60 APC SIGN CAN & ELECTRICAL ASSEMBLY							
DRAWN PSS									
CHECKED									
DESIGN ENG.									
RELEASE									
REF. DRAWINGS									
		SCALE	N/A	DWG NO	22-00000	REV		SHEET	OF

Packet Pg. 208

CITY OF HANFORD

Application for:

VARIANCE NO. 2019-38

City of Hanford
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-2580 FAX: (559) 583-1633

Application Fee: \$3,000.⁰⁰
Other Fees: _____
Total Fees: _____
Receipt No. _____ Date: 9-17-19
File # 511-0196

The purpose of this review is to determine if the proposed development conforms to the provisions of the zoning Ordinance. Only the owner or owner's agent may submit an application. When filing is done by mail, the signature must be notarized. The following information is necessary and incomplete applications will not be accepted or acted upon. Please follow these directions and PRINT OR TYPE all information. Instructions for drawing a Site Plan are stated below. If the information requested is not applicable, write NA in the space provided. Feel free to use attachments to better illustrate or explain the project.

PART A: GENERAL INFORMATION

OWNER	<u>Nahal Ventures Inc</u>	APPLICANT	<u>Image Point Signs</u>	ENGINEER/DESIGNER
NAME	<u>Ajmer Nahal</u>		<u>Christina Hall</u>	
ADDRESS	<u>2497 N. 10th</u>		<u>7411 W. Sunnyview</u>	
CITY	<u>Hanford</u>		<u>Visalia</u>	
PHONE	<u>559 707 0509</u>		<u>559 732 4500</u>	
EMAIL	<u>imagepointservice@gmail.com</u>			
PROJECT ADDRESS/LOCATION:	<u>1645 12th Ave Hanford</u>		APN:	
DESCRIPTION OF VARIANCE REQUEST:	<u>Placement of sign</u>			

PART B: SITE PLAN

INCLUDE A SITE PLAN DRAWN TO SCALE ACCORDING TO THE FOLLOWING INSTRUCTIONS:

1. INSTRUCTIONS FOR DRAWING A SITE PLAN

- Draw the site plan on a paper that is a minimum of 8-1/2 x 11 inches and a maximum of 24 x 36 inches in size. Make the scale large enough to show all details clearly. Submit twelve (12) copies with the application. In some cases, additional copies will be necessary. The following should be shown on the site plan:
- Address of the subject property and the assessor's parcel number
- Date, North arrow, and scale of the drawing
- Dimensions of the exterior boundaries of the site

Attachment: Attachment 4 - Applicant's Justification (Variance No. 2019-02)

- e.) Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.
 - f.) Locate and give dimensions of all existing and proposed structures on the property. Indicate the height and depth of the buildings and their distance to property lines.
 - g.) Show internal circulation and loading space. Detail off-street parking, exits and entrances, complete with dimensions and number of parking spaces.
 - h.) Show all fences, walls, and landscaping, with their locations, heights, materials and/or type.
 - i.) Show all signs, with their location, size, height, and material used.
 - j.) Show location of existing and proposed water and sewer lines.
 - k.) Indicate method of storm water drainage.
 - l.) Note any proposed method of fire protection.
 - m.) Include any additional information that may be pertinent or helpful concerning this application.
 - n.) Other data, as required, to permit the Community Development Department to make the required findings
2. Submit one legible, original copy of the Site Plan reduced to 8-1/2" x 11" must be included with the application.

PART C: JUSTIFICATION

Justification for granting the variance request must be provided by answering the following questions:
(use separate sheet if additional space is required)

1. What special circumstances applicable to the property, such as size, shape, topography, location or surroundings are present that strict application of the Municipal Code deprives the property of privileges enjoyed by other properties in the vicinity under the identical land use district classification?

The sign will encroach the mandatory set back. It will not impede a sidewalk or any utilities.

2. Why is the granting of the variance necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the vicinity and land use district and denied to this property?

This site is on a corner with a lot of traffic. To be able to place in this specific position, we need to encroach. Without, the sign would not be seen by all traffic.

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

It will not be in a direct path to cause any
Such safety or welfare issue, nor present any detrimental
problems to the public.

4. How would the granting of this variance not constitute a special privilege inconsistent with the limitations placed upon other properties in the vicinity and in the same land use district?

It has no scrolling files or blinking or flashing
lights. It's strictly utilitarian to notifying
public of services & prices.

5. Will granting the variance allow a use or activity which is prohibited in the land use district where the property is located?

No it will not.

6. Will the granting the variance be inconsistent with the general plan?

No

If this is a request for a variance from the parking regulations, the following must also be answered:

1. How would this variance not now or in the future interfere with the free flow of traffic on the public street?

2. How can it be ensured that the granting of the parking variance will not create a safety hazard or any other condition that is inconsistent with the objectives of the Municipal Code?

PART D: PUBLIC HEARING REQUIREMENT

The following must be provided:

1. An accurate scaled drawing of the surrounding area for a minimum distance of three hundred (300) feet from each boundary of the site showing locations of existing streets, property lines.
2. Mailing labels with the names and last known addresses of the recorded legal owners of all properties within the 300-foot distance from the exterior boundary of the site.

PART E: CERTIFICATION

PROPERTY OWNER(S)

I am (We are) the owner(s) of the land described hereinabove and shown on the accompanying map hereby consent to the Variance request for this land.

Signature of Site Owner of Record

NAME (Print) _____

APPLICANT

I declare that the foregoing is true and correct.
Executed on 9/17/19 at Visalia, California.

Signature of Applicant

NAME (Print) Christina Hall

Notice of Exemption 2020-04

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

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

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Variance No. 2019-02

Project Location – 1645 N. 12th Avenue (APN 010-320-120 and -121).

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

Description of Nature, Purpose and Beneficiaries of Project: **Variance No. 2019-02** – a request to deviate from the standards of the Hanford Municipal Code Section 17.56.090 (A), in order to allow a freestanding pylon sign to encroach within the required setbacks.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15311(a)
☐ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to 15311(a) of the California Environmental Quality Act which categorically exempts "Accessory Structures," such as signs, from Environmental Review.

Lead Agency

Contact Person: Gabrielle Myers Area Code/ Telephone: (559) 585-2578

Signature: _____ Date: February 11, 2020 Title: Senior Planner

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

Attachment: Attachment 5 - Notice of Exemption (Variance No. 2019-02)