

AGENDA
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 PM, Tuesday, August 11, 2020

CALL TO ORDER

ROLL CALL

INVOCATION

Pastor Robert Hayden, Howard Chapel Zion AME Church

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 July 14, 2020 Meeting

PUBLIC HEARING

1. (Item continued from July 14, 2020) Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 283 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared. The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).
2. Conditional Use Permit No. 2020-03, a request to convert a former medical office into a day care facility for over 14 persons in the O-R Office Residential zone district. The project is located at 1105 N. Irwin Street (APN 010-153-011).
3. Conditional Use Permit No. 2020-04: A request by Western Milling to allow liquid fertilizer mixing on an existing fertilizer storage site in the I-H Heavy Industrial zone district. Mitigated Negative Declaration No. 2019-29: An addendum to the previously approved Mitigated Negative Declaration No. 2019-29 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10361 Idaho Avenue on the southwest corner of Idaho Avenue and 10th Avenue (APN 028-030-048).

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 8/11/2020	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the July 14, 2020 Meeting

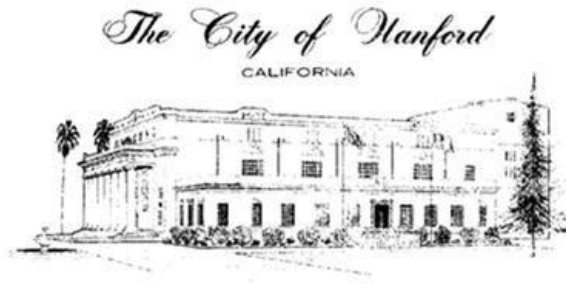
RECOMMENDATION:

Approve the minutes of the July 14, 2020 meeting.

FISCAL IMPACT:

ATTACHMENTS:

07-14-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, July 14, 2020

Video teleconference via Zoom. Planning Commissioners attended remotely.

CALL TO ORDER

Chairperson DOUGLAS called the meeting to order at 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	
Roger Snow		Present	
Jacob Sanchez		Present	
Jason Kemp Van Ee		Present	

PUBLIC COMMENT

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None.

CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and

then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Motion to approve the Consent Calendar.

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

Approval of the Minutes of the June 9, 2020 Meeting

PUBLIC HEARING

Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 340 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared. (Continuation request – continue to August 11, 2020)

Chairperson DOUGLAS opened the public hearing and called for the staff report.

Senior Planner Myers reported the applicant's request to continue the public hearing to August 11, 2020.

Chairperson DOUGLAS called for a motion.

Motion to continue the public hearing item for Tentative Tract 928 and Mitigated Negative Declaration No. 2020-22 to August 11, 2020.

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

DIRECTOR'S COMMENTS

Senior Planner Myers noted Director Mata's absence, and stated that there were no comments.

COMMISSIONERS' ITEMS OF INTEREST

No items reported.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 5:40 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 8/11/2020	AGENDA SECTION: 1
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SUBJECT:

(Item continued from July 14, 2020) Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 283 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district. Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared. The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report Tentative Tract 928

Resolution 2020-09 TT 928

Attachment 1 - Vesting Tentative Tract 928

Attachment 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures

Attachment 3 - Kings Couty Community Development Agency Consultation

Attachment 4 - Comment Letter - Christine Shepard

Attachment 5 - John Zumwalt Comment Letter

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, August 11, 2020
Continued from July 14, 2020**

PROJECT: **Vesting Tentative Tract 928:** A request by Cal-Clark Farms to subdivide 81.71 acres into 283 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district.

Mitigated Negative Declaration No. 2020-22: An initial study was prepared and it was determined that the project will not result in significant impacts to the environment with the incorporation of mitigation measures; therefore, Mitigated Negative Declaration 2020-22 has been prepared.

LOCATION: The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).

PLANNER: Gabrielle de Silva, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-22 for the project.
2. Adopt Resolution No. 2020-09, approving Vesting Tentative Tract 928.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2020-22 for the project.
2. I move to adopt Resolution No. 2020-09, approving Vesting Tentative Tract 928.

PROJECT DESCRIPTION

Vesting Tentative Tract 928

The project is a request by Cal-Clark Farms to subdivide 81.71 acres into 283 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district.

See proposed subdivision – **Attachment 1.**

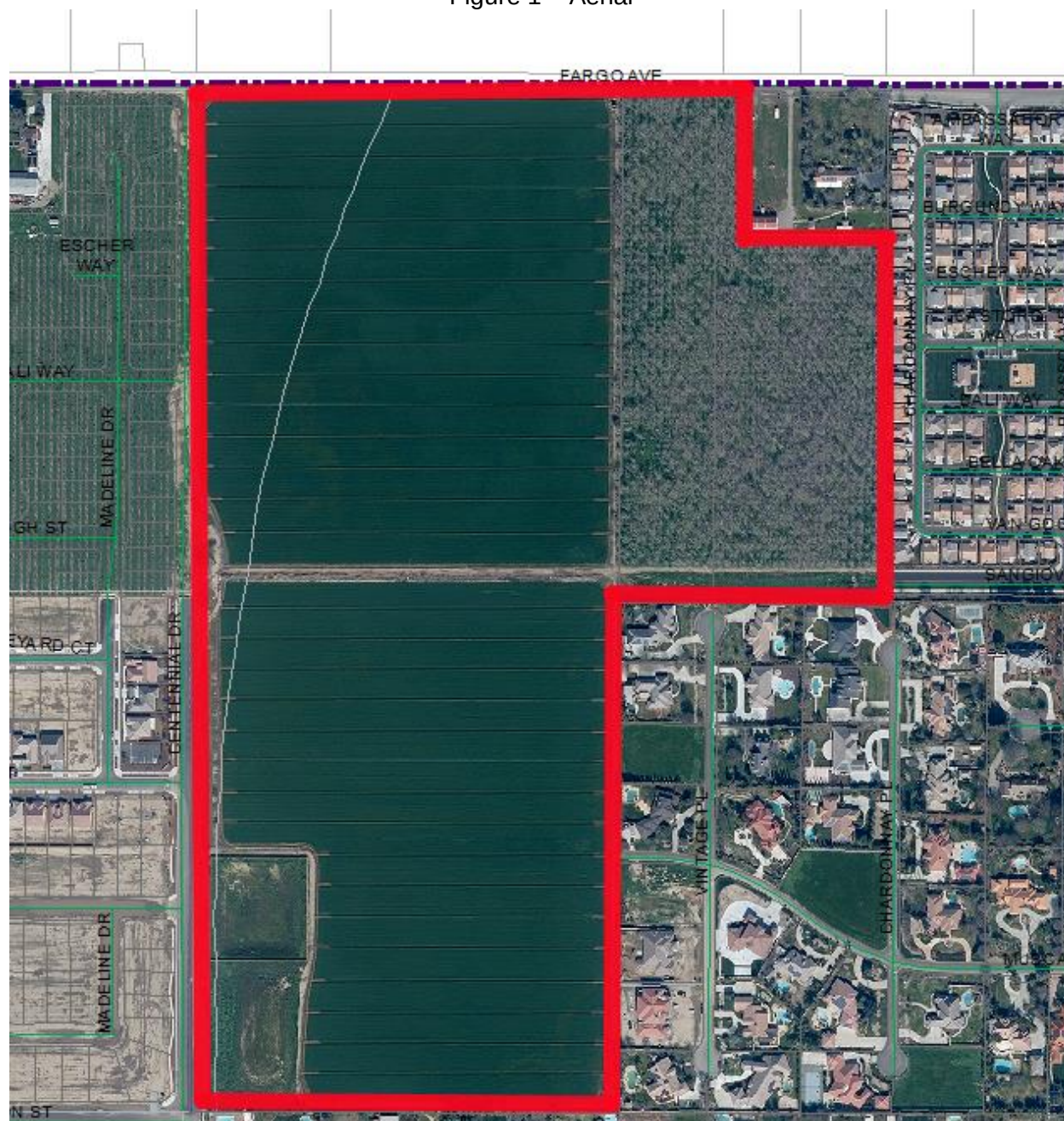
BACKGROUND INFORMATION

Project Location

The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).

Attachment: Staff Report Tentative Tract 928 (Tentative Tract 928)

Figure 1 – Aerial



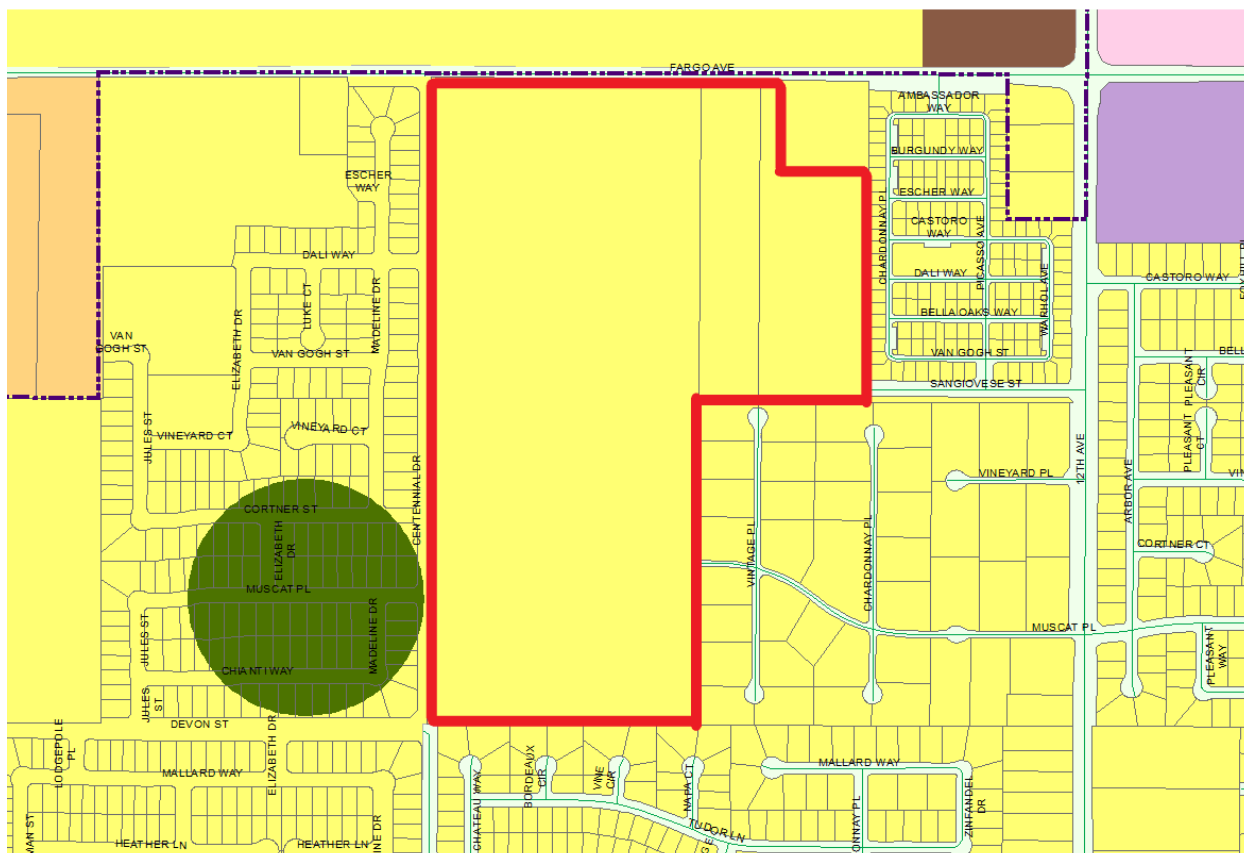
Existing Land Use

The property is comprised of agricultural land (walnuts and row crops).

General Plan and Zoning Designation

The site is designated by the General Plan as Low-Density Residential and is zoned R-L-5 Low-Density Residential, in accordance with the General Plan.

Figure 2: General Plan Designation
Low-Density Residential



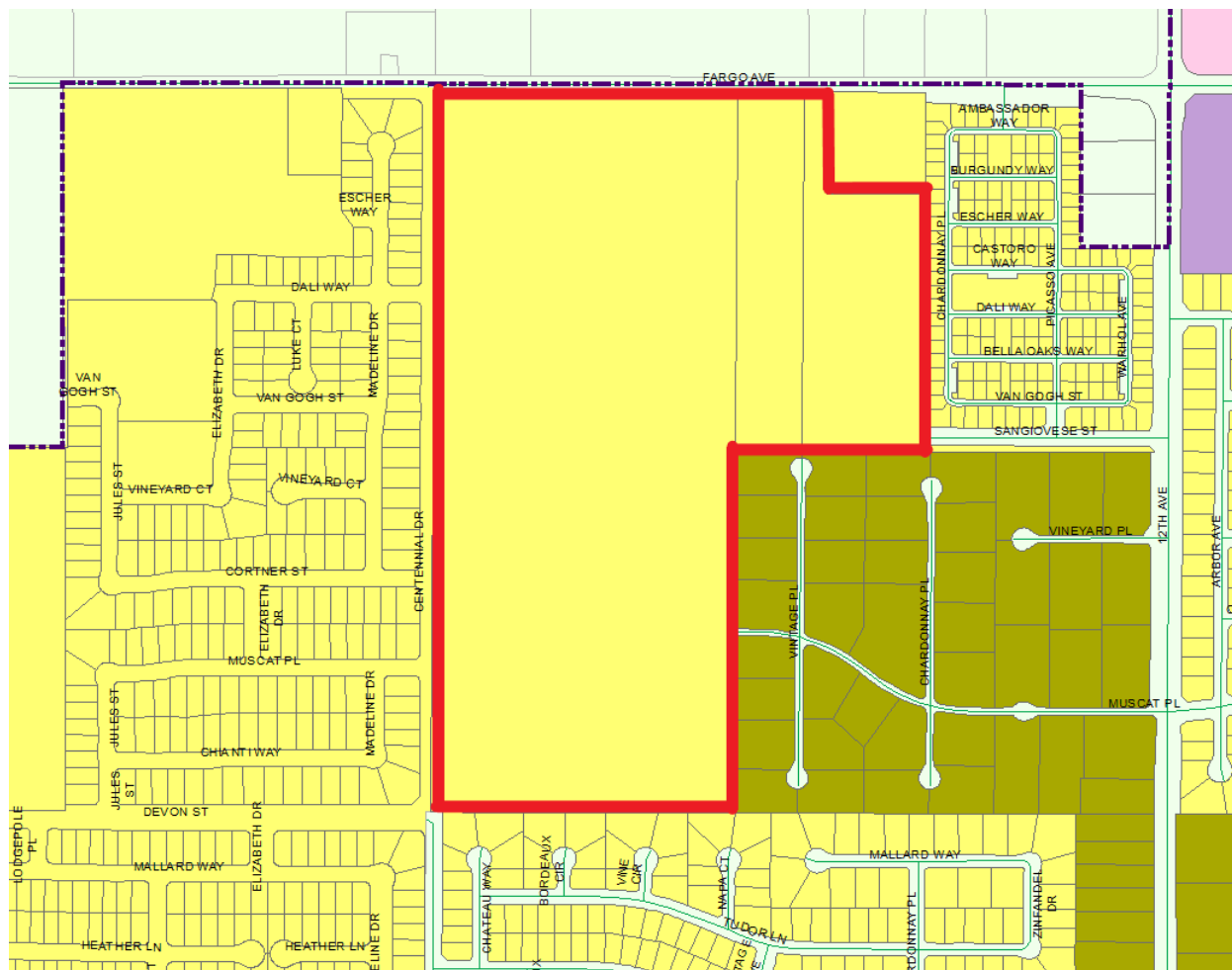
Low-Density Residential

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of four units per gross acre. According to Land Use Policy L31, the purpose of the Low-Density Residential land use designation is to provide mainly single-family development on lot sizes typically found in urban settings. Typical uses in the Low-Density Residential land use designation include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood, according to Policy L32.

R-L-5 Low-Density Residential

The property is zoned R-L-5 Low-Density Residential, 5,000 square-foot minimum lot size.

Figure 3: Zoning Designation
R-L-5 Low-Density Residential



PROJECT EVALUATION

Vesting Tentative Tract 928

Vesting Tentative Tract 928 is a request to subdivide 81.71 acres into 283 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district.

See proposed subdivision, attached as **Exhibit A**.

APN(s): 009-030-005, 009-030-115, and 009-030-158

Total Area: 81.71 acres

Number of Lots: 283 residential lots; 4.94-acre on-site basin, and 2.25-acre park

Number of Dwelling Units: 283 single-family residential dwelling units

Units per acre: 3.46 units per gross acre

Potential population increase: 3.11 persons per household x 283 households = 880 persons

Conformance with the R-L Low-Density Residential Zoning

Lot Area

Smallest	Largest	Average	Required in R-L-5 and R-M
6,257 sq. ft. (lot 141)	16,578 sq. ft. (Lot 110)	8,129 sq. ft.	5,000 sq. ft.

In the R-L-5 Low-Density Residential zone district, the minimum lot size shall be 5,000 square feet, except as prescribed in Section 17.10.100, which allows lot area less than 5,000 square feet with the application of various standards.

Analysis: The minimum lot size provided in Vesting Tentative Tract 928 is 6,257 square feet, which meets and exceeds the minimum lot size requirement for the R-L-5 Low-Density Residential zone district.

Lot Dimensions

Lot Frontage

In the R-L-5 Low-Density Residential zone district, the minimum lot frontage shall be 40 feet.

Analysis: There is a minimum of 40 feet of lot frontage provided for all lots within the subdivision.

Lot Width

In the R-L-5 Low-Density Residential zone district, there shall be a minimum lot width of 50 feet for interior lots and 60 feet for corner lots.

Analysis: The majority of lots in Vesting Tentative Tract 928 are 60 feet wide for interior lots and upward of 65 feet for corner lots, which meets and exceeds the standard for lot width in the R-L-5 Low-Density Residential zone district.

Lot Depth

In the R-L-5 Low-Density Residential zone district, the lot depth shall be a minimum of 90 feet.

Analysis: the majority of the residential lots provided in Vesting Tentative Tract 928 are upward of 108 feet, which meets and exceeds the lot depth requirement for the R-L-5 Low-Density Residential zone district.

Density

In accordance with the General Plan, the expected density range for Low-Density Residential is two to 10 units per gross acre, with an expected average of four units per gross acre.

Analysis: The density provided for Vesting Tentative Tract 928 is 3.46 units per gross acre, which is within the allowable density range for Low-Density Residential.

Dwelling Units per Lot

In the R-L-5 Low-Density Residential zone district, not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory dwelling unit in accordance with Section 17.60.030 (accessory dwelling unit standards).

Analysis: The lots are planned for single-family residential use. Accessory dwelling units would be permissible with an administrative approval, subject to the conditions set forth in 17.60.030 of the Hanford Municipal Code.

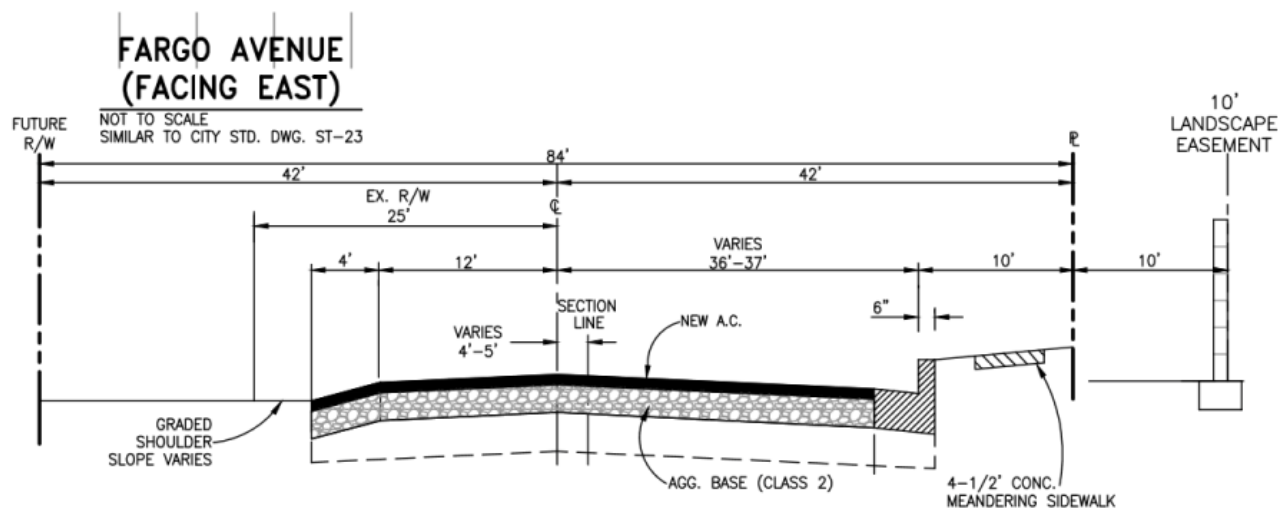
Subdivisions Improvements

Street Improvements

Street improvements will include the following:

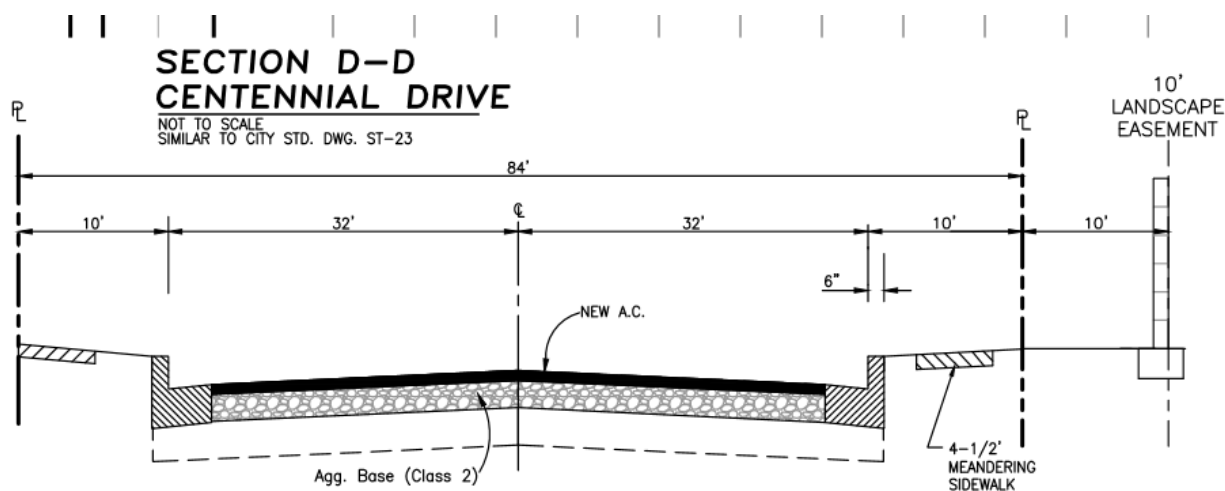
- Construction of residential streets within the subdivision to City Street Standard ST-32;
- Development of Fargo Avenue as a major collector, in conformance with City Standards ST-17 and ST-23
 - o Street improvements north of the Fargo Avenue centerline will include the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder and all street signing, striping and transition paving.
 - o The developer will construct a left turn pocket at the intersection of Fargo Avenue and Centennial Drive for westbound traffic along Fargo Avenue to southbound Centennial Drive.
 - o A traffic signal is required at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development, unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.

Figure 4:
Fargo Avenue Development along Development Frontage



- Development of Centennial Drive as a major collector, in conformance with City Standards ST-17 and ST-23
 - o The developer will construct a left-turn pocket at the intersection of Fargo Avenue and Centennial Drive for northbound traffic along Centennial Drive to westbound Fargo Avenue.

Figure 5:
Centennial Drive Development along Development Frontage



- Development of W. Sangiovese Street as a minor collector street, in conformance with City Standards ST-17 and ST-26

Backup Parkway Improvements

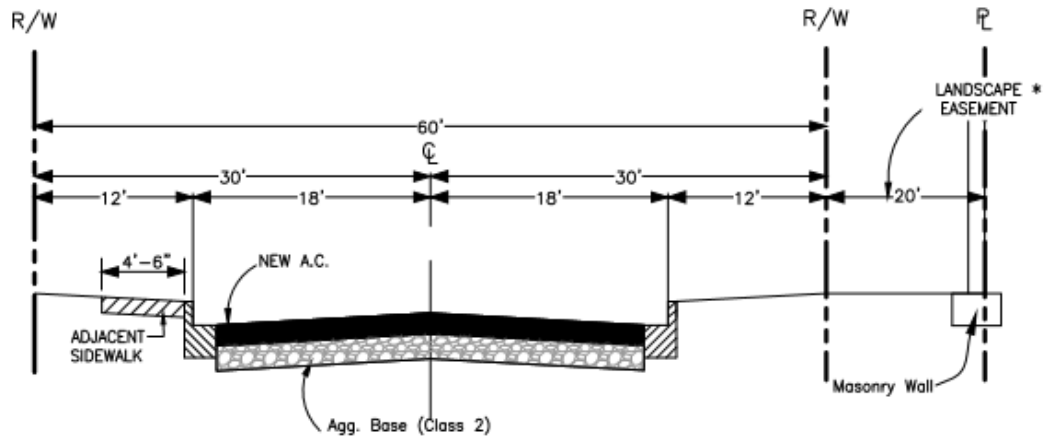
The developer will design and construct a minimum six-foot high decorative masonry block wall and landscaping/irrigation system improvements along the development frontages Centennial Drive, W. Sangiovese Street, and Fargo Avenue for lots backing onto said streets.

Figure 6:
Napa Drive Development (south of Sangiovese Street)



SECTION A-A NAPA DR.

Not to Scale
Looking North (Per City Std. ST-26)

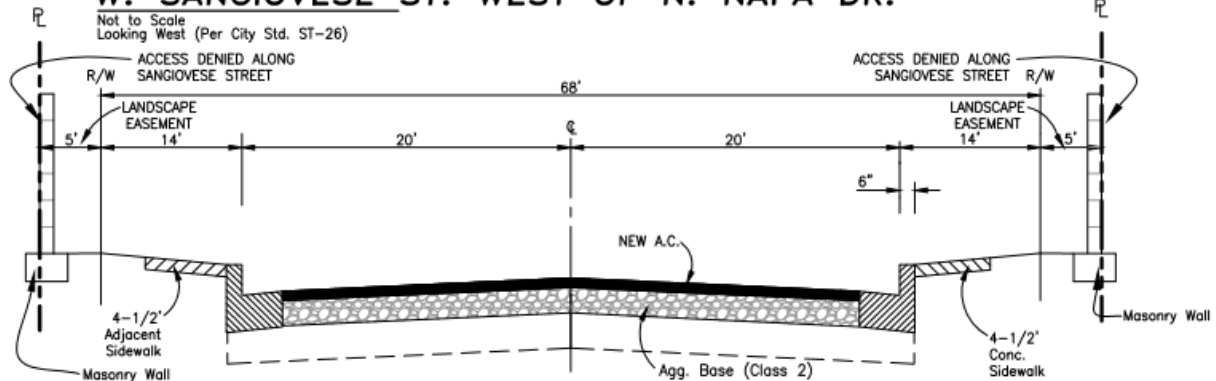


The applicant provides a masonry block wall and 20-foot landscape easement along the existing residences backing onto Napa Drive, which will be maintained by a landscape assessment district.

Figure 7:
W. Sangiovese Street (west of N. Napa Drive)

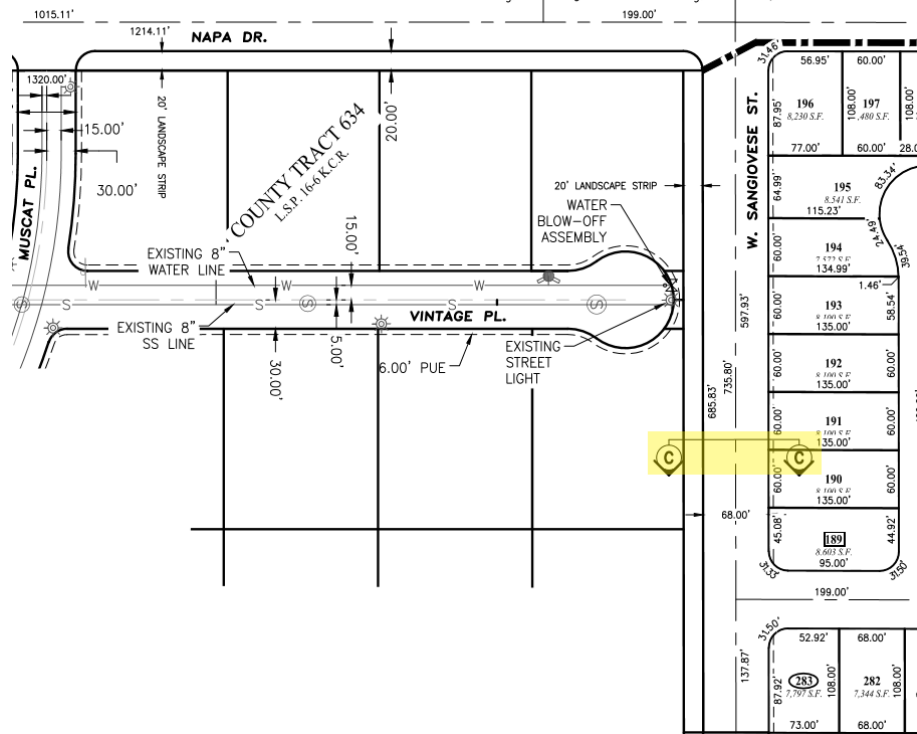


SECTION B-B W. SANGIOVESE ST. WEST OF N. NAPA DR.



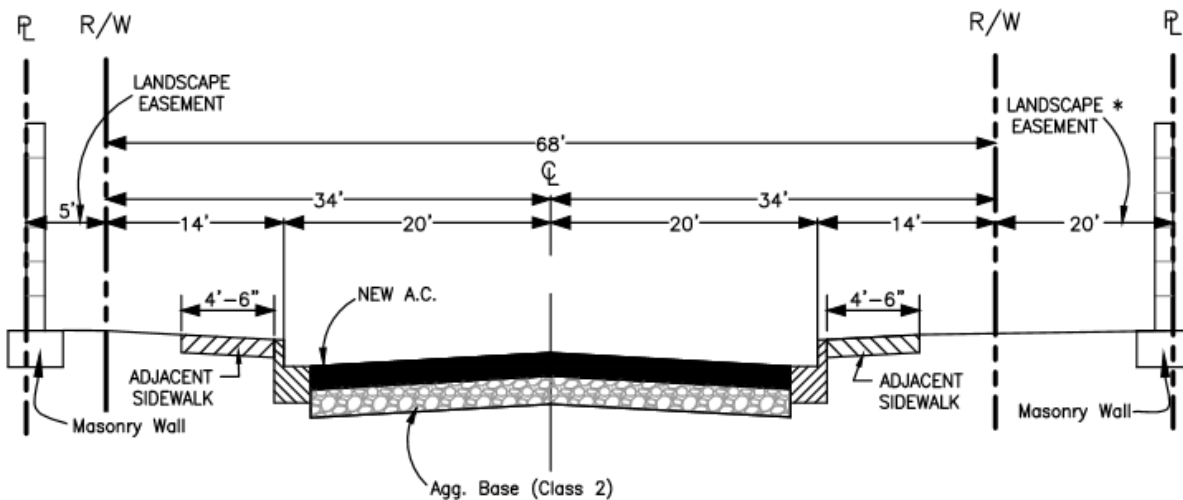
W. Sangiovese Street (west of Napa Drive) will be developed as a minor collector street with a masonry block wall on either side and a five-foot landscape easement along the rear of the properties backing onto the street.

Figure 8:
Development of W. Sangiovese Street (east of Napa Drive)



SECTION C-C W. SANGIOVESE ST. EAST OF NAPA DR.

Not to Scale
Looking East (Per City Std. ST-26)



The applicant provides a masonry block wall and 20-foot landscape easement along the development frontage of the existing residences backing onto Napa Drive. A block wall and five-foot landscape easement is also provided on the northern side of W. Sangiovese Street, east of Napa Drive.

Sewer Improvements

The developer's engineer will provide a sanitary sewer master plan, complete with calculations for the entire subdivision prior to recording a subdivision final map for the development.

Storm Drainage Improvements

The developer's engineer will provide a storm drainage master plan, complete with calculations for the entire subdivision prior to recording a subdivision final map for the development. All drainage from the subdivision will be retained in the retention basin shown on the subdivision map.

Water System

The developer's engineer will provide a Water System Master Plan, complete with calculations for the entire subdivision, prior to recording a subdivision final map for the development.

Easements and Dedications

All easements will be designated on the final subdivision map, as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineering Division. A 10-foot utility and landscape easement will be provided along Fargo Avenue and Centennial Drive. A five-foot landscape and utility easement will be provided along W. Sangiovese Street. A six-foot public utility easement will be provided along all residential streets.

Assessment District

The developer will enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive, W. Sangiovese Street, Napa Drive, and Fargo Avenue.

Neighborhood Park

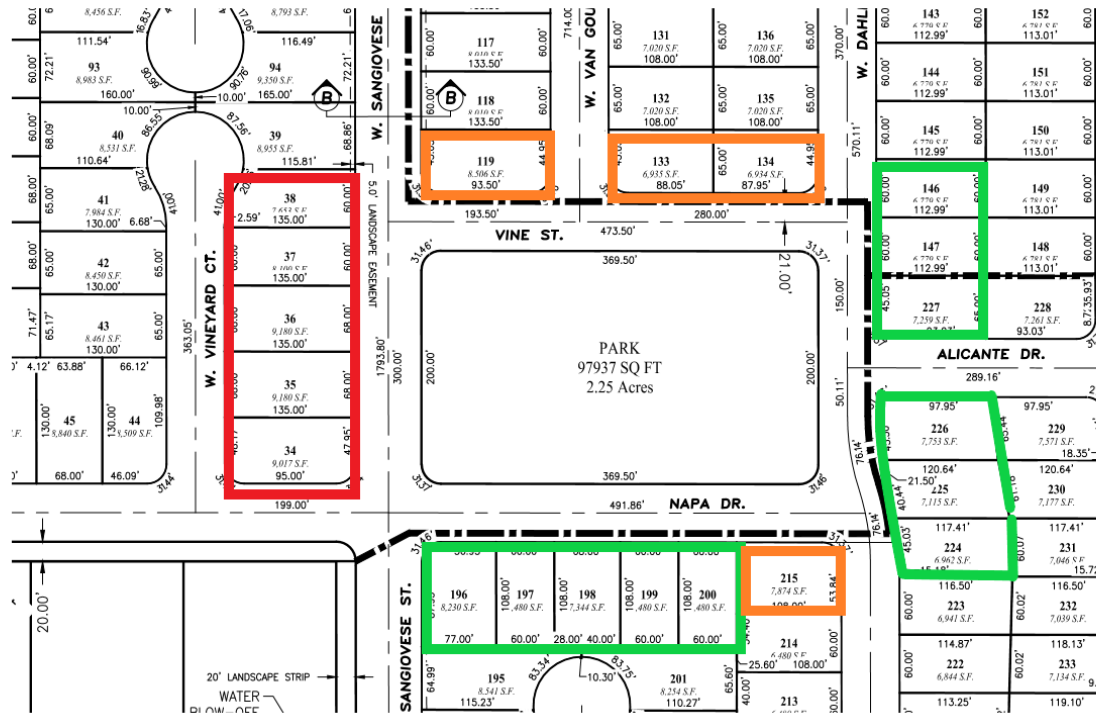
The applicant has provided a 2.25-acre neighborhood park for the subdivision. The park is a neighborhood park and features eyes-on-park development, as houses face the park from three sides, which is consistent with General Plan Policy O64.

Policy O64 Park Visibility:

Parks shall be designed to promote a safe and clean environment for recreation. New neighborhoods shall be designed so that common side and rear residential property lines with parks are minimized and visibility of parks from public streets is maximized.

Analysis: There are residential streets surrounding the park. Visibility is achieved from lots facing and siding onto the streets surrounding the park.

Figure 9:
Park Visibility



Green = Lots facing the park
Orange = Lots siding onto the park
Red = Lots backing onto the park

As a condition of approval, the developer must consult with the City Parks and Recreation and Public Works staff prior to the design and construction of park facility improvements.

FINDINGS FOR APPROVAL

Tentative Tract Map 928:

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth.

Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 928. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre, with an expected average of four units per gross acre. The project has a density of 3.46 dwelling units per gross acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted. On the basis of the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2020-22 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2020-22, and mitigation measures required of development are attached (**Attachment 2**).

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 928 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

ENVIRONMENTAL ASSESSMENT

That an initial study/environmental assessment was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2020-22 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2020-22, and mitigation measures required of development are attached as **Attachment 2**.

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 May 7, 2020).
2. Consultation from Amaud Marjollet, Director of Permit Services with the San Joaquin Valley Air Pollution Control District (Received May 28, 2020).
3. Consultation from Samantha McCarthy, Cultural Specialist II with the Santa Rosa Rancheria Tachi-Yokut Tribe (Received May 29, 2020).
4. Consultation from Lorena Mendibles with the Department of Transportation (Caltrans) (Received June 1, 2020).

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 July 22, 2019, stating, "ATT will serve residences with conduit fiber cables. Feed from east, on n/s Devon. 13th Avenue poles to remain, or will relocate with Edison as required by City mandate. Request relocate and not underground for 13th Avenue poles."

Analysis: The comment was forwarded to the Engineering Division.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on May 28, 2020. Comments were provided, as follows:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of subdividing 81.71 acres into 340 residential lots, a park and a

basin (Project) located at the southeast corner of Centennial Drive and Fargo Avenue, in Hanford, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) - 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 Project may be subject to District Rule 9510 if it equals or exceeds 250 residential dwelling units and has or will receive a project level approval from a public agency. For assistance with determining if the Project is subject to Rule 9510, please call the District at (559) 230-6000 or email ISR@valleyair.org.

In the case the Project is subject to Rule 9510 an AIA application is required and 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. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.
4. 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
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current

District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.

6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a. Cleaner Off-Road Construction Equipment – To reduce impacts from construction related exhaust emissions, the District recommends the cleanest reasonably available off-road construction fleets, as set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations.
 - b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
 - c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
 - d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/stop with high-quality, high-frequency bus service located within a 5-10-minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20-minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling
 - e. Voluntary Emission Reduction Agreement - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In

such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects, which are administered through the District's emission reduction incentive grant programs. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please contact Carol Flores by e-mail at carol.flores@valleyair.org or by phone at (559) 230-5935. When calling or emailing the District, please reference District CEQA number 20200402.

Staff 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 does not propose renovation or demolition of any buildings on site, therefore, the project is not subject to District Rule 4002.

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.

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 required to submit an Air Impact Assessment (AIA) application to the District prior to issuance of a building permit.

Santa Rosa Rancheria Tachi-Yokut Tribe

Consultation was received from Samantha McCarty with the Santa Rosa Rancheria Tachi-Yokut Tribe on May 29, 2020 providing the following, "Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding: Vesting Tentative Tract 928 APN: 009-030-158, -005, -115. Due to the location and tribal history, the Tribe is requesting to have tribal monitors out on during all ground disturbance related to the site including but not limited to: water ponds, grading, excavation, trenching, and utilities. If you have any questions or comments, please contact me directly or the Santa Rosa Rancheria Cultural Department. Thank you."

Analysis: The project will incorporate this request as a mitigation measure.

MM Cultural Resources: That tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities.

Caltrans

Consultation was received from Lorena Mendibles with Caltrans on June 1, 2020:

Thank you for the opportunity to review the Tentative Tract Map #928. The application includes a request to subdivide 81.71 acres into 340 residential lots, a park, and a basin. The project is located at the southeast corner of Centennial Drive and Fargo Avenue in the City of Hanford in Kings County.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. According to the ITE Trip Generation 9th Ed. (Land Use 210), the project is estimated to generate approximately 340 trips during the afternoon peak-hour period and would have an impact to the surrounding area. State Route (SR) 198 at 12th Avenue interchange has been recently reconstructed for capacity improvement. The project was funded by the Regional Improvement Program and is currently in the Closeout phase.
2. It is expected that a portion of the trips generated by this development would utilize the SR 43 intersection at Fargo Avenue. This is a skewed two-way stop control intersection, in which Caltrans has identified a need to construct left turn channelization on SR 43, and previous traffic studies have identified a need to signalize the intersection. Signalization would require realignment of Fargo Avenue to modify the skew angle. The developer to contribute its fair share to fund the future infrastructure in this area due to the continuous development within the vicinity.
3. Given the previously mentioned information regarding the intersections of SR 198/12th Avenue and SR 43/Fargo Avenue, the applicant should provide a trip distribution/trace of the projects' projected peak hour traffic trips to determine the extent of the projects' impact on State facilities. The trip distribution/trace should be completed and submitted to this office prior to any analysis for a traffic impact study to determine if further analysis will be needed on State facilities.
4. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation

system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:

- a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
- b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers. However, internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.
- c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

Staff Analysis: The intersection of State Route 43 and Fargo Avenue is in the City's impact fee program (partial). Payment of circulation impact fees for this project will share their pro-rata share of the impact to the intersection.

The project will be developed consistent with the Pedestrian and Bicycle Master Plan, which incorporates pedestrian and bicycle facilities.

The City of Hanford has consulted with Kings Area Rural Transit (KART) but not received a response regarding a transit stop for this project.

CONSULTATION

On June 29, 2020, staff forwarded a consultation notice to the interested agencies, in accordance with Public Resources Code Section 21081.6. One response was received from the following:

1. Consultation from Renee Creech with the Hanford Joint Union High School District (Received July 1, 2020).
2. Consultation from Victor Hernandez with Kings County Community Development Agency (Received July 6, 2020) – **Attachment 3**

Hanford Joint Union High School District

On July 6, 2020, Renee Creech provided the following comment in response to consultation for the project, "This project is another housing development in our school boundary that is already impacted. This causes issues for traffic, transportation, and classroom housing of students and faculty.

Staff Analysis: The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities, in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focuses on collaboration with school districts

in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan, along with other plans, standards, and codes, to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. The development will be subject to School Impact fees, in order to mitigate the effect of the project on schools.

Impacts to traffic and transportation are addressed through street development and design and through the payment of traffic impact fees.

Kings County, Community Development Agency

Consultation was received from Victor Hernandez with Kings County Community Development Agency on July 6, 2020, providing the following:

Thank you for the opportunity to comment and review Tentative Tract Map No. 928 with the City of Hanford.

The property involved in the project is within the City of Hanford and is near the unincorporated area of Kings County, to the north of the subject property, the zoning is Limited Agricultural (AL-10).

The Kings County Board of Supervisors has adopted a “*Right to Farm*” Ordinance which among other things declares that normal and usual farming operations and activities are not a nuisance. The ordinance requires that in unincorporated areas activities such as rezoning, land divisions, zoning permits, building permits (for new residences), and transfers of property must be accompanied by recording of a notice and disclosure statement. A copy of the County’s “*Right to Farm*” Ordinance, which applies to the unincorporated area of the County, is provided for your information.

Neighboring residents should be prepared to inherent and potential inconveniences and discomforts often associated with normal and usual agriculture activities and operations. They should also be aware that the County will not take any nuisance abatement actions against any normal and usual farming operations.

Staff Analysis: Impacts to agricultural resources were addressed in the initial study. As a mitigation measure and condition of approval for the project, a right-to farm provision shall be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project area are aware of the adjacent agricultural uses and their right to continue to operate.

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on June 19, 2020 and mailed to property owners within 300 feet of the project site on June 18, 2020. The initial study and notice of intent to adopt a mitigated negative declaration was made available to the public for a 20-day comment period, from June 19 to July 9, 2020.

Two public comments have been received:

- Christine Shepard on July 6, 2020 – **Attachment 4**

- John Zumwalt on August 6, 2020 – **Attachment 5**

Christine Shepard:

In the letter, Ms. Shepard requests the park provided in the subdivision be developed as a dog park. Staff alerted Ms. Shepard that during the Tentative Tract entitlement phase only the size and location of the park would be addressed and the design/amenities of the park would be addressed by the Parks and Community Services and Public Works Department at a later date. Staff has forwarded the comments to the Parks and Community Services Director, Bradly Albert.

John Zumwalt:

The applicant's engineer, Mr. Zumwalt, discusses the subdivision's connection to Muscat Place, as shown on the subdivision map, and the way the subdivision was designed to reduce impact to the existing Vintage Estate development.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Mitigated Negative Declaration No. 2020-22 for the project.
2. Adopt Resolution No. 2020-09, approving Vesting Tentative Tract 928.

Applicant/Owner:

Cal-Clark Farms
P.O. Box 22185
Carmel, CA 93922

RESOLUTION 2020-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING VESTING TENTATIVE TRACT 928, A REQUEST BY CAL-CLARK FARMS TO SUBDIVIDE 81.71 ACRES INTO 283 SINGLE-FAMILY RESIDENTIAL LOTS, A 2.25-ACRE PARK, AND A 4.94-ACRE BASIN IN THE R-L-5 LOW-DENSITY RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNRE OF CENTENNIAL DRIVE AND FARGO AVENUE (APN 009-030-158, -005, AND 115).

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

WHEREAS, Tentative Subdivision Map No. 928, filed by Cal-Clark Farms, a request to subdivide 81.71 acres into 283 single-family residential lots, a 2.25-acre park, and a 4.94-acre basin in the R-L-5 Low-Density Residential zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115); and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of August 11, 2020 and

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

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2020-22, and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2020-22 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED, that the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth.

Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

2. Design Finding:

ANALYSIS: That the design and improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. The subdivision is consistent with the General Plan Designation for the property, Low-Density Residential. All requirements of the R-L-5 Low-Density Residential zone district are met for lot size, frontage, width, and depth. Compliance with the regulations set forth in the Hanford Municipal Code for the R-L-5 Low-Density Residential zone district will be a condition of approval for the subdivision.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 928. The lots proposed meet the minimum lot size of the R-L-5 Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre, with an expected average of four units per gross acre. The project has a density of 3.46 dwelling units per gross acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted. On the basis of the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2020-22 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 928 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby approves Vesting Tentative Tract 928, subject to the conditions of approval, attached as **Exhibit C**, and the following:

1. That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

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

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

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

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

Tentative Tract 928

Exhibit A:
Tentative Tract Map 928

Attachment: Resolution 2020-09 TT 928 (Tentative Tract 928)

Tentative Tract 928

Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Resolution 2020-09 TT 928 (Tentative Tract 928)

Tentative Tract 928
Mitigation Measures
Mitigated Negative Declaration 2020-22

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
AGRICULTURE RESOURCES			
MM Agriculture Resources 1	The project will 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?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require

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 violation?	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.	Developer
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	That tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities.	Developer to coordinate with the Tachi Yokut Tribe;

	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?		Developer or representative to notify archeologist or coroner of discovery (if uncovered)
MM Cultural Resources 2	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 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	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

	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?		
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 potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?	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
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	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	City to require; developer to comply

	topsoil?	review process.	
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, 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 the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	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
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? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted	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

	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. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
MM Public Services 4	The project may result in substantial adverse	That the development of the project will be subject to Park Impact Fees, or provision of park space.	Developer to pay

	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)		
RECREATION			
MM Recreation 1	The project would 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? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require
MM Recreation 2	The project would 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	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require

	accelerated? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	
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?	City to require; developer to provide 1. That the development is subject to traffic impact fees. 2. Conditions of the development include: Street Improvements: 1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following: (a) Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST17 and ST-23 and as follows: (1) Traffic index used for the design of street structural section shall be a minimum of 10.0. (2) A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development

frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

(3) Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

(4) Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.

(5) Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.

b) Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

1) Traffic index used for the design of street structural section shall be a minimum of 7.0.

		2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required). 3) Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave. c) W. Sangiovese Street shall be developed as a minor collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows: 1) Traffic index used for the design of street structural section shall be a minimum of 6.0. 2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. 3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer. 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision. 5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street
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		improvements. City to reimburse for offsite right-of-way and improvement cost. 6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their developed impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.	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	That the development is subject to traffic impact fees.	

	agency for designated roads of highways?		
MM Transportation/Traffic 3	The project may conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	That the development is subject to traffic impact fees.	City to require; developer to provide
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project 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?	Conditions of approval for storm drainage is as follows: 1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision. 2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive. 3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.	City to require and ensure compliance; developer to provide
MM Utilities 2	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 3	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.	City to require; developer to provide
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Tentative Tract 928

Exhibit C:
Conditions of Approval

Attachment: Resolution 2020-09 TT 928 (Tentative Tract 928)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 928

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

General Plan Designation: Low-Density Residential

Zoning: R-L-5 Low-Density Residential

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

General Requirements:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That Vesting Tentative Tract 928 be developed consistent with the approved tentative tract map, attached as **Exhibit A**.
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B (to be developed as part of the environmental review of the project)**.

Right-to-Farm:

- ☒ Notwithstanding any other provision in this Chapter, agricultural operations are the principal and favored use of land in the areas of Kings County designated "Agricultural" in the Kings County General Plan and included in the agricultural zone districts of the Kings County zoning

ordinance. In order to implement Policy LU 8.2 and Program LU 8.2-A of the city of Hanford General Plan, there is hereby adopted in the city of Hanford a policy to (1) protect agricultural land, operations, and facilities from conflicting use due to the encroachment of incompatible, non-agricultural uses of the land in agricultural areas of the county, and (2) to advise developers, owners, and subsequent purchasers of property in the city of Hanford within one (1) mile of the city's urban limit line of the inherent potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations.

- ☒ That no lawfully established and otherwise lawful agricultural activity, operation, or facility, or appurtenances thereto, conducted or maintained for commercial agricultural purposes in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, including, but not limited to, the encroachment of non-agricultural uses such as residences.
- ☒ In order to carry out the goals and policies of the city of Hanford General Plan, and the provisions of this chapter, the following notices and disclosures shall be required:
- ☒ All approvals for improvement or development of property including without limitation application for rezonings, land divisions, zoning permits, and residential building permits, on property in the city of Hanford within one (1) mile of the city's urban limit line, shall include a condition that notice and disclosure of this agricultural land use policy be given by the applicant, or the owner if different from the applicant. The applicant, or owner if different from the applicant, shall also acknowledge the contents of the notice and disclosure, which includes a description of the property the notice and disclosure pertains to, in the Official Records of the Kings County Recorder, and recorded at the applicant's own expense.

Zoning:

- ☒ That all requirements of the R-L-5 Low-Density Residential district shall apply.

Dwelling Units per Lot (Section 17.10.050)

- ☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage (Section 17.10.060)

- ☒ That the maximum overage shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 20 feet for garages, carports, and other non-livable building space.
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- ☒ The rear building setback area shall be increased by 10 feet for buildings over one-story high.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

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

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Usable Open Space (Section 17.10.150)

- ☒ That each lot shall provide for a usable open space area of a minimum 400 feet that is a minimum 15 feet wide.

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation

common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
- ☒ That one street tree, a minimum 15 gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway, the tree shall be planted four feet behind the sidewalk.
- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.
- ☒ That each lot owner within Tentative Tract 929 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.

Environmental Requirements:

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

Noise:

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

Rooftop Equipment HMC Section 17.50.100

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or

portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards HMC Section 17.50.140

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

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

Dust Control:

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

BUILDING DIVISION**TT 928 (504-0534)**

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retains the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.
5. That a map must be provided to show existing streets names of surrounding subdivisions that have City maintained streets.

FIRE DEPARTMENT
SITE PLAN REVIEW COMMENTS

TENTATIVE TRACT NO. 928

CONTACT: Larry Garcia, Fire Inspector: (559) 585-2594

1. Provide fire flow and hydrant information per California Fire Code and City of Hanford Public Works Standards.
2. Approved access roadway and the fire protection system (hydrants) shall be in place prior to construction.
3. All residential structures shall be provided with an NFPA 13 fire sprinkler system. Plans shall be submitted prior to construction.
4. Provide minimum thirty (30) feet clear width for fire apparatus access.
5. A approved turnaround shall be provided for all dead end roads in excess of 150 feet. Approved turnaround shall meet City of Hanford Road Standards.



City of Hanford

Department of Public Works

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

PROJECT: Tract 928 Cal Clark Farms Silver Oaks Addition

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry walls, street lights, street improvements, culverts and landscape improvements and all other infrastructure required to complete development. All plans shall be approved by the City Engineer and all other involved agencies before the release of the building permits.
2. That prior to beginning any construction or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) blue line copies of the approved set of construction plans and four (4) 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) blue line copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) Fargo Avenue – Ten feet (Landscape/Public Utility)
 - b.) Centennial Drive – Ten feet (Landscape/Public Utility)
 - c.) W. Sangiovese Street – Five feet (Landscape/Public Utility)
 - d.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2556

08/06/2020
DATE

Attachment: Resolution 2020-09 TT 928 (Tentative Tract 928)



City of Hanford Department of Public Works

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2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map, unless modified herein.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive, W. Sangiovese Street, and Fargo Avenue shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development frontage, and the "not a part", concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage and the "not a part" will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 4. Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.

Luis Verdugo

ASSISTANT ENGINEER (559) 585-2556

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5. Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.
 6. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave to southbound Centennial Drive.
- b. Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 2. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required).
 3. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for northbound traffic along Centennial Drive to westbound Fargo Ave.
- c. W. Sangiovese Street shall be developed as a minor collector street. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 6.0.
 2. Dedicate right-of-way as shown on tentative map.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.

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5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.
6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive, W. Sangiovese Street and Fargo Avenue for lots backing onto said streets:
 - a. A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2-foot-wide meandering detached sidewalk along the development frontages of Centennial Drive, W. Sangiovese Street, and Fargo Ave.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, W. Sangiovese Street and Fargo Ave. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2556

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3. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.
4. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Utilities and Engineering department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. A 15-inch diameter sanitary sewer main shall be installed within Fargo Avenue in accordance with the Sewer System Master Plan.
3. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Utilities and Engineering Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for sewer main over-sizing for City Utilities and Engineering Department review and approval prior to beginning construction.

Luis Verdugo

ASSISTANT ENGINEER (559) 585-2556

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Attachment: Resolution 2020-09 TT 928 (Tentative Tract 928)



City of Hanford Department of Public Works

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

4. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Utilities and Engineering Department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be located on Centennial Drive. Entrance shall have a 20-foot setback to allow city vehicles off-street access.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. A 12-inch water main shall be installed within Fargo Avenue & Centennial Drive in accordance with the Water System Master Plan.
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 Works Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works 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 Works Department review and approval prior to beginning construction.

Luis Verdugo
ASSISTANT ENGINEER (559) 585-2556

08/06/2020
DATE

Attachment: Resolution 2020-09 TT 928 (Tentative Tract 928)



City of Hanford Department of Public Works

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5. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive, W. Sangiovese Street, Napa Drive, and Fargo Avenue located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 19-41-R and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 19-41-R and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 19-41-R or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 19-41-R or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 19-41-R, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

Luis Verdugo

ASSISTANT ENGINEER (559) 585-2556

08/06/2020

DATE

Attachment: Resolution 2020-09 TT 928 (Tentative Tract 928)

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

NOTICE IS HEREBY GIVEN that on Tuesday, July 14, 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:

Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 340 residential lots, 2.25-acre park, and a 4.94-acre basin.

Location: The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-15-005, and -115).

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: June 19 – July 9, 2020 [20-day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by July 9, 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 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures (Tentative Tract 928)

MITIGATED NEGATIVE DECLARATION NO. 2020-22**Project Title:** Tentative Tract 928**File Number:** TT 928 (504-0534)**State Clearinghouse Number:** n/a**Lead Agency:** City of Hanford**Responsible Agency:** n/a**Applicant/Owner:**Cal-Clark Farms
P.O. Box 22185
Carmel, CA 93922**Project Description:** Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 34 residential lots, a 2.25-acre park, and a 4.94-acre basin. Location: The project is located at the southeast corner Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).**Attachments:**

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

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

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

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

Contact Person: Gabrielle Myers, Senior Planner**Phone:** (559) 585-2578**Signature:** *Gabrielle Myers***Date:** June 18, 2020**Review Period:** June 19 – July 9, 2020 [20-day comment period]

Attachment 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures (Tentative Tract 928)

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2020-22

Prepared For

Vesting Tentative Tract 928

Cal-Clark Farms

Prepared By

The City of Hanford

June 19, 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:

Vesting Tentative Tract 928 is a request to subdivide 81.71 acres into 340 residential lots, a 2.25-acre park, and a 4.9-acre basin.

Location: The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -001 and -115).

ENVIRONMENTAL IMPACTS

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

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2017 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including

Resolution 17-20-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The proposed General Plan Amendment and Rezone are consistent with the policy of the General Plan and Zoning Ordinance. 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, Rezone No. 2017-04 and Tentative Tract 922, 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 May 7, 2020:

Responses were received from the following:

1. Consultation from Michael Wilson with AT&T (Received May 7, 2020).
2. Consultation from Amaud Marjollet, Director of Permit Services with the San Joaquin Valley Air Pollution Control District (Received May 28, 2020).
3. Consultation from Samantha McCarthy, Cultural Specialist II with the Santa Rosa Rancheria Tachi-Yokut Tribe (Received May 29, 2020).
4. Consultation from Lorena Mendibles with the Department of Transportation (Caltrans) (Received June 1, 2020).

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 1)
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 May 7, 2020).
2. Consultation from Amaud Marjollet, Director of Permit Services with the San Joaquin Valley Air Pollution Control District (Received May 28, 2020).
3. Consultation from Samantha McCarthy, Cultural Specialist II with the Santa Rosa Rancheria Tachi-Yokut Trib (Received May 29, 2020).
4. Consultation from Lorena Mendibles with the Department of Transportation (Caltrans) (Received June 1, 2020).

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2020-22

1. Project Title: Vesting Tentative Tract 928
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 at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).
6. Project Sponsor's Name/Address: Cal-Clark Farms
P.O. Box 22185
Carmel, CA 93922
7. General Plan Designation: Low-Density Residential
8. Zoning: R-L-5 Low-Density Residential
9. Description of the Project: Vesting Tentative Tract 928: A request by Cal-Clark Farms to subdivide 81.71 acres into 340 residential lots, a 2.25-acre parcel and a 4.94-acre basin. Location: The project is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, and -115).
10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	County AL-10	Medium-Density Residential	Agriculture
East	R-L-5 Low-Density Residential	Low-Density Residential	Single-Family Residential
South	R-L-5 Low-Density Residential	Low-Density Residential	Single-Family Residential
West	County AL-10	Low-Density Residential	Agriculture

11. Other public agencies whose approval is required – San Joaquin Valley Air Pollution Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

FOR: CITY OF HANFORD

Gabrielle de Silva
Senior Planner
City of Hanford

Gabrielle de Silva Myers

DATE

June 18, 2020

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 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures (Tentative Tract 928)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 surrounding area is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. The land has been designated for Low-Density Residential and is considered an implementation of the General Plan.
- b) **Less than Significant Impact** – There are no designated State Scenic Highways, as identified by the California Scenic Highway Mapping System within the City's General Plan Study area. There are also no rock outcroppings within the Study Area. The City does have an ordinance protecting trees in Chapter 12.12 Street Trees and Shrubs of the Municipal Code. The projects would be consistent with the tree ordinance. The projects would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway and impacts would be less than significant.
- c) **Less than Significant Impact with Mitigation Incorporation:** Several sections of the Hanford Municipal Code regulate physical development by controlling not only the appearance of new development, but also by controlling the placement of new development with consideration for surrounding uses. The project development will be required to comply with the General Plan, proposed Zoning, R-L-5 Low-Density Residential, 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?	☐	☐	☐	☒

	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.

Checklist Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Less than Significant Impact with Mitigation Measures: The project is located within an area listed as Prime Farmland. Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date (2016). The General Plan EIR evaluated the full build out of the Planned Area as a result of the General Plan Update and determined the General Plan would over the 2014 – 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to non-agricultural use. In accordance with the General Plan EIR, development would have to adhere to Hanford Municipal Code Chapter 16.40.110 (Right to Farm) and proposed goals and policies of the General Plan related to agriculture. However, the loss of farmland as a result of the General Plan Update was determined to be significant and unavoidable. A statement of overriding considerations was adopted for the significant impact to Agriculture, as a result of the General Plan Update. The project is consistent with the General Plan. Mitigation Measure: That a right-to farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project area are aware of the adjacent agricultural uses and their right to continue to operate. b) Less than significant impact – The property is currently in the General Plan as Low-Density Residential and is zoned R-L-5 Low-Density Residential, in accordance with the General Plan. 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. Mitigation Measures: MM Agriculture 1: That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate. Sources: 2035 General Plan, General Plan Update EIR, Hanford Subdivision Ordinance, California Department of Conservation Farmland Mapping and Monitoring Program – Kings County Map (2016); Consultation Received from Kings County LAFCO				
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?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Air Quality:

Climatological/Topological Factors

The San Joaquin Valley's topography and meteorology provide ideal conditions for trapping air pollution for long 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact		
rainfall, which occurs mainly in winter. Summers are hot and dry. Summertime maximum temperatures often exceed 100 degrees Fahrenheit in the Valley.						
The subtropical high-pressure cell is strongest during spring, summer, and fall and produces subsiding air, which can result in temperature inversions in the Valley. A temperature inversion can act like a lid, inhibiting vertical mixing of the air mass at the surface. Any emissions of pollutants can be trapped below the inversion. Most of the surrounding mountains are above the normal height of summer inversion (1,500 to 3,000 square feet).						
Winter-time high pressure events can often last many weeks with surface temperatures often lowering into the 30s degrees F. During these events, fog can be present and inversions are extremely strong. These wintertime inversions can inhibit vertical mixing of pollutants to a few 100 feet.						
Wind						
Wind speed and direction play an important role in dispersion and transport of air pollutants. Wind at the surface and aloft can disperse pollution by mixing and transporting the pollution to other locations. The region's topographic features restrict air movement and channel the air mass toward the southeastern end of the Valley. The Coastal Range is a barrier to air movement to the west and the high Sierra Nevada range is a significant barrier to the east. A secondary, but significant, summer wind pattern is from the southeasterly direction and can be associated with nighttime drainage winds, prefrontal conditions, and summer monsoons.						
San Joaquin Valley Air Basin Monitoring						
The SJVAB consists of eight counties, from San Joaquin County to the north to Kern County in the South. The closest monitoring station to the Study Area is located at Hanford's South Irwin Street Monitoring Station. The station monitors particulates, ozone, carbon monoxide, and nitrogen dioxide.						
The SJVAB is nonattainment for ozone (1 hour and 8 hour) and particulate matter. In accordance with the Federal Clean Air Act (FCAA), EPA uses the design value at the time of standard promulgation to assign nonattainment areas to one of several classes that reflect the severity of the nonattainment problem.						
The SJVAB was reclassified from a "serious" nonattainment area for the 8-hour ozone standard to "extreme" effective June 4, 2010.						
Maximum Pollutant Levels at Hanford's South Irwin Street Monitoring Station						
Pollutant	Time Avg.	2012 Max.	2013 Max.	2014 Max.	National Standards	State Standards
Ozone (O3)	1 hour	0.109 ppm	0.104 ppm	0.108 ppm	NA	0.009 ppm
Ozone (O3)	8 hour	0.094 ppm	0.098 ppm	0.0904 ppm	0.075 ppm	0.070 ppm
Carbon Monoxide (CO)	8 hour	0.033 ppm	*	*	9.0 ppm	9.0 ppm
Nitrogen Dioxide (NO2)	1 hour	0.056 ppm	0.058 ppm	0.050 ppm	100 ppm	0.18 ppm
Nitrogen Dioxide (NO2)	Annual Average	0.009 ppm	0.010 ppm	0.010 ppm	0.053 ppm	0.030 ppm
Particulates (PM 10)	24 hour	128.0 µg/m3	177.0 µg/m3	131.3 µg/m3	150 µg/m3	50 µg/m3
Particulates (PM 10)	Federal Annual	40.3 µg/m3	50.3 µg/m3	47.8 µg/m3	NA µg/m3	20 µg/m3

		Potentially Significant Impact	Significant	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Particulates (PM 2.5)	Arithmetic Mean 24 hour	64 µg/m3	128.7 µg/m3	96.7 µg/m3	35 µg/m3	NA
Particulates (PM 10)	Federal Annual Arithmetic Mean	14.8 µg/m3	18.1 µg/m3	17.4 µg/m3	12 µg/m3	12 µg/m3

Notes:

NA = Not Applicable (there is no standard for this pollutant)

* = There was insufficient data available to determine the value

ppm = parts per million

µg/m3 = microgram per cubic meter

Attainment Status

Air quality impacts from proposed projects within Hanford are controlled through policies and provisions of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In order to demonstrate that a project would not cause 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.

Type of Facility	Distance
Wastewater Treatment Facility	2 miles
Sanitary Landfill	1 mile
Transfer Station	1 mile
Composting Facility	1 mile

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Petroleum Refinery		2 mile		
Asphalt Batch Plant		1 mile		
Chemical Manufacturing		1 mile		
Fiberglass Manufacturing		1 mile		
Painting/Coating Operation (e.g., auto body shops)		1 mile		
Food Processing Facility		1 mile		
Feed Lot/Dairy		1 mile		
Rendering Plant		1 mile		

Asbestos

New development's construction phase may cause asbestos to become airborne due to construction activities. In order to control naturally-occurring asbestos dust, new development can use some of the following control actions to reduce the release of airborne asbestos fibers:

- Water wetting or road surfaces;
- Rinse vehicles and equipment;
- Wet loads of excavated materials; and
- Cover loads of excavated materials

Project Impacts

The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The SJVAB often exceeds the State and national ozone 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Long-term (operational) emissions Operational emissions are emitted from two main sources: 1) small, distributed sources known as area sources and 2) motor vehicles known as mobile sources. All new development and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including Rule 9510 (indirect source review) and Regulation VIII (Fugitive Dust Prohibitions). Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer Based Trip Reduction). Individual projects would require a project-level analysis to determine necessary mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified. Short-term (construction) emissions Fugitive dust control rules: - 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.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. - Following the addition of materials to, or the removal of materials from, the surface of storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. - Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. Long-Term (operational) emissions Long-term emissions from new development are generated by mobile source (vehicle) emissions and area sources such as water heaters and lawn maintenance equipment. Future development projects in the City of Hanford would be subject to the SJVAPCD's Indirect Source Review (ISR) program. The purpose of the SJVAPCD's ISR Program is to reduce emissions of NOX and PM10 from new development projects. Further, all new developments and infrastructure projects would be 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:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of subdividing 81.71 acres into 340 residential lots, a park and a basin (Project) located at the southeast corner of Centennial Drive and Fargo Avenue, in Hanford, CA. The District offers the following comments: 1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds. 2. District Rule 9510 (Indirect Source Review) - 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 Project may be subject to District Rule 9510 if it equals or exceeds 250 residential dwelling units and has or will receive a project level approval from a public agency. For assistance with determining if the Project is subject to Rule 9510, please call the District at (559) 230-6000 or email ISR@valleyair.org. In the case the Project is subject to Rule 9510 an AIA application is required and 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. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: http://www.valleyair.org/busind/comply/asbestosbultn.htm. 4. 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 5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm. 6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: http://www.valleyair.org/ceqaconnected/aqimeasures.aspx. a. Cleaner Off-Road Construction Equipment – To reduce impacts from construction related exhaust emissions, the District recommends the cleanest reasonably available off-road construction fleets, as				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations. b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments. c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT. d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features: • A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or • A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development) • Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations • Neighborhood designed for walking and cycling e. Voluntary Emission Reduction Agreement - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects, which are administered through the District's emission reduction incentive grant programs. A VERA can be implemented to address impacts from both construction and operational phases of a project. The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please contact Carol Flores by e-mail at carol.flores@valleyair.org or by phone at (559) 230-5935. When calling or emailing the District, please reference District CEQA number 20200402. 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.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project does not propose renovation or demolition of any buildings on site, therefore, the project is not subject to District Rule 4002.

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 than significant impact. Coccidioides immitis, 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 residential development project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are directly to the south, east and west, where residential development is located or proposed; however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant
- e) **Less than Significant Impact** – the proposed project is for a residential development. The normal use of a

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
residential subdivision 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 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.gov ; Consultation received from the San Joaquin Valley Air Pollution Control District on February 15, 2018 (attached)				
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	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Environmental Setting

Natural Communities

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

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

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

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

Waters/Wetlands

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Wildlife corridors are areas of habitat that connect two or more habitat patches that would otherwise be fragmented or isolated from one another.

Isolated "islands" of wildlife habitat have been created by the fragmentation of open space areas due to urbanization and other anthropogenic disturbance. Certain wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas in the absence of habitat linkages due to the loss of gene flow required to maintain genetic diversity.

Within the urbanized areas of the Study Area, wildlife corridors are largely limited to linear water features, such as canals, water and flood control conveyance structures, and remnant natural ways. Surrounding the Study Area, agricultural fields and sparsely located and fragmented patches of lands containing non-agricultural vegetation located amongst the agricultural fields extend for many miles in all directions. Wildlife movement is largely uninhibited in this open space area of the Study Area outside of, and surrounding, the urbanized areas.

Standards of Significance

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

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

Checklist Discussion

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

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

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Public Resources Code 15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Ethnographic Setting

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

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

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

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

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

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

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

Pioneer Settlement Period

Early development and success of the community was dictated by the railroad. Southern Pacific established a depot early in 1877 in what would become Hanford. In 1877, when the Southern Pacific Railway laid lines from Goshen to Coalinga, their path crossed through a Chinese shepherd's camp. This camp reportedly was the beginning of the City of Hanford. Hanford was named for James Madison Hanford, an auditor of the railroad, who also took a lively interest in the sale of town lots which began on January 17, 1877. Within a short time, the settlement grew to a town, and, with the powerful backing of the railway interests, Hanford ultimately became the center of trade for the region.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
In McKenney's Pacific Coast Directory, San Francisco, 1886-1887, Hanford was described as having a post, express and telegraph office, located along the Southern Pacific Railroad Company's Goshen Division, 254 miles from San Francisco, and 22 miles from Visalia. At the time, the community numbered 1,000 inhabitants and was located in the heart of the "famous Mussel Slough country," a region of rich top soils and important agricultural zone. Hanford was the principal depot for the local wheat industry and had several flouring mills along with schools, churches, and hotels. Through the early pioneer years, a series of devastating fires dampened the growth of Hanford. On July 12, 1887, a fire destroyed most of the downtown business district. On June 19, 1891, another fire destroyed portions of the downtown business district. The fires of early 1890s spurred new development using fireproof materials. National Register of Historic Places Hanford has three buildings listed on the NRHP. They are the Hanford Carnegie Library, the Kings County Courthouse, and the Taoist Temple. All three buildings are also listed on the California Register of Historic Places. Hanford Carnegie Library The Hanford Carnegie Library, now the Hanford Carnegie Museum, was built in 1905 as one of the many Carnegie libraries that were funded by steel magnate, Andrew Carnegie. The library was replaced by a new structure at a different location in 1968. The old library was subsequently renovated and reopened as the Hanford Carnegie Museum in 1974. The building is of Romanesque Revival architecture, with displays of furniture and photos describing the history of the Hanford area. Kings County Courthouse The 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. Pre-Consultation Received Consultation was received from Samantha McCarty with the Santa Rosa Rancheria Tachi-Yokut Tribe on May 29, 2020 providing the following, "Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding: Vesting Tentative Tract 928 APN: 009-030-158, -005, -115. Due to the location and tribal history, the Tribe is requesting to have tribal monitors out on during all ground disturbance related to the site including but not limited to: water ponds, grading, excavation, trenching, and utilities. If you have any questions or comments, please contact me directly or the Santa Rosa Rancheria Cultural Department. Thank you." Analysis: The project will incorporate this request as a mitigation measure. MM Cultural Resources: That tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities. Consultation Meeting On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study. In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures: - That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. (This condition applies as a mitigation measure to all projects that require an initial study). In accordance with Assembly Bill 52, formal notification of determination to undertake a project and notice of consultation opportunity, pursuant to Public Resources Code Section 21080.3.1 was sent to the Tachi Yokut Tribe. A response has not been received, as of the date of preparation of this environmental assessment. Thresholds of significance The project would have a significant impact on cultural resources if it would: - Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5 - Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5; - 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 – Consultation was received from Samantha McCarty with the Santa Rosa Rancheria Tachi-Yokut Tribe on May 29, 2020 providing the following, "Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding: Vesting Tentative Tract 928 APN: 009-030-158, -005, -115. Due to the location and tribal history, the Tribe would be requesting to have tribal monitors out on during all ground disturbance related to the site including but not limited to: water ponds, grading, excavation, trenching, and utilities. If you have any questions or comments, please contact me directly or the Santa Rosa Rancheria Cultural Department. Thank you." MM Cultural Resources 1: That tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities. Due to the prior meeting with the Tachi Yokut Tribe on January 10, 2017, the lead agency is requiring that: MM Cultural Resources 2: That a Burial Treatment Plan be entered in 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 tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities. MM Cultural Resources 2: That a Burial Treatment Plan be entered in 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 death involving:	☐	☒	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Environmental Setting

Geology

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

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

Soil

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

Seismicity

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

Fault Rapture

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

Strong Seismic Ground Shaking

Kings County has not experienced any damaging earthquake equal or greater than Richter Magnitude 6.0 over the last 200 years. The Uniform Building Code has four seismic zones in the US ranging from I to IV, the higher the number, the higher the earthquake danger. All of California lies within Seismic Zone III or IV, Kings County is within Zone III, which equates to the potential to experience 0.3 meters/second squared ground acceleration, which would result in very strong to sever perceived shaking and moderate to heavy potential.

Liquefaction

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Liquefaction occurs when saturated, loose materials are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. For liquefaction to occur, surface and near-surface soil must be saturated and be relatively loose. Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 ft. below ground surface. In the City, the range is generally between 120 ft to 160 feet below ground surface, therefore, the potential for liquefaction is not very probable. Soil Erosion Soil erosion, which can be caused by wind and water runoff, is a type of soil degradation. The potential for erosion to occur is affected by the soil's properties. The soil in the City and surrounding study area is generally sandy loams, fine sandy loams, and loams. The area's erodibility factor ranges from 0.19 to 0.38 depending on the soil type and percentage of organic matter. Based on this range, the soils in the study area have medium susceptibility to sheet and rill erosion by rainfall. Lateral Spreading (Landslides) Lateral spreading is large horizontal ground displacements due to earthquake-induced liquefaction. Lateral spreading also refers to landslides that commonly form on gentle slopes that have rapid, fluid-like movement. Lateral spreading generally occurs on 0.3 to 5% slopes underlain by loose sand and shallow groundwater. Subsidence Land subsidence is the gradual settling or sudden sinking of the ground surface due to movement of the ground materials. It is generally caused by three distinct water-related causes: 1) compression of layers of clay and silt within an aquifer, 2) oxidation and drainage of organic soils, 3) dissolution and collapse of susceptible rocks. Subsidence is occurring within the San Joaquin Valley. The primary causes for subsidence in the SJV are groundwater-level decline (due to overdraft) and subsequent aquifer compaction and hydrocompaction of moisture-deficient deposits above the water table. Collapsible Soil Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. These soils are found in areas of young alluvial fans, debris flow sediments, and loess deposits. Since the City and surrounding area includes soils that are derived from alluvial fans, there is the potential for collapsible soils. Expansive Soil Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low. Septic Systems The City does not have septic requirements for septic systems within the City. Significance Criteria The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault.				
ii.	Less than Significant Impact with Mitigation Measures – Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.			
iii.	Less than Significant Impact with Mitigation Measures – The potential for liquefaction in the project area is low. There is a minute possibility that a rain event coupled with a concurrent seismic event may create a condition where liquefaction could occur. Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.			
iv.	Less than Significant with Mitigation Measures – the entire City is located within an area of low landslide incidence, but, there is still a possibility that landslides could occur within the City, as a result of erosion, slope weakening through saturation, or stresses by earthquakes that make slopes fail. Geotechnical and soil studies that identify potential hazards, including landslides, would be required prior to grading activities as part of the plan check and development review process for the physical development of the area. Such technical studies would provide structural design, as needed, pursuant to the California Building Code requirements to reduce hazards to people and structures as a result of landslides.			
b)	Less than Significant Impact with Mitigation Measures – development would result in construction-related ground disturbance, as a result of grading and excavation where topsoil is exposed, moved, and/or stockpiled. Such construction-related ground disturbance could loosen soil and remove vegetation, which could lead to exposed or stockpiled soils made susceptible to peak storm water runoff flows and wind forces. Such disturbances could result in substantial soil erosion or topsoil, which is a potentially significant impact. Adherence to the Hanford Municipal Code Chapter 15.52 Flood Damage Prevention Regulation, and the California Building Code, along with the plan check and development review process, would assist the development of property erosion controls during operation of future development to a less than significant impact.			
c)	Less than Significant Impact with Mitigation Measures: See a.			
d)	Less than Significant Impact – Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.			
e)	No impact- The City does not have septic requirements for septic systems within the City. Septic is not proposed.			
Mitigation Measures:				
MM Geology 1: That the development of the project complies 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 complies 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively.

Source(s): General Plan and General Plan EIR (2017);

VII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Environmental Setting

Kings County and the City of Hanford

Climate change regulations require the City to take action to reduce emissions under its jurisdiction and influence. The countywide Regional Climate Action Plan (CAP) is a separate action through KCAG that was adopted by the City on May 27, 2014. The Kings County Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the San Joaquin Valley Blueprint are also incorporate policy into the General Plan. this strategy of integrating regional planning documents help Hanford identify land use, transportation, and related policy measures and investments that could reduce GHGs from passenger cars and light-duty trucks, as part of the development of a SCS in compliance with Senate Bill 375.

Commercial and residential space heating and cooling comprise a large share of direct energy use in Kings County. Other major energy users include agricultural production and industrial facilities. In Kings County, automobiles and commercial vehicles are the largest energy consumers in the transportation sector.

Global Climate Change

Climate change is a change in the average weather of the Earth that may be measured by alterations in wind patterns, storms, precipitation, and temperature. These changes are assessed using historic records of temperature changes occurring in the past, such as during previous ice ages.

The United Nations Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHG needed to stabilize global temperatures and climate change impacts. The IPCC predicted that global mean temperature change from 1990 to 2100, given six scenarios, could range from 1.1 degrees Celsius to 6.4 degrees C. Regardless of analytical methodology, global average temperatures and sea levels are expected to rise under all scenarios.

Increased Temperatures and Extreme Heat events

Climate change is expected to lead to an increase in ambient average air temperatures with greater increases expected in summer than in winter months. Larger temperature increases are anticipated in inland communities, as compared to the CA coast.

The potential health impacts from sustained and significantly higher than average temperatures include heat stroke, heat exhaustion, and the exacerbation of existing medical conditions such as cardiovascular and respiratory diseases, diabetes, nervous system disorders, emphysema, and epilepsy. Increased temperatures also pose a risk to human health when coupled with high concentrations of ground-level ozone and other air pollutants, which may lead to 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. A CalEEMod analysis of the project emissions is attached to this report – emissions do not exceed the level of significance for any criteria pollutant.				
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, 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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.				
b. Less than Significant Impact – The project is consistent with the policies of the General Plan, which consists of numerous land uses and goals and policies to provide for a more walkable community in the Hanford area. The goals and policies of the General Plan are intended to assist in reducing operational emissions. In addition, the General Plan policy meet 10 of the 12 Smart Growth Principles cited in the San Joaquin Valley Blueprint.				
Conclusion				
The project is consistent with the General Plan, which provides policy to mitigate impacts of GHG to a less than significant level.				
Source(s): General Plan Update (2017), General Plan Update EIR (2017), San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of	☐	☐		☐

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

- a) **Less than Significant with Mitigation Incorporation**– that the routine use of a residence 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. 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				
b) See a.				
c) Less than Significant Impact - there is not a school site within a ¼ mile of the project site. The General Plan restricts land uses around schools, such as industrials 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. 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 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	☐	☒	☐	☐
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Groundwater quality in the Tulare Lake Subbasin ranges from calcium bicarbonate in type in the northern portion to a sodium bicarbonate type in the lakebed. Total dissolved solids in the Subbasin typically range from 200 to 600 milligrams per liter and can be as high as 40,000 mg/L in shallow groundwater with drainage problems. the City reports electrical conductivity in 14 wells ranging from 560 micromhos per centimeter to 1,100 microhos per centimeter. There are also areas of shallow, saline groundwater in the southern portion of the Subbasin, localized areas of high arsenic and the City reports odors caused by the presence of hydrogen sulfide. The EPA and State Water Resource Control Board have set the arsenic standard for drinking water at 0.01 parts per million and, in order to meet these standards, the City now drills wells up to 1,500 feet deep. Floodplains Only 48.6 acres are located within the 100-year floodplain. This accounts for 0.003% of the total area in the Planned Area of the City. Significance Criteria The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system. Checklist Discussion a) Less than Significant Impact with Mitigation Measures – - Construction: potential impacts on water quality arise from erosion and sedimentation are expected to be localized and temporary during construction of new development. All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs. - 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. The development shall 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 and Public Works Department will review and approve grading plans and site development requirements for the new development. b) Less than Significant Impact –The current and future efforts of the City and Kings County Water District coupled with the requirement to comply with the Sustainable groundwater management act through the Groundwater Sustainability Plan process ensures that future development as an implementation of the General Plan would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. c) See a. d) Less than Significant Impact with Mitigation Measures – with the approval of grading plans and site development requirements by the City Building Division that incorporates BMPs and design standards, the new development operations would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. Conditions of approval regarding storm water include the following:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Storm Drainage Improvements:				
1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision. 2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive. 3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.				
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. New development would also be required to pay a stormwater system development fee. This development fee is required for all new development in order to pay the cost of capital improvements for the City of Hanford stormwater system.				
f) See a.				
g) No Impact. – the project site is not located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact.				
h) See g.				
i) See g.				
j) No impact – the project site is not located by the ocean. Therefore, there is no risk that new development would be inundated by 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 downgraded 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.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Less than Significant Impact with Mitigation Measures – With the incorporation of mitigation measures, the impacts to hydrology and water quality are considered less than significant.

Source: 2017 General Plan, 2017 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources

X. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Setting

The City is predominantly surrounded by agricultural land uses and is characterized as a low rise community dominated by low-density, single-family housing along with some limited pockets of multi-family housing, low-intensity commercial uses, and several industrial areas. The City's older urban development lies north of the Union Pacific railroad tracks and south of Grangeville Boulevard, while the newly urbanized areas are north of Grangeville Boulevard. The majority of land within the City's planned area consists of agricultural, open space, and single-family residential uses.

Setting

The project is located in the northwesterly quadrant of Hanford within the City limits. The property is located south of Fargo Avenue, east of Centennial Drive. The site is surrounded on the east, west, and south by single-family residential. North of the property is large-lot single-family residences and agricultural land.

The property is designated as Low-Density Residential by the General Plan and zoned R-L-5 Low-Density Residential.

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

- Less than significant impact – The project will not physically divide an established community. The project proposes to develop a vacant parcel that was previously planned for single-family residential development under Tentative tract 861. There are single-family residential properties located east, west and south of the project site.
- Less than significant impact – The project is consistent with the General Plan, specifically the Low-Density Residential designation. The project proposes a gross density of 4.64 units per acre, which is within the allowable density range prescribed by the General Plan for the Low-Density Residential designation, which is between two and ten units per acre. The subdivision is consistent with the R-L-5 Low-Density Residential zoning for the site. All parcels meet the required lot size, frontage, width and depth of the R-L-5 Low-Density Residential zone district.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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: City of Hanford General Plan (2035), City of Hanford Municipal Code (2017)

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

Environmental Setting

Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and has been cited as being a health problem, not just in terms of actual physiological damages such as hearing impairment, but also in terms of inhibiting general wellbeing and contributing to stress and annoyance. Vehicular traffic noise is the dominant source in most 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The following operations have been identified as major stationary noise sources in and around Hanford

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

Significance Criteria

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

Checklist Discussion

- a) **Less than Significant with Mitigation Incorporation** – the project would not result in exposure of persons to or generation of noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies. Short-term noise-related impacts would be temporary in nature, require compliance with applicable regulations, and policies of the General Plan further ensure that construction-related impacts would be attenuated to the greatest extent feasible.
- b) **Less than Significant 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 feelable vibrations for buildings very close to the site. Vibration levels from various types of construction equipment measured at 50 ft. are as follows:

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
buildout of the General Plan, including development of this site, would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. d) Less than Significant with Mitigation Incorporation - A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. As a mitigation measure, construction would be limited to the hours of 7 a.m. to 10 p.m. e) Less than Significant Impact - The project is approximately 3.3 miles away from airport and will not be impacted by the public airport. f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact. Conclusion The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the development of the property. Mitigation Measures: MM Noise 1: Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible. MM Noise 2-3: 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area.

Significance Criteria

The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance.

Checklist Discussion

- a) Less than significant impact – The project will induce population growth in the area by proposing 340 residential dwellings, which using the average household size, 3.11 persons per unit, yields 1,058 persons. This project is consistent with the density allowed in the General Plan, which planned for population growth. This project is considered an implementation of the General Plan, for which a Statement of Overriding Considerations was adopted, due to substantial population growth. The project is also considered an implementation of the Housing Element, which calls for more single-family residential opportunities.
- b) No Impact - The project will not result in displacement of housing. The project site is vacant and will not remove residences.
- c) No Impact - The project will not result in displacement of people – the project site is vacant.

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; City of Hanford Housing Element

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 purchased for future fire stations. The City currently owns sites at

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Centennial Drive and Berkshire Lane and 12th 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. 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. Consultation Received: Consultation was received from Renee Creech with the Hanford Joint Union High School District on May 7, 2020, stating the following, "This development is going in an area that is in our most impacted school, Sierra Pacific. This is in addition to other new developments already slated in the same area causing the District great concern in how to house students." Staff Analysis: The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. The development will be subject to School Impact fees in order to mitigate the effect of the project on schools. Significance Criteria The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services. Checklist Discussion a) (FIRE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees) – the increase in population as a result of a physical project for the area will increase demands on the HFD to provide fire protection and emergency services. The development will be subject to Fire Impact fees in order to mitigate the effect of the project on Fire services.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) (POLICE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees) – the increase in population as a result of a physical project for the area will increase demands on the HPD to provide law enforcement services. The 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 with Mitigation Measures (Payment of Impact Fees) - The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. The development will be subject to School Impact fees in order to mitigate the effect of the project on schools. d) (PARKS) Less than Significant Impact with Mitigation Measures – See Recreation. The developer will provide a 2.5-acre park for the project. The development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. The Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. e) (OTHER) Less than significant impact – Libraries – there is not a requirement or standard for the number or size of a library based on a city's population. Policies encourage residents to utilize the library's resources. Therefore, a significant impact is not anticipated.				

Mitigation Measures:

MM Public Services 1: That the 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 School Impact Fees.

MM Public Services 4: That the development of the project will be subject to Park impact fees, or provision of park space.

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?	☐	☒	☐	☐
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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 with Mitigation Measures – The City would be able to utilize the Quimby Act and AB 1600 as a funding mechanism for parkland acquisition along with the General Plan Update and Park Master Plan for guidance and priorities. As permitted in the Quimby Act, local jurisdictions can require the dedication of land for parks and or the payment of in-lieu fees for purchase of parkland. The development proposed under Tentative Tract 928 provides a 2.25-acre park. The General Plan requires a ratio of 3.5 acres of park space per 1,000 residents. By multiplying the number of units proposed (340) by the average number of persons per household (3.11), the project could house approximately 1,058 residents, which yields a requirement of approximately 3.7 acres of park space. The applicant would be subject to park impact fees for the open space not provided by the project. MM Recreation 1: That the development of the project will be subject to Park impact fees, or provision of park space. 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? b) Less than Significant Impact with Mitigation Measures– The project includes a 2.25-acre neighborhood park, which will contribute to the City of Hanford's overall open space. Providing park space in accordance with the Quimby Act is a requirement of the General Plan. The project's provision of open space is consistent with the General Plan. The park will be developed according to the conditions set forth by the Public Works Department: 1. That the developer shall consult with City Parks & Recreation and Utilities and Engineering staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements. 2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Utilities and Engineering department review and approval prior to beginning				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Mitigation Measures

MM Recreation 1: That the development of the project will be subject to Park impact fees, or provision of park space.

MM Recreation 2: That the park be developed according to the conditions set forth by the Public Works Department:

1. That the developer shall consult with City Parks & Recreation and Utilities and Engineering staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Utilities and Engineering department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Conclusion: The project would have a less than significant impact on recreation with the incorporation of mitigation measures, including the provision of a 2.25-acre neighborhood park and the payment of park impact fees.

Source: 2017 General Plan, 2017 General Plan EIR

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☒	☐	☐

Environmental Setting

Existing Functional Roadway Classification System

State Freeways and Highways

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

Arterial Roads

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

Collector Streets

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

Local Streets

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

Existing Intersections

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

Existing Roadway Segments

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

Bicycle Facilities

The 2011 Kings County Regional Bicycle Plan contains the specific "Bicycle Plan for the City of Hanford." The General Plan and the Bicycle Plan promote the establishment of a shared use roadway system, but encourages newly developing areas to provide for bicycle facilities along major roadways and off-road systems as part of open space and recreation amenities. The 2011 Regional Bicycle Master Plan then goes on to state Policy CI 8.4 of the 2002 General Plan: Bicycle lanes should be established where feasible along Major and Minor Collectors in newly developing areas. A bicycle route system should be identified which serves the existing developed City. This route system may not utilize Arterials or Collectors where travel ways are constrained, but rather parallel streets with less traffic. Where bicycle lanes are proposed they should be considered a shared facility with vehicular traffic on the street.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Park-and-Ride lots provide a meeting place where drivers can safely park and join carpools or vanpools or utilize existing public transit. Park-and-Ride lots are generally located near community entrances, near major highways or local arterial where conveniently scheduled transit service is provided. Hanford has one Park-and-Ride facility located at the northeastern entrance of the City at 10th Avenue and SR 43. KART-Vanpool Program KART defines vanpooling as 7 to 15 persons who commute together in a van-type vehicle and who share the operating expenses. The KART Vanpool Program provides passengers with reliable transportation to and from work. The vanpool program is not only to provide safe travel to work but to provide alternative transportation options, which would ultimately reduce the amount of vehicles on the road. Rail Service Amtrak Passenger Service Amtrak provides passenger rail service from Hanford station to the San Francisco Bay Area and Sacramento, and service to Southern CA by a combination of rail and bus. Freight service is available from both the BNSF Railway and the San Joaquin Valley Railroad. The Amtrak San Joaquin passenger train provides regularly scheduled intercity passenger rail service to Kings County. Stops are made daily at the Hanford and Corcoran stations for each northbound and southbound trains. Stops along the San Joaquin line also include Bakersfield, Wasco, Fresno, Madera, Merced, Turlock, Modesto, Stockton, Antioch, Martinez, Richmond, Emeryville, and Oakland, with connecting bus service to LA, Sacramento, SF, and many other points in Northern and Southern CA. Passengers can transfer to Amtrak Coast Starlight, which continues north to Portland and Seattle. High Speed Rail In November 2008, Proposition 1A, a High Speed Rail bond, was passed by California voters. In 2009, the US Department of Transportation through the American Recovery and Reinvestment Act program, announced the allocation of \$8 billion to high speed rail projects throughout the US. Of that amount, \$2.24 billion was allocated to California High Speed Rail. In November 2013, the California High Speed Rail Commission identified the preferred route through the Planning Area. The selected route, which runs along the eastern edge of Hanford, roughly follows a north-south route near the hgi voltage power lines between 7th and 8th Avenues. Freight Service Almost 87% of the total freight tonnage is moved out of the Valley by truck, while rail account for 11%. BNSF and SJVR railroads provide freight service to the Hanford Area. The BNSF mainline is double-tracked through the entire Planning Area. Over time, it is expected that the number of trains using the system will increase as demand for rail service increases. The BNSF railroad currently operates between 50 and 60 trains per day on the system. <u>Consultation Received:</u> Consultation was received from Lorena Mendibles with Caltrans: Dear Gabrielle: Thank you for the opportunity to review the Tentative Tract Map #928. The application includes a request to subdivide 81.71 acres into 340 residential lots, a park, and a basin. The project is located at the southeast corner of Centennial Drive and Fargo Avenue in the City of Hanford in Kings County. Caltrans provides the <i>following comments</i> consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities: 1. According to the ITE Trip Generation 9th Ed. (Land Use 210), the project is estimated to generate approximately 340 trips during the afternoon peak-hour period and would have an impact to the surrounding area. State Route (SR) 198 at 12th Avenue interchange has been recently reconstructed for capacity improvement. The project was funded by the Regional Improvement Program and is currently in the Closeout phase.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2. It is expected that a portion of the trips generated by this development would utilize the SR 43 intersection at Fargo Avenue. This is a skewed two-way stop control intersection, in which Caltrans has identified a need to construct left turn channelization on SR 43, and previous traffic studies have identified a need to signalize the intersection. Signalization would require realignment of Fargo Avenue to modify the skew angle. The developer to contribute its fair share to fund the future infrastructure in this area due to the continuous development within the vicinity. 3. Given the previously mentioned information regarding the intersections of SR 198/12th Avenue and SR 43/Fargo Avenue, the applicant should provide a trip distribution/trace of the projects' projected peak hour traffic trips to determine the extent of the projects' impact on State facilities. The trip distribution/trace should be completed and submitted to this office prior to any analysis for a traffic impact study to determine if further analysis will be needed on State facilities. 4. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following: a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area. b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers. However, internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes. c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center. If you have any further questions, contact Nicholas Isla at (559) 444-2583 or Nicholas.isla@dot.ca.gov. Staff Analysis: The intersection of State Route 43 and Fargo Avenue is in the City's impact fee program (partial). Payment of circulation impact fees for this project will share their pro-rata share of the impact to the intersection. The project will be developed consistent with the Pedestrian and Bicycle Master Plan, which incorporates pedestrian and bicycle facilities. The City of Hanford has consulted with Kings Area Rural Transit (KART) but not received a response regarding a transit stop for this 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 (payment of Traffic Impact Fees) – Traffic improvements in the area will result in a LOS D or above in year 2035, with the proposed future develop of the				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. Conditions of the subdivision include: Street Improvements: 1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following: (a) Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST17 and ST-23 and as follows: (1) Traffic index used for the design of street structural section shall be a minimum of 10.0. (2) A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications. (3) Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required. (4) Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required. (5) Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way. b) Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows: (1) Traffic index used for the design of street structural section shall be a minimum of 7.0. (2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required).				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
3)	Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave.			
c)	W. Sangiovese Street shall be developed as a minor collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows:			
1)	Traffic index used for the design of street structural section shall be a minimum of 6.0.			
2)	Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.			
3.	That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.			
4.	That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.			
5.	That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost.			
6.	That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.			
b)	See a.			
c)	Less than Significant - 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 2.9 miles northwest from the nearest municipal airport.			
d)	Less than Significant Impact- the development has been reviewed by the various departments to ensure hazardous features are not incorporated into the project.			
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)	See a.			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Mitigation Measures				
MM Traffic 1 – That the development is subject to traffic impact fees.				
MM Traffic 2 - Conditions of the development include:				
Street Improvements:				
1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following: (b) Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST17 and ST-23 and as follows: (1) Traffic index used for the design of street structural section shall be a minimum of 10.0. (2) A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications. (3) Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required. (4) Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required. (5) Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way. d) Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows: 4) Traffic index used for the design of street structural section shall be a minimum of 7.0. 5) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required).				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
6) Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave. e) W. Sangiovese Street shall be developed as a minor collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows: 3) Traffic index used for the design of street structural section shall be a minimum of 6.0. 4) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. 3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer. 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision. 5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street improvements. City to reimburse for offsite right-of-way and improvement cost. 6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.				

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, Consultation Received from Cal Trans

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	☐	☐	☒	☐

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

Environmental Setting

Wastewater

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

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

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

Water Supply

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 subject to the 500-year flood zone have a moderate to low risk of flooding. There are two major irrigation ditches that flow through the City. Lakeside Ditch, which is operated and maintained by the Lakeside Water District, and the Peoples Ditch, which is operated and maintained by the Peoples Ditch Company. The Existing drainage infrastructure within the boundaries covered by the City's Storm Water Management Program includes natural drainage channels, retention basins, natural vegetation, piping, and pump stations. There are numerous areas where storm drainage is controlled via drainage inlets and underground structures. The storm drainage system consists of 30 pump stations, 57 miles of pipeline ranging in size from 6-inch through 60-inch, and 220 acres of drainage basins and drainage ditches. The storm drainage system removes rainfall from surface streets and disposes the accumulated stormwater in drainage basins. The City, in cooperation with the People's Ditch Company and the Kings County Water District, delivers excess water flows from the Kings River, along with storm water runoff, into the 125 acres of drainage and slough basins located throughout the City to help replenish the groundwater. Some of this acreage is located within the City's park facilities. Solid Waste Disposal The City's solid waste and recycling services are provided by the Kings Waste Recycling Authority (KWRA). The current KWRA facility is located at 7803 Hanford-Armona Road, southeast of the City near SR 43 and 198 and operates as a solid waste disposal and recycling facility. The responsibilities of the KWRA include the siting, permitting, financing, construction, and operation of landfills, as well as a Material Recovery Plan and Transfer Station. The KWRA also ensures all activities and waste diversion goals required by the State at the closure, post-closure monitoring, and liabilities of all identified former landfills in Kings County. The KWRA is the leading contributor to helping the City meet the State's recycling goals. Refuse from both municipal and commercial haulers is sorted at the KWRA facility to recover a variety of recyclable materials. Once waste is separated from recyclable materials, it is then hauled by transfer trucks from the Material Recovery Facility to the State-permitted 320-acre Chemical Waste Management Landfill site in Kettleman Hills. The landfills at the Kettleman Hills Facility are designed for municipal solid waste, which encompasses household and commercial trash. The facility is permitted to receive a maximum of 2,000 tons of municipal solid waste per day. The City has instituted a greenwaste collection mixed recycle collection program for single-family residential customers. Dry Utilities Gas and Electric Service The City's main electricity providers are Pacific Gas and Electric Company and Southern California Edison Company. Within the Study Area, PG&E provides power to sites south of Iona Avenue and north of Flint Avenue via 12 kv and 70kv lines. SCE supplies power to sites north of Iona Avenue and south of Flint Avenue via 12 kv and 66kv lines. 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				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Network, and Direct TV provide television services as well as internet access.

Consultation Received:

Consultation was received from Michael Wilson with AT&T on July 22, 2019, stating, "ATT will serve residences with conduit fiber cables. Feed from east, on n/s Devon. 13th Avenue poles to remain, or will relocate with Edison as required by City mandate. Request relocate and not underground for 13th Avenue poles."

Thresholds of Significance

The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

- a) Less than significant - the City's Wastewater Treatment Facility is currently up-to-date with all wastewater treatment requirements set forth by the Central Valley Regional Water Quality Control Board. The City's WWTF would continue to comply with the requirements set forth by the Central Valley Regional Water Quality Control Board, as required by law.
- b) Less than Significant – Under the General Plan Update it was determined that planned improvements and expansion development through various goals and policies will assist in providing wastewater services to the study area, as development continues. The current capacity of the WWTF is designed to accommodate 8 mgd, which is expected to provide adequate services to population growth for the foreseeable future, planned in the General Plan.
- c) **Less than Significant with Mitigation Measures** – The project has been reviewed by the Public Works department to ensure stormwater drainage is adequately addressed through conditions of approval. Conditions of approval for storm drainage is as follows:
 1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
 2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive.
 3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.
- 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 project is required to comply with all statutes and regulations related to solid waste.

Mitigation Measure:

Mitigation Measure Utilities 1: Conditions of approval for storm drainage is as follows:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision. 2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive. 3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. Mitigation Measure Utilities 2: that the future project be required to comply with all statutes and regulations related to solid waste. Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with all statutes and regulations related to water usage and solid waste. Source: 2017 General Plan and General Plan EIR, State of California Department of Water Resources, Cal Recycle 2015				
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 Myers
Gabrielle de Silva Myers
Senior Planner

June 18, 2020
Date

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 and previously approved projects:

Built Out:

Copper Valley Subdivision
Vintage Estates Subdivision
Silver Oaks (Tract 769)
Tract 887

Under Construction:

Tract 922 – Lennar Homes
Tract 918 – San Joaquin Valley Homes
Tract 919 – San Joaquin Valley Homes

Approved – not under construction:

Tentative Tract 927
Tentative Tract 929

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 former projects in the area will be held/have been 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 General Plan EIR analyzed the impacts of the City's urban growth on agricultural land and included 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.

This project and the development of the previously approved projects in the area are consistent with the General Plan, for which a statement of overriding considerations was adopted for impacts to agricultural lands, therefore, the impact is considered less than significant with mitigation measures, such as the recording of a Right-to-Farm for all residential developments within a 1-mile radius of agricultural land.

Air Quality

Less than Significant with Mitigation Incorporation – This project and the development of the previously approved projects in the 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.

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 the development of the previously approved projects in the area 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 exiting without the project.

Population and Housing

Less than Significant - The projects will induce population growth in the area by proposing residential development. The 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 -The residential projects in the vicinity 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.

CalEEMod Analysis

Attachment: Attachment 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures (Tentative Tract 928)

Tentative Tract - San Joaquin Valley Air Basin, Annual

Tentative Tract

San Joaquin Valley Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	MeInic	Lot Acreage	Floor Surface Area	Population
Single Family Housing	340.00	Dwelling Unit	65.97	612,000.00	972
City Park	0.00	Acre	7.19	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2022

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - project lot acreage minus park and basin

Construction Phase - no structures on site - no building demo required

Demolition - no demolition required - no structures on site

Trips and VMT - no demolition required - no structures on site

Operational Off-Road Equipment - numbers estimated by building official

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	70.00	0.00

Tentative Tract - San Joaquin Valley Air Basin, Annual

tblConstructionPhase	PhaseEndDate	9/14/2020	6/8/2020
tblLandUse	LoAcreage	110.39	65.97
tblLandUse	LoAcreage	0.00	7.19
tblOperationalOffRoadEquipment	OperLoadFactor	0.29	0.29
tblOperationalOffRoadEquipment	OperLoadFactor	0.43	0.43
tblOperationalOffRoadEquipment	OperLoadFactor	0.38	0.38
tblOperationalOffRoadEquipment	OperLoadFactor	0.20	0.20
tblOperationalOffRoadEquipment	OperLoadFactor	0.41	0.41
tblOperationalOffRoadEquipment	OperLoadFactor	0.44	0.44
tblOperationalOffRoadEquipment	OperLoadFactor	0.38	0.38
tblOperationalOffRoadEquipment	OperLoadFactor	0.42	0.42
tblOperationalOffRoadEquipment	OperLoadFactor	0.40	0.40
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	8.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	5.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	1.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	8.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	1.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	2.00
tblTripsAndVMT	WorkerTripNumber	15.00	0.00
tblWoodstoves	NumberCatalytic	65.97	0.00
tblWoodstoves	NumberNoncatalytic	65.97	0.00

Tentative Tract - San Joaquin Valley Air Basin, Annual

2.0 Emissions Summary**2.1 Overall Construction
Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1692	1.8042	1.0591	2.0000e-003	0.6275	0.0853	0.7128	0.2788	0.0785	0.3573	0.0000		175.8942	0.0553	0.0000	177.0756
2021	0.3892	3.7241	3.0704	6.6700e-003	0.4831	0.1638	0.6469	0.1675	0.1526	0.3200	0.0000		590.9688	0.1255	0.0000	594.1051
2022	0.2930	2.5550	2.5963	5.9800e-003	0.1578	0.1073	0.2651	0.0427	0.1009	0.1436	0.0000		531.2534	0.0840	0.0000	533.3528
2023	0.2673	2.2799	2.5317	5.8000e-003	0.1578	0.0922	0.2500	0.0427	0.0867	0.1294	0.0000		524.3891	0.0803	0.0000	526.3972
2024	0.2523	2.1678	2.5098	5.9000e-003	0.1590	0.0815	0.2406	0.0430	0.0767	0.1197	0.0000		523.6506	0.0804	0.0000	525.6601
2025	3.7661	1.4298	1.9207	4.1000e-003	0.0934	0.0542	0.1476	0.0252	0.0508	0.0760	0.0000		363.1052	0.0671	0.0000	364.7830
2026	2.1478	0.0165	0.0312	6.0000e-005	2.6900e-003	7.4000e-004	3.4200e-003	7.1000e-004	7.4000e-004	1.4500e-003	0.0000		5.5018	2.3000e-004	0.0000	5.5076
Maximum	3.7661	3.7241	3.0704	6.6700e-003	0.6275	0.1638	0.7128	0.2788	0.1526	0.3573	0.0000		590.9688	0.1255	0.0000	594.1051

Tentative Tract - San Joaquin Valley Air Basin, Annual

2.1 Overall Construction

Mitigated Construction

Year	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
2020	0.1692	1.8042	1.0591	2.0000e-003	0.6275	0.0853	0.7128	0.2788	0.0785	0.3573	0.0000		175.6940	0.0553	0.0000	177.0754	
2021	0.3892	3.7241	3.0704	6.6700e-003	0.4831	0.1638	0.6469	0.1675	0.1526	0.3200	0.0000		590.9683	0.1255	0.0000	594.1046	
2022	0.2930	2.5550	2.5963	5.9800e-003	0.1578	0.1073	0.2651	0.0427	0.1009	0.1436	0.0000		531.2531	0.0840	0.0000	533.3525	
2023	0.2673	2.2799	2.5317	5.9000e-003	0.1578	0.0922	0.2500	0.0427	0.0867	0.1294	0.0000		524.3888	0.0803	0.0000	526.3968	
2024	0.2523	2.1678	2.5098	5.9000e-003	0.1590	0.0815	0.2406	0.0430	0.0767	0.1197	0.0000		523.6502	0.0804	0.0000	525.6598	
2025	3.7661	1.4298	1.9207	4.1000e-003	0.0934	0.0542	0.1476	0.0252	0.0508	0.0760	0.0000		363.1049	0.0571	0.0000	364.7827	
2026	2.1478	0.0165	0.0312	6.0000e-005	2.6900e-003	7.4000e-004	3.4200e-003	7.1000e-004	7.4000e-004	1.4500e-003	0.0000		5.5018	2.3000e-004	0.0000	5.5076	
Maximum	3.7661	3.7241	3.0704	6.6700e-003	0.6275	0.1638	0.7128	0.2788	0.1526	0.3573	0.0000		590.9683	0.1255	0.0000	594.1046	

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOx (tons/quarter)							Maximum Mitigated ROG + NOx (tons/quarter)						
2	9-9-2020	12-8-2020	1.5002							1.5002						
3	12-9-2020	3-8-2021	1.6640							1.6640						
4	3-9-2021	6-8-2021	1.1266							1.1266						
5	6-9-2021	9-8-2021	0.7949							0.7949						

Tentative Tract - San Joaquin Valley Air Basin, Annual

6	9-9-2021	12-8-2021	0.7879	0.7879
7	12-9-2021	3-8-2022	0.7246	0.7246
8	3-9-2022	6-8-2022	0.7200	0.7200
9	6-9-2022	9-8-2022	0.7196	0.7196
10	9-9-2022	12-8-2022	0.7131	0.7131
11	12-9-2022	3-8-2023	0.6502	0.6502
12	3-9-2023	6-8-2023	0.6444	0.6444
13	6-9-2023	9-8-2023	0.6441	0.6441
14	9-9-2023	12-8-2023	0.6379	0.6379
15	12-9-2023	3-8-2024	0.6109	0.6109
16	3-9-2024	6-8-2024	0.6075	0.6075
17	6-9-2024	9-8-2024	0.6073	0.6073
18	9-9-2024	12-8-2024	0.6014	0.6014
19	12-9-2024	3-8-2025	0.5675	0.5675
20	3-9-2025	6-8-2025	0.5697	0.5697
21	6-9-2025	9-8-2025	0.4142	0.4142
22	9-9-2025	12-8-2025	2.4867	2.4867
23	12-9-2025	3-8-2026	3.4787	3.4787
		Highest	3.4787	3.4787

Tentative Tract - San Joaquin Valley Air Basin, Annual

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	3.0558	0.1563	2.5814	9.5000e-004		0.0243	0.0243		0.0243	0.0243	0.0000		151.4143	8.8000e-003	2.7000e-003	152.3890
Energy	0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		1,423.4335	0.0483	0.0168	1,429.6477
Mobile	1.1190	12.2564	11.5073	0.0579	3.5491	0.0493	3.5983		0.0465	1.0010	0.0000		5,378.0138	0.3492	0.0000	5,386.7448
Offroad	1.1198	10.2362	9.3756	0.0198		0.4708	0.4708		0.4467	0.4467	0.0000		1,705.9115	0.3920	0.0000	1,715.7103
Waste						0.0000	0.0000		0.0000	0.0000	74.2358		74.2358	4.3872	0.0000	183.9161
Water						0.0000	0.0000		0.0000	0.0000	7.0279		60.7941	0.7241	0.0175	84.1114
Total	5.3425	23.0586	23.6386	0.0813	3.5491	0.5774	4.1265	0.9545	0.5506	1.5051	81.2638		8,793.8030	5.9075	0.0370	8,952.5193

Tentative Tract - San Joaquin Valley Air Basin, Annual

2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
Area	3.0558	0.1563	2.5814	9.5000e-004		0.0243	0.0243		0.0243	0.0243	0.0000		151.4143	6.8000e-003	2.7000e-003	152.3890
Energy	0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		1,423.4335	0.0483	0.0168	1,429.6477
Mobile	1.1190	12.2584	11.5073	0.0579	3.5491	0.0493	3.5983	0.9545	0.0485	1.0010	0.0000		5,378.0138	0.3482	0.0000	5,386.7448
Offroad	1.1198	10.2382	9.3756	0.0198		0.4708	0.4708		0.4467	0.4467	0.0000		1,705.9115	0.3920	0.0000	1,715.7103
Waste						0.0000	0.0000		0.0000	0.0000	74.2358		74.2358	4.3872	0.0000	183.9161
Water						0.0000	0.0000		0.0000	0.0000	7.0279		60.7941	0.7241	0.0175	84.1114
Total	5.3425	23.0586	23.6386	0.0813	3.5491	0.5774	4.1265	0.9545	0.5506	1.5051	81.2538		8,793.8030	5.9075	0.0370	8,952.5193

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Tentative Tract - San Joaquin Valley Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/9/2020	6/8/2020	5	0	
2	Site Preparation	Site Preparation	9/15/2020	11/9/2020	5	40	
3	Grading	Grading	11/10/2020	4/12/2021	5	110	
4	Building Construction	Building Construction	4/13/2021	7/14/2025	5	1110	
5	Paving	Paving	7/15/2025	10/27/2025	5	75	
6	Architectural Coating	Architectural Coating	10/28/2025	2/9/2026	5	75	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 275

Acres of Paving: 0

Residential Indoor: 1,239,300; Residential Outdoor: 413,100; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)OffRoad Equipment

Tentative Tract - San Joaquin Valley Air Basin, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Tentative Tract - San Joaquin Valley Air Basin, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	122.00	36.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	24.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.2 Demolition - 2020

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.2 Demolition - 2020

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.3613	0.0000	0.3613	0.1986	0.0000	0.1986	0.0000		0.0000	0.0000	0.0000	0.0000
Off-Road	0.0815	0.8484	0.4303	7.6000e-004		0.0440	0.0440	0.0404	0.0404	0.0404	0.0000		66.8614	0.0216	0.0000	67.4020
Total	0.0815	0.8484	0.4303	7.6000e-004	0.3613	0.0440	0.4053	0.1986	0.0404	0.2390	0.0000		66.8614	0.0216	0.0000	67.4020

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5200e-003	1.0300e-003	0.0105	3.0000e-005	2.8500e-003	2.0000e-005	2.9000e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	0.0000	2.5846	7.0000e-005	0.0000	2.5864
Total	1.5200e-003	1.0300e-003	0.0105	3.0000e-005	2.8500e-003	2.0000e-005	2.9000e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	0.0000	2.5846	7.0000e-005	0.0000	2.5864
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.3613	0.0000	0.3613	0.1986	0.0000	0.1986	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0815	0.8484	0.4303	7.6000e-004		0.0440	0.0440	0.0404	0.0404	0.0404	0.0000	0.0000	66.8613	0.0216	0.0000	67.4019
Total	0.0815	0.8484	0.4303	7.6000e-004	0.3613	0.0440	0.4053	0.1986	0.0404	0.2390	0.0000	0.0000	66.8613	0.0216	0.0000	67.4019
MT/yr																

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5200e-003	1.0300e-003	0.0105	3.0000e-005	2.8800e-003	2.0000e-005	2.9000e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	0.0000	2.5846	7.0000e-005	0.0000	2.5864
Total	1.5200e-003	1.0300e-003	0.0105	3.0000e-005	2.8800e-003	2.0000e-005	2.9000e-003	7.6000e-004	2.0000e-005	7.8000e-004	0.0000	0.0000	2.5846	7.0000e-005	0.0000	2.5864

3.4 Grading - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.2602	0.0000	0.2602	0.0786	0.0000	0.0786	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0846	0.9538	0.6072	1.1800e-003		0.0413	0.0413	0.0380	0.0380	0.0380	0.0000	0.0000	103.5202	0.0335	0.0000	104.3572
Total	0.0846	0.9538	0.6072	1.1800e-003	0.2602	0.0413	0.3015	0.0786	0.0380	0.1166	0.0000	0.0000	103.5202	0.0335	0.0000	104.3572

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.4 Grading - 2020

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Worker	1.6100e-003	1.0900e-003	0.0111	3.0000e-005	3.0400e-003	2.0000e-005	3.0600e-003	8.1000e-004	2.0000e-005	8.3000e-004	0.0000		2.7281	8.0000e-005	0.0000	2.7301
Total	1.6100e-003	1.0900e-003	0.0111	3.0000e-005	3.0400e-003	2.0000e-005	3.0600e-003	8.1000e-004	2.0000e-005	8.3000e-004	0.0000		2.7281	8.0000e-005	0.0000	2.7301

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.2602	0.0000	0.2602	0.0786	0.0000	0.0786	0.0000		0.0000	0.0000	0.0000	0.0000
Off-Road	0.0846	0.9538	0.6072	1.1800e-003	0.0413	0.0413	0.0413	0.0380	0.0380	0.0380	0.0000		103.5200	0.0335	0.0000	104.3571
Total	0.0846	0.9538	0.6072	1.1800e-003	0.2602	0.0413	0.3015	0.0786	0.0380	0.1166	0.0000		103.5200	0.0335	0.0000	104.3571

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.4 Grading - 2020

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6100e-003	1.0900e-003	0.0111	3.0000e-005	3.0400e-003	2.0000e-005	3.0600e-003	8.1000e-004	2.0000e-005	8.3000e-004	0.0000	0.0000	2.7281	8.0000e-005	0.0000	2.7301
Total	1.6100e-003	1.0900e-003	0.0111	3.0000e-005	3.0400e-003	2.0000e-005	3.0600e-003	8.1000e-004	2.0000e-005	8.3000e-004	0.0000	0.0000	2.7281	8.0000e-005	0.0000	2.7301

3.4 Grading - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Fugitive Dust					0.3626	0.0000	0.3626	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1509	1.6704	1.1116	2.2300e-003	0.0715	0.0715	0.0715	0.0658	0.0658	0.0658	0.0000	0.0000	196.1819	0.0635	0.0000	197.7682
Total	0.1509	1.6704	1.1116	2.2300e-003	0.3626	0.0715	0.4341	0.1349	0.0658	0.2007	0.0000	0.0000	196.1819	0.0635	0.0000	197.7682

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3.4 Grading - 2021

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-003	1.8400e-003	0.0190	6.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	4.0000e-005	1.5700e-003	0.0000	0.0000	4.9894	1.3000e-004	0.0000	4.9927
Total	2.8000e-003	1.8400e-003	0.0190	6.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	4.0000e-005	1.5700e-003	0.0000	0.0000	4.9894	1.3000e-004	0.0000	4.9927

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Fugitive Dust					0.3626	0.0000	0.3626	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1509	1.6704	1.1116	2.2300e-003	0.0715	0.0715	0.0715	0.0658	0.0658	0.0658	0.0000	0.0000	196.1817	0.0635	0.0000	197.7679
Total	0.1509	1.6704	1.1116	2.2300e-003	0.3626	0.0715	0.4341	0.1349	0.0658	0.2007	0.0000	0.0000	196.1817	0.0635	0.0000	197.7679

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.4 Grading - 2021

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-003	1.8400e-003	0.0190	6.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	4.0000e-005	1.5700e-003	0.0000		4.9894	1.3000e-004	0.0000	4.9927
Total	2.8000e-003	1.8400e-003	0.0190	6.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	4.0000e-005	1.5700e-003	0.0000		4.9894	1.3000e-004	0.0000	4.9927

3.5 Building Construction - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1796	1.6473	1.5664	2.5400e-003		0.0906	0.0906		0.0852	0.0852	0.0000		218.8972	0.0528	0.0000	220.2175
Total	0.1796	1.6473	1.5664	2.5400e-003		0.0906	0.0906		0.0852	0.0852	0.0000		218.8972	0.0528	0.0000	220.2175

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3.5 Building Construction - 2021

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Vendor	0.0110	0.3751	0.0664	9.6000e-004	0.0226	1.0600e-003	0.0236	6.5200e-003	1.0100e-003	7.5200e-003	0.0000		91.0073	6.9500e-003	0.0000	91.1810
Worker	0.0449	0.0294	0.3049	8.8000e-004	0.0922	6.3000e-004	0.0928	0.0245	5.8000e-004	0.0251	0.0000		79.8929	2.1100e-003	0.0000	79.9457
Total	0.0559	0.4045	0.3734	1.8400e-003	0.1147	1.6900e-003	0.1164	0.0310	1.5900e-003	0.0326	0.0000		170.9002	9.0600e-003	0.0000	171.1267

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1798	1.6473	1.5664	2.5400e-003		0.0906	0.0906		0.0852	0.0852	0.0000		218.8970	0.0528	0.0000	220.2172
Total	0.1796	1.6473	1.5664	2.5400e-003		0.0906	0.0906		0.0852	0.0852	0.0000		218.8970	0.0528	0.0000	220.2172

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3.5 Building Construction - 2021

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0110	0.3751	0.0684	9.6000e-004	0.0226	1.0600e-003	0.0236	6.6200e-003	1.0100e-003	7.5200e-003	0.0000	0.0000	91.0073	6.9500e-003	0.0000	91.1810
Worker	0.0449	0.0284	0.3049	8.8000e-004	0.0922	6.3000e-004	0.0928	0.0245	5.8000e-004	0.0251	0.0000	0.0000	79.8929	2.1100e-003	0.0000	79.9457
Total	0.0559	0.4045	0.3734	1.8400e-003	0.1147	1.5900e-003	0.1164	0.0310	1.5900e-003	0.0326	0.0000	0.0000	170.9002	9.0600e-003	0.0000	171.1267

3.5 Building Construction - 2022

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000		301.2428	0.0722	0.0000	303.0471
Total	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000		301.2428	0.0722	0.0000	303.0471

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Vendor	0.0140	0.4889	0.0868	1.3100e-003	0.0310	1.2600e-003	0.0323	8.9600e-003	1.2000e-003	0.0102	0.0000		124.0326	9.2200e-003	0.0000	124.2630
Worker	0.0572	0.0361	0.3822	1.1700e-003	0.1268	8.5000e-004	0.1276	0.0337	7.8000e-004	0.0345	0.0000		105.9780	2.5900e-003	0.0000	106.0428
Total	0.0712	0.5250	0.4691	2.4800e-003	0.1578	2.1100e-003	0.1599	0.0427	1.9800e-003	0.0447	0.0000		230.0106	0.0118	0.0000	230.3058
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000		301.2425	0.0722	0.0000	303.0467
Total	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000		301.2425	0.0722	0.0000	303.0467
MT/yr																

Tentative Tract - San Joaquin Valley Air Basin, Annual

3.5 Building Construction - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0140	0.4889	0.0868	1.3100e-003	0.0310	1.2600e-003	0.0323	8.9600e-003	1.2000e-003	0.0102	0.0000	0.0000	124.0326	9.2200e-003	0.0000	124.2630
Worker	0.0572	0.0361	0.3822	1.1700e-003	0.1268	8.5000e-004	0.1276	0.0337	7.8000e-004	0.0345	0.0000	0.0000	105.9780	2.5900e-003	0.0000	106.0428
Total	0.0712	0.5250	0.4691	2.4800e-003	0.1578	2.1100e-003	0.1599	0.0427	1.9800e-003	0.0447	0.0000	0.0000	230.0106	0.0118	0.0000	230.3058

3.5 Building Construction - 2023**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000		301.3462	0.0717	0.0000	303.1383
Total	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000		301.3462	0.0717	0.0000	303.1383

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3.5 Building Construction - 2023

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Vendor	9.7300e-003	0.3775	0.0717	1.2700e-003	0.0310	3.7000e-004	0.0314	8.9600e-003	3.6000e-004	9.3200e-003	0.0000		121.0172	6.3300e-003	0.0000	121.1754
Worker	0.0531	0.0323	0.3483	1.1300e-003	0.1268	8.2000e-004	0.1276	0.0337	7.6000e-004	0.0345	0.0000		102.0258	2.3100e-003	0.0000	102.0835
Total	0.0629	0.4099	0.4200	2.4000e-003	0.1578	1.1900e-003	0.1590	0.0427	1.1200e-003	0.0438	0.0000		223.0430	8.6400e-003	0.0000	223.2589

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000		301.3458	0.0717	0.0000	303.1380
Total	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000		301.3458	0.0717	0.0000	303.1380

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	
Vendor	9.7300e-003	0.3775	0.0717	1.2700e-003	0.0310	3.7000e-004	0.0314	8.9600e-003	3.6000e-004	9.3200e-003	0.0000		121.0172	6.3300e-003	0.0000	121.1754	
Worker	0.0531	0.0323	0.3483	1.1300e-003	0.1268	8.2000e-004	0.1276	0.0337	7.6000e-004	0.0345	0.0000		102.0258	2.3100e-003	0.0000	102.0835	
Total	0.0629	0.4099	0.4200	2.4000e-003	0.1578	1.1900e-003	0.1590	0.0427	1.1200e-003	0.0438	0.0000		223.0430	8.6400e-003	0.0000	223.2589	

3.5 Building Construction - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000		303.7223	0.0718	0.0000	305.5179
Total	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000		303.7223	0.0718	0.0000	305.5179

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3.5 Building Construction - 2024

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.5100e-003	0.3774	0.0681	1.2700e-003	0.0313	3.7000e-004	0.0316	9.0300e-003	3.6000e-004	9.3900e-003	0.0000	0.0000	121.0261	6.4700e-003	0.0000	121.1878
Worker	0.0500	0.0293	0.3238	1.0900e-003	0.1278	8.1000e-004	0.1286	0.0340	7.5000e-004	0.0347	0.0000	0.0000	98.9022	2.0900e-003	0.0000	98.9545
Total	0.0595	0.4067	0.3920	2.3600e-003	0.1590	1.1800e-003	0.1602	0.0430	1.1100e-003	0.0441	0.0000	0.0000	219.9282	8.5600e-003	0.0000	220.1423
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000		303.7220	0.0718	0.0000	305.5175
Total	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000		303.7220	0.0718	0.0000	305.5175
MT/yr																

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3.5 Building Construction - 2024

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.5100e-003	0.3774	0.0681	1.2700e-003	0.0313	3.7000e-004	0.0316	9.0300e-003	3.6000e-004	9.3900e-003	0.0000	0.0000	121.0261	6.4700e-003	0.0000	121.1878
Worker	0.0500	0.0293	0.3238	1.0900e-003	0.1278	8.1000e-004	0.1286	0.0340	7.5000e-004	0.0347	0.0000	0.0000	98.9022	2.0900e-003	0.0000	98.9545
Total	0.0595	0.4067	0.3920	2.3600e-003	0.1590	1.1800e-003	0.1602	0.0430	1.1100e-003	0.0441	0.0000	0.0000	219.9282	8.5600e-003	0.0000	220.1423

3.5 Building Construction - 2025

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0950	0.8666	1.1179	1.8700e-003		0.0367	0.0367		0.0345	0.0345	0.0000		161.1840	0.0379	0.0000	162.1313
Total	0.0950	0.8666	1.1179	1.8700e-003		0.0367	0.0367		0.0345	0.0345	0.0000		161.1840	0.0379	0.0000	162.1313

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3.5 Building Construction - 2025**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9100e-003	0.1985	0.0344	6.7000e-004	0.0166	2.0000e-004	0.0188	4.7900e-003	1.9000e-004	4.9800e-003	0.0000	0.0000	63.7553	3.4800e-003	0.0000	63.8423
Worker	0.0249	0.0140	0.1582	5.6000e-004	0.0678	4.2000e-004	0.0682	0.0180	3.9000e-004	0.0184	0.0000	0.0000	50.3978	1.0000e-003	0.0000	50.4228
Total	0.0298	0.2126	0.1925	1.2300e-003	0.0844	6.2000e-004	0.0850	0.0228	5.8000e-004	0.0234	0.0000	0.0000	114.1531	4.4800e-003	0.0000	114.2651

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0950	0.8666	1.1179	1.8700e-003		0.0367	0.0367		0.0345	0.0345	0.0000		161.1838	0.0379	0.0000	162.1311
Total	0.0950	0.8666	1.1179	1.8700e-003		0.0367	0.0367		0.0345	0.0345	0.0000		161.1838	0.0379	0.0000	162.1311

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3.5 Building Construction - 2025**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.9100e-003	0.1985	0.0344	6.7000e-004	0.0166	2.0000e-004	0.0168	4.7900e-003	1.9000e-004	4.9800e-003	0.0000	0.0000	63.7553	3.4800e-003	0.0000	63.8423
Worker	0.0249	0.0140	0.1582	5.6000e-004	0.0678	4.2000e-004	0.0682	0.0180	3.9000e-004	0.0184	0.0000	0.0000	50.3978	1.0000e-003	0.0000	50.4228
Total	0.0298	0.2126	0.1926	1.2300e-003	0.0844	6.2000e-004	0.0850	0.0228	5.8000e-004	0.0234	0.0000	0.0000	114.1531	4.4800e-003	0.0000	114.2651

3.6 Paving - 2025**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.0343	0.3218	0.5467	8.5000e-004		0.0157	0.0157		0.0144	0.0144	0.0000	0.0000	75.0722	0.0243	0.0000	75.6792
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0343	0.3218	0.5467	8.5000e-004		0.0157	0.0157		0.0144	0.0144	0.0000	0.0000	75.0722	0.0243	0.0000	75.6792

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3.6 Paving - 2025

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5000e-003	3.0000e-005	4.5200e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000	0.0000	3.3434	7.0000e-005	0.0000	3.3451
Total	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5000e-003	3.0000e-005	4.5200e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000	0.0000	3.3434	7.0000e-005	0.0000	3.3451

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.0343	0.3218	0.5467	8.5000e-004		0.0157	0.0157		0.0144	0.0144	0.0000		75.0721	0.0243	0.0000	75.6791
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Total	0.0343	0.3218	0.5467	8.5000e-004		0.0157	0.0157		0.0144	0.0144	0.0000		75.0721	0.0243	0.0000	75.6791

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3.6 Paving - 2025**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5000e-003	3.0000e-005	4.5200e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000	0.0000	3.3434	7.0000e-005	0.0000	3.3451
Total	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5000e-003	3.0000e-005	4.5200e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000	0.0000	3.3434	7.0000e-005	0.0000	3.3451

3.7 Architectural Coating - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Architl Coaling	3.5997					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.0200e-003	0.0269	0.0425	7.0000e-005		1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	0.0000	0.0000	6.0002	3.3000e-004	0.0000	6.0083
Total	3.6037	0.0269	0.0425	7.0000e-005		1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	1.2100e-003	0.0000	0.0000	6.0002	3.3000e-004	0.0000	6.0083

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3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5100e-003	3.0000e-005	4.5400e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000	0.0000	3.3523	7.0000e-005	0.0000	3.3540
Total	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5100e-003	3.0000e-005	4.5400e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000	0.0000	3.3523	7.0000e-005	0.0000	3.3540
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	3.5997					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.0200e-003	0.0269	0.0425	7.0000e-005		1.2100e-003	1.2100e-003		1.2100e-003	1.2100e-003	0.0000	0.0000	6.0001	3.3000e-004	0.0000	6.0083
Total	3.6037	0.0269	0.0425	7.0000e-005		1.2100e-003	1.2100e-003		1.2100e-003	1.2100e-003	0.0000	0.0000	6.0001	3.3000e-004	0.0000	6.0083
MT/yr																

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3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Worker	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5100e-003	3.0000e-005	4.5400e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000		3.3523	7.0000e-005	0.0000	3.3540
Total	1.6500e-003	9.3000e-004	0.0105	4.0000e-005	4.5100e-003	3.0000e-005	4.5400e-003	1.2000e-003	3.0000e-005	1.2200e-003	0.0000		3.3523	7.0000e-005	0.0000	3.3540

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	2.1445					0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Off-Road	2.3900e-003	0.0160	0.0253	4.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000		3.5746	1.9000e-004	0.0000	3.5794
Total	2.1469	0.0160	0.0253	4.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000		3.5746	1.9000e-004	0.0000	3.5794

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3.7 Architectural Coating - 2026 Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	5.1000e-004	5.8400e-003	2.0000e-005	2.6900e-003	2.0000e-005	2.7000e-003	7.1000e-004	1.0000e-005	7.3000e-004	0.0000	0.0000	1.9273	4.0000e-005	0.0000	1.9282
Total	9.3000e-004	5.1000e-004	5.8400e-003	2.0000e-005	2.6900e-003	2.0000e-005	2.7000e-003	7.1000e-004	1.0000e-005	7.3000e-004	0.0000	0.0000	1.9273	4.0000e-005	0.0000	1.9282

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	2.1445					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.3900e-003	0.0160	0.0253	4.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000		3.5746	1.9000e-004	0.0000	3.5794
Total	2.1469	0.0160	0.0253	4.0000e-005		7.2000e-004	7.2000e-004		7.2000e-004	7.2000e-004	0.0000		3.5746	1.9000e-004	0.0000	3.5794

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3.7 Architectural Coating - 2026

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	5.1000e-004	5.8400e-003	2.0000e-005	2.6900e-003	2.0000e-005	2.7000e-003	7.1000e-004	1.0000e-005	7.3000e-004	0.0000		1.9273	4.0000e-005	0.0000	1.9282
Total	9.3000e-004	5.1000e-004	5.8400e-003	2.0000e-005	2.6900e-003	2.0000e-005	2.7000e-003	7.1000e-004	1.0000e-005	7.3000e-004	0.0000		1.9273	4.0000e-005	0.0000	1.9282

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Mitigated	1.1190	12.2564	11.5073	0.0579	3.5491	0.0493	3.5983	0.9545	0.0465	1.0010	0.0000		5,378.0138	0.3492	0.0000	5,386.7446
Unmitigated	1.1190	12.2564	11.5073	0.0579	3.5491	0.0493	3.5983	0.9545	0.0465	1.0010	0.0000		5,378.0138	0.3492	0.0000	5,386.7446
MT/yr																

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT		Annual VMT	
City Park	0.00	0.00	0.00				
Single Family Housing	3,236.80	3,369.40	2,930.80	9,307,870		9,307,870	
Total	3,236.80	3,369.40	2,930.80	9,307,870		9,307,870	

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by		
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6		
Single Family Housing	10.80	7.30	7.50	45.60	19.00	35.40	86	11	3		

4.4 Fleet Mix

Tentative Tract - San Joaquin Valley Air Basin, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.511925	0.031902	0.170344	0.119204	0.018408	0.005097	0.021580	0.111258	0.001794	0.001564	0.005229	0.000954	0.000741
Single Family Housing	0.511925	0.031902	0.170344	0.119204	0.018408	0.005097	0.021580	0.111258	0.001794	0.001564	0.005229	0.000954	0.000741

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000		949.0622	0.0392	8.1100e-003	952.4575
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000		949.0622	0.0392	8.1100e-003	952.4575
Natural Gas Mitigated	0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		474.3713	9.0900e-003	8.7000e-003	477.1902
Natural Gas Unmitigated	0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		474.3713	9.0900e-003	8.7000e-003	477.1902

Tentative Tract - San Joaquin Valley Air Basin, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																	
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Single Family Housing	8.88938e+006	0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		474.3713	9.0900e-003	8.7000e-003	477.1902
Total		0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		474.3713	9.0900e-003	8.7000e-003	477.1902

Mitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																	
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Single Family Housing	8.88938e+006	0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		474.3713	9.0900e-003	8.7000e-003	477.1902
Total		0.0479	0.4096	0.1743	2.6100e-003		0.0331	0.0331		0.0331	0.0331	0.0000		474.3713	9.0900e-003	8.7000e-003	477.1902

Tentative Tract - San Joaquin Valley Air Basin, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.97865e +006	949.0622	0.0392	8.1100e- 003	952.4575
Total		949.0622	0.0392	8.1100e- 003	952.4575

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.97865e +006	949.0622	0.0392	8.1100e- 003	952.4575
Total		949.0622	0.0392	8.1100e- 003	952.4575

6.0 Area Detail**6.1 Mitigation Measures Area**

Tentative Tract - San Joaquin Valley Air Basin, Annual

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Mitigated	3.0558	0.1563	2.5814	9.5000e-004		0.0243	0.0243		0.0243	0.0243	0.0000		151.4143	6.8000e-003	2.7000e-003	152.3890
Unmitigated	3.0558	0.1563	2.5814	9.5000e-004		0.0243	0.0243		0.0243	0.0243	0.0000		151.4143	6.8000e-003	2.7000e-003	152.3890
MT/yr																

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Architectural Coating	0.5744					0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Consumer Products	2.3802					0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Hearth	0.0149	0.1272	0.0541	8.1000e-004		0.0103	0.0103		0.0103	0.0103	0.0000		147.2905	2.8200e-003	2.7000e-003	148.1658
Landscaping	0.0763	0.0292	2.5273	1.3000e-004		0.0140	0.0140		0.0140	0.0140	0.0000		4.1238	3.9800e-003	0.0000	4.2253
Total	3.0558	0.1563	2.5814	9.4000e-004		0.0242	0.0242		0.0242	0.0242	0.0000		151.4143	6.8000e-003	2.7000e-003	152.3890
MT/yr																

Tentative Tract - San Joaquin Valley Air Basin, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.5744					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.3902					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0149	0.1272	0.0541	8.1000e-004		0.0103	0.0103		0.0103	0.0103	0.0000		147.2905	2.8200e-003	2.7000e-003	148.1658
Landscaping	0.0763	0.0292	2.5273	1.3000e-004		0.0140	0.0140		0.0140	0.0140	0.0000		4.1238	3.9800e-003	0.0000	4.2233
Total	3.0558	0.1563	2.5814	9.4000e-004		0.0242	0.0242		0.0242	0.0242	0.0000		151.4143	6.8000e-003	2.7000e-003	152.3890

7.0 Water Detail

7.1 Mitigation Measures Water

Tentative Tract - San Joaquin Valley Air Basin, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	60.7941	0.7241	0.0175	84.1114
Unmitigated	60.7941	0.7241	0.0175	84.1114

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	22.1524 / 13.9856	60.7941	0.7241	0.0175	84.1114
Total		60.7941	0.7241	0.0175	84.1114

7.2 Water by Land Use**Mitigated**

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
City Park	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	22.1524 / 13.9656	60.7941	0.7241	0.0175	84.1114
Total		60.7941	0.7241	0.0175	84.1114

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	74.2358	4.3872	0.0000	183.9161
Unmitigated	74.2358	4.3872	0.0000	183.9161

Tentative Tract - San Joaquin Valley Air Basin, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	365.71	74.2358	4.3872	0.0000	183.9161
Total		74.2358	4.3872	0.0000	183.9161

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	365.71	74.2358	4.3872	0.0000	183.9161
Total		74.2358	4.3872	0.0000	183.9161

9.0 Operational Offroad

Tentative Tract - San Joaquin Valley Air Basin, Annual

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Air Compressors	2	8.00	260	78	0.48	Diesel
Cement and Mortar Mixers	8	8.00	260	9	0.56	Diesel
Concrete/Industrial Saws	2	8.00	260	81	0.73	Diesel
Cranes	2	8.00	260	231	0.29	Diesel
Crawler Tractors	2	8.00	260	212	0.43	Diesel
Dumpers/Tenders	5	8.00	260	16	0.38	Diesel
Excavators	1	8.00	260	158	0.38	Diesel
Forklifts	8	8.00	260	89	0.20	Diesel
Generator Sets	4	8.00	260	84	0.74	Diesel
Graders	1	8.00	260	187	0.41	Diesel
Off-Highway Tractors	4	8.00	260	124	0.44	Diesel
Off-Highway Trucks	2	8.00	260	402	0.38	Diesel
Other Construction Equipment	0	8.00	260	172	0.42	Diesel
Other Material Handling Equipment	0	8.00	260	168	0.40	Diesel

UnMitigated/Mitigated

Tentative Tract - San Joaquin Valley Air Basin, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	MT/yr															
	tons/yr															
Air Compressors	0.0709	0.4883	0.6287	1.0300e-003		0.0283	0.0283		0.0283	0.0283	0.0000		88.5128	5.7600e-003	0.0000	88.6569
Cement and Mortar Mixers	0.0611	0.3829	0.3208	7.4000e-004		0.0149	0.0149		0.0149	0.0149	0.0000		47.6607	4.9500e-003	0.0000	47.7844
Concrete/Industrial Saws	0.0930	0.7283	0.9528	1.6300e-003		0.0391	0.0391		0.0391	0.0391	0.0000		139.7906	7.6300e-003	0.0000	139.9813
Cranes	0.0963	1.0808	0.4888	1.4900e-003		0.0449	0.0449		0.0413	0.0413	0.0000		130.9466	0.0424	0.0000	132.0054
Crawler Tractors	0.1275	1.5577	0.6002	2.0300e-003		0.0588	0.0588		0.0541	0.0541	0.0000		178.5318	0.0577	0.0000	179.9754
Dumpers/Tenders	0.0478	0.3020	0.1630	4.9000e-004		0.0113	0.0113		0.0113	0.0113	0.0000		35.9347	3.8600e-003	0.0000	36.0311
Excavators	0.0265	0.2322	0.4253	6.7000e-004		0.0112	0.0112		0.0103	0.0103	0.0000		59.2637	0.0192	0.0000	59.7428
Forklifts	0.1187	1.1026	1.2059	1.6000e-003		0.0730	0.0730		0.0672	0.0672	0.0000		140.3613	0.0454	0.0000	141.4962
Generator Sets	0.1716	1.5227	1.9115	3.4200e-003		0.0764	0.0764		0.0764	0.0764	0.0000		293.9079	0.0140	0.0000	294.2570
Graders	0.0538	0.6813	0.2231	8.6000e-004		0.0217	0.0217		0.0199	0.0199	0.0000		75.3888	0.0244	0.0000	75.9984
Off-Highway Tractors	0.1145	1.1088	1.5779	2.4200e-003		0.0531	0.0531		0.0489	0.0489	0.0000		212.4325	0.0687	0.0000	214.1501
Off-Highway Trucks	0.1381	1.0488	0.8776	3.4500e-003		0.0381	0.0381		0.0351	0.0351	0.0000		303.1801	0.0981	0.0000	305.6315
Other Construction Equipment	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Other Material Handling Equipment	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000
Total	1.1198	10.2362	9.3756	0.0198		0.4708	0.4708		0.4467	0.4467	0.0000		1,705.9115	0.3920	0.0000	1,715.7104

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Pre-consultation Received

Attachment: Attachment 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures (Tentative Tract 928)

Diana Black

Development Services Technician
City of Hanford
317 N. Douty Street
Hanford, CA 93230
P: (559) 585-4768
F: (559) 583-1633
dblack@cityofhanfordca.com

From: WILSON, MICHAEL A [<mailto:MW7046@att.com>]
Sent: Thursday, May 7, 2020 3:46 PM
To: Diana Black <DBlack@cityofhanfordca.com>
Subject: RE: Pre-Consultation Notice - Vesting Tentative Tract 928

Telephone feed will be fiber-optic cable from centennial ave.
Please caution developers concerning fargo ave utilities.

Please have developer send clear tract map when available, and caution them to notify us along with power (QK, 4C, CUC, etc).

Thank you.

Michael Wilson

Manager / Engineer
(559) 739-6423

From: Diana Black [<mailto:DBlack@cityofhanfordca.com>]
Sent: Thursday, May 7, 2020 3:31 PM
To: 9-1-1 DISPATCH <kris.zuniga@co.kings.ca.us>; American Ambulance <bwiele@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-Laura Gordon <laura.gordon@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>; HANFORD ELEMENTARY SCHOOL DISTRICT <jbaker@hesd.k12.ca.us>; HESD-Superintendent <jgabler@hanfordesd.org>; HJUHS <wfishbough@hjuhsd.org>; HJUHS-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 <stsg@pge.com>; John Doyel <JDoyel@cityofhanfordca.com>; SCE <david.loftin@sce.com>; SJVAPCD

<CEQA@valleyair.org>; SO CAL GAS CO <dkemp@semprautilities.com>; Steve Pendergrass
<spendergrass@cityofhanfordca.com>; TACHI TRIBE <spowers@tachi-yokut-nsn.gov>; Mike Cosenza
<MCosenza@cityofhanfordca.com>

Subject: Pre-Consultation Notice - Vesting Tentative Tract 928

Please see the attached Pre-Consultation Notice and return comments by June 5, 2020.

Thank you!

Diana Black

Development Services Technician
City of Hanford
317 N. Douty Street
Hanford, CA 93230
P: (559) 585-4768
F: (559) 583-1633
dblack@cityofhanfordca.com

DEPARTMENT OF TRANSPORTATION**DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5421

FAX (559) 488-4088

TTY 711

www.dot.ca.gov



Making Conservation
a California Way of Life

June 1, 2020

06-KIN-198-16.835
Holloway Road
Tentative Tract Map #928

Gabrielle Myers
Senior Planner
Community Development Department
315-321 North Douty Street
Hanford, CA 93230

Dear Gabrielle:

Thank you for the opportunity to review the Tentative Tract Map #928. The application includes a request to subdivide 81.71 acres into 340 residential lots, a park, and a basin. The project is located at the southeast corner of Centennial Drive and Fargo Avenue in the City of Hanford in Kings County.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. According to the ITE Trip Generation 9th Ed. (Land Use 210), the project is estimated to generate approximately 340 trips during the afternoon peak-hour period and would have an impact to the surrounding area. State Route (SR) 198 at 12th Avenue interchange has been recently reconstructed for capacity improvement. The project was funded by the Regional Improvement Program and is currently in the Closeout phase.
2. It is expected that a portion of the trips generated by this development would utilize the SR 43 intersection at Fargo Avenue. This is a skewed two-way stop control intersection, in which Caltrans has identified a need to construct left turn channelization on SR 43, and previous traffic studies have identified a need to signalize the intersection. Signalization would require realignment of Fargo Avenue to modify the skew angle. The developer to contribute its fair share to fund the future infrastructure in this area due to the continuous development within the vicinity.

Gabrielle Myers
June 1, 2020
Page 2

3. Given the previously mentioned information regarding the intersections of SR 198/12th Avenue and SR 43/Fargo Avenue, the applicant should provide a trip distribution/trace of the projects' projected peak hour traffic trips to determine the extent of the projects' impact on State facilities. The trip distribution/trace should be completed and submitted to this office prior to any analysis for a traffic impact study to determine if further analysis will be needed on State facilities.
4. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
 - b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers. However, internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.
 - c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

If you have any further questions, contact Nicholas Isla at (559) 444-2583 or Nicholas.isla@dot.ca.gov.

Sincerely,

Original Signed by

LORENA MENDIBLES, Chief
Transportation Planning - South

Gabrielle Myers
June 1, 2020
Page 3

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 SORENSEN
CITY MANAGER
MARIO CIFUENTES II
CITY ATTORNEY
ROBERT M. DOWD

May 7, 2020

PROJECT REVIEW – PRE-CONSULTATION NOTICE

The Community Development Department of the City of Hanford is requesting your comments regarding Tentative Tract Map 928, applicable to property located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, -115) – Attachment 1.

- o **Vesting Tentative Tract 928:** A request to subdivide 81.71 acres into 340 residential lots, a park, and a basin.

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 June 5, 2020 at 5:00 p.m. Comments can be mailed to 317 N. Douty Street, Hanford, CA 93230 or emailed to gm Myers@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

Agency

Date

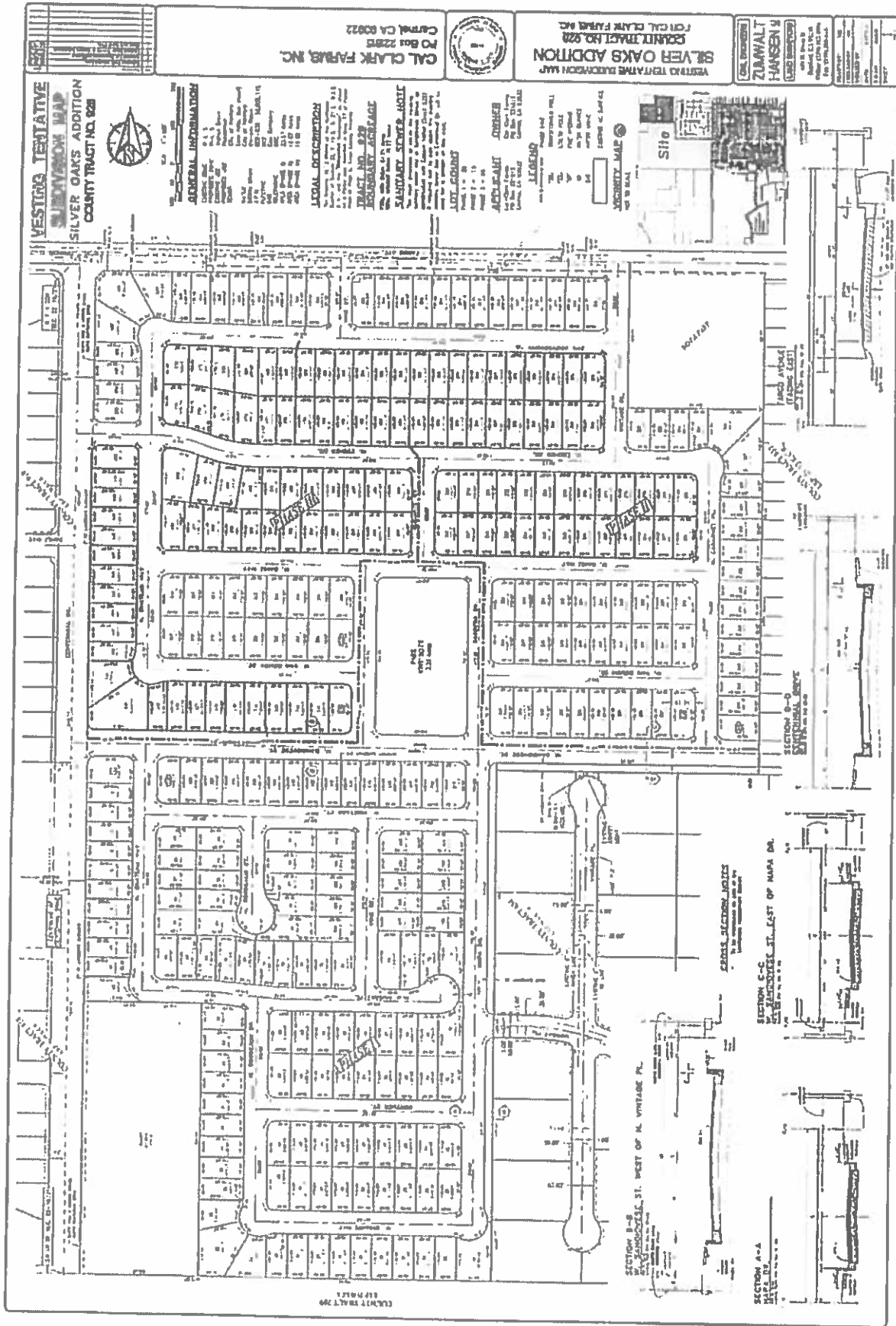
This development is going in an area that is in our most impacted school, Sierra Pacific. This is in addition to other new developments already stated in the same area causing the District great concern in how to house students.

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

Attachment: Attachment 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures (Tentative Tract 928)

Attachment 1: Project Location





Comment Received: May 29, 2020 via email

Dear Gabrielle,

Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding: Vesting Tentative Tract 928 APN: 009-030-158, -005, -115. Due to the location and tribal history, the Tribe would be requesting to have tribal monitors out on during all ground disturbance related to the site including but not limited to: water ponds, grading, excavation, trenching, and utilities. If you have any questions or comments please contact me directly or the Santa Rosa Rancheria Cultural Department. Thank you.

Sincerely,

Samantha McCarty

Santa Rosa Rancheria Tachi-Yokut Tribe
Cultural Specialist II

SMcCarty@tachi-yokut-nsn.gov

(559) 924-1278 x 4091



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



May 28, 2020

Gabrielle Myers
City of Hanford
317 North Douty Street
Hanford, CA 93230

Project: Vesting Tentative Tract 928

District CEQA Reference No: 20200402

Dear Ms. Myers:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of subdividing 81.71 acres into 340 residential lots, a park and a basin (Project) located at the southeast corner of Centennial Drive and Fargo Avenue, in Hanford, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) - 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 Project may be subject to District Rule 9510 if it equals or exceeds 250 residential dwelling units and has or will receive a project-level approval from a public agency. For assistance with determining if the Project is subject to Rule 9510, please call the District at (559) 230-6000 or email ISR@valleyair.org.

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) 392-5585

www.valleyair.org

www.healthyliving.org

Printed on recycled paper

Attachment: Attachment 2 - Mitigated Neg. Dec. 2020-22, Initial Study, Mitigation Measures (Tentative Tract 928)

In the case the Project is subject to Rule 9510 an AIA application is required and 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. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbuln.htm>.
4. 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
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
 - a. Cleaner Off-Road Construction Equipment – To reduce impacts from construction related exhaust emissions, the District recommends the cleanest

reasonably available off-road construction fleets, as set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations.

- b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling
- e. Voluntary Emission Reduction Agreement - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than

significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects, which are administered through the District's emission reduction incentive grant programs. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please contact Carol Flores by e-mail at carol.flores@valleyair.or or by phone at (559) 230-5935. When calling or emailing the District, please reference District CEQA number 20200402.

Sincerely,



For Arnaud Marjollet
Director of Permit Services

AM: cf

Mitigation Monitoring and Reporting Program

Tentative Tract 928
Mitigation Measures
Mitigated Negative Declaration 2020-22

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
AGRICULTURE RESOURCES			
MM Agriculture Resources 1	The project will 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?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require

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 violation?	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.	Developer
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	That tribal monitors are required during all ground disturbance activities, including but not limited to: water ponds, grading, excavation, trenching, and utilities.	Developer to coordinate with the Tachi Yokut Tribe;

	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?		Developer or representative to notify archeologist or coroner of discovery (if uncovered)
MM Cultural Resources 2	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 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	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

	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?		
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 potentially result in on-site landslide, lateral spreading, subsidence, liquefaction or collapse?	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
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	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	City to require; developer to comply

	topsoil?	review process.	
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://ceers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, glues, antifreeze, motor vehicle batteries, welding gases, paints, solvents, adhesives, 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 the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	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
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? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted	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

	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. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
MM Public Services 4	The project may result in substantial adverse	That the development of the project will be subject to Park Impact Fees, or provision of park space.	Developer to pay

	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Parks)		
RECREATION			
MM Recreation 1	The project would 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? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require
MM Recreation 2	The project would 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	1. That the development of the project will be subject to Park impact fees, or provision of park space. 2. That the park be developed according to the conditions set forth by the Public Works Department.	Developer to pay; City to require

	accelerated? The project includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	
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?	City to require; developer to provide 1. That the development is subject to traffic impact fees. 2. Conditions of the development include: Street Improvements: 1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map. 2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following: (a) Fargo Avenue shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST17 and ST-23 and as follows: (1) Traffic index used for the design of street structural section shall be a minimum of 10.0. (2) A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Avenue, along the entire development

frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Avenue, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.

- (3) Street improvements south of the Fargo Avenue centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 - (4) Street improvements north of the Fargo Avenue centerline shall include, but not be limited to, the construction of a minimum 12-foot travel lane, 4-foot paved shoulder, and 4-foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 - (5) Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.
- b) Centennial Drive shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
- 1) Traffic index used for the design of street structural section shall be a minimum of 7.0.

		2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. (Raised median island not required). 3) Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for westbound traffic along Fargo Ave. c) W. Sangiovese Street shall be developed as a minor collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-26, and as follows: 1) Traffic index used for the design of street structural section shall be a minimum of 6.0. 2) Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street paving, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. 3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer. 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision. 5. That the developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage and make street
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		improvements. City to reimburse for offsite right-of-way and improvement cost. 6. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvement and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.	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	That the development is subject to traffic impact fees.	

	agency for designated roads of highways?		
MM Transportation/Traffic 3	The project may conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	That the development is subject to traffic impact fees.	City to require; developer to provide
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project 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?	Conditions of approval for storm drainage is as follows: 1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Utilities and Engineering Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision. 2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map. The basin expansion shall be constructed in conformance with City Standards and the entrance to the basin shall be relocated to N. Mustang Drive. 3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.	City to require and ensure compliance; developer to provide
MM Utilities 2	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 3	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.	City to require; developer to provide
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EXECUTIVE ORDER N-54-20

WHEREAS on March 4, 2020, I proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS despite sustained efforts, COVID-19 continues to spread and is impacting nearly all sectors of California; and

WHEREAS the COVID-19 pandemic and the necessary physical distancing measures implemented to combat it have had widespread impacts on state and local governments, California Native American tribes, and on members of the public, making it impossible or impractical to adhere to certain statutory and regulatory deadlines; and

WHEREAS due to physical distancing protocols, it may be impossible or impracticable for lead agencies, responsible agencies, and project applicants to adhere to certain public filing and notice requirements under the California Environmental Quality Act; and

WHEREAS it is critical to protect the public health and safety and minimize the risk of COVID-19 exposure for workers engaged in essential activities, such as those handling reusable grocery bags or recyclable containers where recycling centers are not available; and

WHEREAS contact exposure at retail establishments, beverage dealers, and recycling centers could spread COVID-19, necessitating precautions to reduce the risk of exposure to COVID-19; and

WHEREAS under the provisions of Government Code section 8571, I find that strict compliance with various statutes and regulations specified in this Order would prevent, hinder, or delay appropriate actions to prevent and mitigate the effects of the COVID-19 pandemic.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes of the State of California, and in particular, Government Code sections 8567, 8571, and 8627, do hereby issue the following Order to become effective immediately:

IT IS HEREBY ORDERED THAT:

suspension is applicable to identification cards that expired on or after March 4, 2020, or will expire within 60 days from the date of this Order.

- 3) The timeframe set forth in Vehicle Code section 4156, subdivision (b), pertaining to temporary permits, is suspended for a period of 60 days. This suspension is applicable to temporary permits that expired on or after March 4, 2020, or will expire within 60 days from the date of this Order.
- 4) For vehicle registrations that expire between the dates of March 16, 2020, and May 31, 2020, the requirements in Vehicle Code sections 4603, 9552, 9553, and 9554, and any accompanying regulations, pertaining to the timing and imposition of late fees or other penalties that may accrue as a result of a registrant's failure to timely submit an application for renewal of vehicle registration, are waived provided the applicant timely submits an application for renewal accompanied by payment within 60 days following the original date of expiration.
- 5) The provisions of Vehicle Code sections 4000(a)(1) and 5204(a) pertaining to the registration and registration display requirements for vehicles operated upon a highway are hereby suspended until June 30, 2020. This suspension is applicable to registrations expired on or after March 4, 2020 and before June 30, 2020. Additionally, until June 30, 2020, vehicles with registration expiring between September 4, 2019, and January 1, 2020, are exempt from the associated storage authority outlined in Vehicle Code section 22651(o)(1)(a).
- 6) The timeframe set forth in Vehicle Code section 5902, within which a transferee of a vehicle must forward a certificate of ownership and apply for a transfer of registration, is suspended for a period of 60 days from the date of this Order. This suspension is applicable to transfers that occurred on or after March 4, 2020.
- 7) The timeframe set forth in Vehicle Code section 4152.5, governing the registration of vehicles previously registered in a foreign jurisdiction, is suspended for a period of 60 days.
- 8) The public filing, posting, notice, and public access requirements set forth in Public Resources Code sections 21092.3 and 21152, and California Code of Regulations, Title 14, sections 15062(c)(2) and (c)(4); 15072(d); 15075 (a),(d), and (e); 15087(d); and 15094(a), (d), and (e), for projects undergoing, or deemed exempt from, California Environmental Quality Act review, are suspended for a period of 60 days. This suspension does not apply to provisions governing the time for public review.

- a) Post such materials on the relevant agency's or applicant's public-facing website for the same period of time that physical posting would otherwise be required;
- b) Submit all materials electronically to the State Clearinghouse CEQAnet Web Portal; and
- c) Engage in outreach to any individuals and entities known by the lead agency, responsible agency, or project applicant to be parties interested in the project in the manner contemplated by the Public Resources Code sections 21100 et seq. and California Code of Regulations, Title 14, sections 15000 et seq.

In addition to the foregoing, lead agencies, responsible agencies, and project applicants are also encouraged to pursue additional methods of public notice and outreach as appropriate for particular projects and communities.

- 9) The timeframes set forth in Public Resources Code sections 21080.3.1 and 21082.3, within which a California Native American tribe must request consultation and the lead agency must begin the consultation process relating to an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration under the California Environmental Quality Act, are suspended for 60 days.
- 10) Public Resources Code section 14571.6, subdivisions (a) and (b), is suspended for a period of 60 days.
- 11) Public Resources Code section 14585, and California Code of Regulations, Title 14, section 2500, are suspended for a period of 60 days to the extent that either requires a recycling center to operate a minimum number of hours per week or remain open during specific periods of time, and recycling centers shall be permitted to receive handling fees in accordance with guidelines for weekly hours and times of operation developed and issued by the Department of Resources Recycling and Recovery. The Department of Resources Recycling and Recovery shall develop and issue such guidelines no later than April 27, 2020.
- 12) Public Resources Code section 42283 is suspended for a period of 60 days to the extent that it prohibits retail establishments from (a) providing without charge reusable grocery bags or recycled paper bags to customers at point of sale, or (b) where it is not possible to provide reusable grocery bags or recycled paper bags, providing

IT IS FURTHER ORDERED that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, apply to retail establishments in local jurisdictions with ordinances governing the use of single-use carryout bags in effect before January 1, 2015. Public Resources Code section 42287 continues to allow those jurisdictions to apply ordinances in effect before January 1, 2015 restricting the use of single-use carryout bags as well as any emergency rules established by those jurisdictions and their respective health departments.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 22nd day of April 2020.

GAVIN NEWSOM
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



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

June 29, 2020

PROJECT REVIEW - CONSULTATION NOTICE

DESCRIPTION AND LOCATION:

The Community Development Department of the City of Hanford is requesting your comments regarding Tentative Tract Map 928.

- **Vesting Tentative Tract 928:** A request to subdivide 81.71 acres into 340 residential lots, a park, and a basin.
- **Project Location:** located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-158, -005, -115)

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 July 14, 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 **July 13, 2020 at 5:00 p.m.** 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



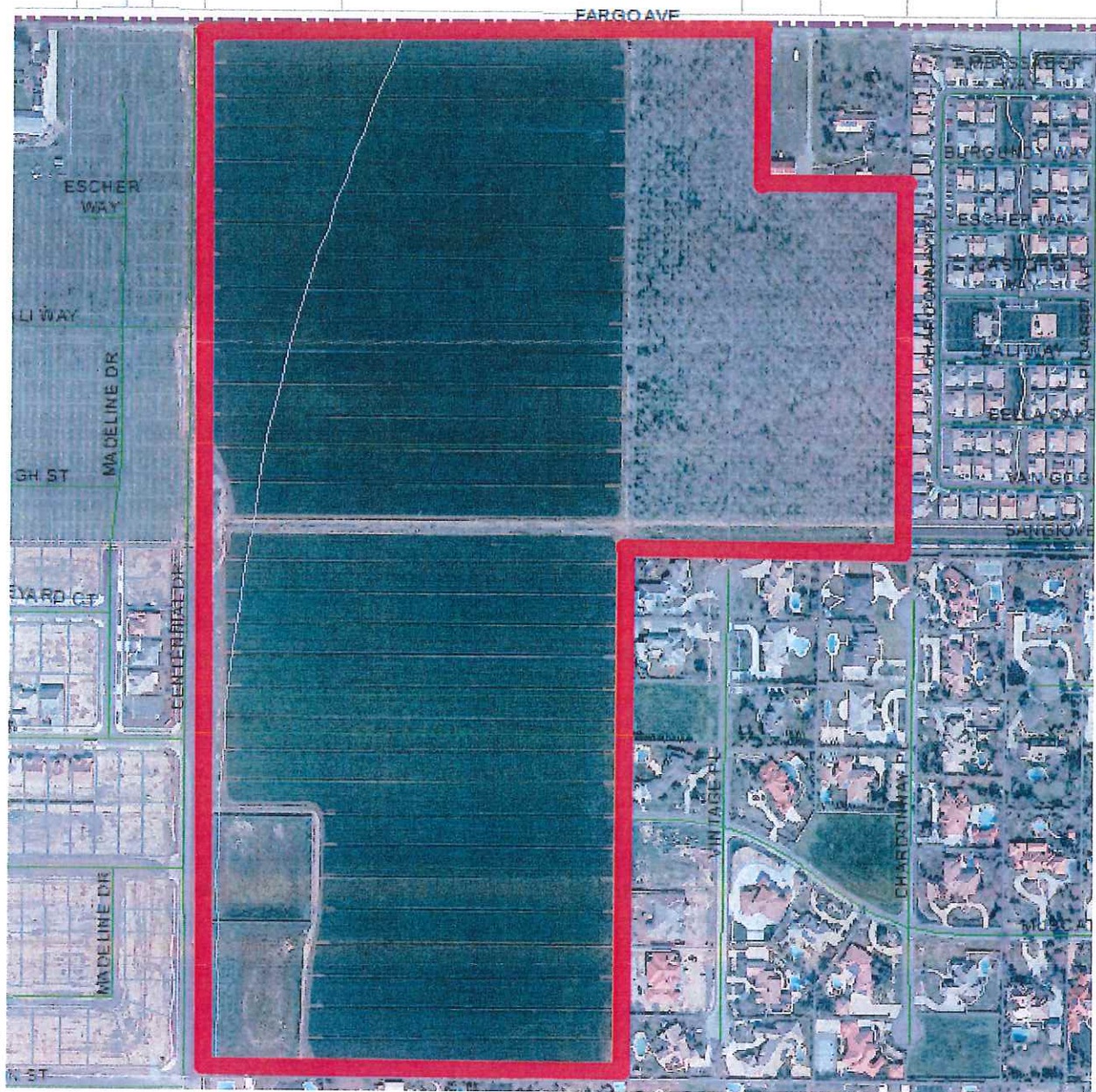
I ☒ do ☐ do not have comments regarding this Project

[Signature]
Signature

Kings County Community Development
Agency

7/6/2020
Date

Attachment 1: Project Location







KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

Gregory R. Gatzka, Director

PLANNING DIVISION

Chuck Kinney, Deputy Director- Planning

Web Site: www.countyofkings.com/planning/index.html

July 6, 2020

Gabrielle Myers, Senior Planner
City of Hanford, Community Development Department
317 N. Douty Street
Hanford CA, 93230

RE: Tentative Tract Map No. 928

Thank you for the opportunity to comment and review Tentative Tract Map No. 928 with the City of Hanford.

The property involved in the project is within the City of Hanford and is near the unincorporated area of Kings County, to the north of the subject property, the zoning is Limited Agricultural (AL-10).

The Kings County Board of Supervisors has adopted a "*Right to Farm*" Ordinance which among other things declares that normal and usual farming operations and activities are not a nuisance. The ordinance requires that in unincorporated areas, activities such as rezoning, land divisions, zoning permits, building permits (for new residences), and transfers of property must be accompanied by recording of a notice and disclosure statement. A copy of the County's "*Right to Farm*" Ordinance, which applies to the unincorporated area of the County, is provided for your information.

Neighboring residents should be prepared for the inherent and potential inconveniences and discomforts often associated with normal and usual agriculture activities and operations. They should also be aware that the County will not take any nuisance abatement actions against any normal and usual farming operations.

Should you have any questions concerning this matter, please contact me at (559) 852-2685.

Sincerely,

Kings County, Community Development Agency

Victor Hernandez, Planner II

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE AND ACKNOWLEDGMENT OF AGRICULTURAL LAND USE PROTECTION AND RIGHT TO FARM POLICIES OF THE COUNTY OF KINGS

NOTICE IS HEREBY GIVEN pursuant to Kings County Ordinance No. 608, adopted on March 5, 2002, that the County of Kings has adopted policies which establish agriculture and agricultural facilities and operations as priority uses on productive agricultural lands within the County, and residents and other occupants of property in the agricultural zone districts should be prepared to accept inconveniences or discomfort from normal, usual, and customary agricultural operations, facilities, and practices.

ASSESSOR'S PARCEL NUMBER: _____

LEGAL DESCRIPTION OF PROPERTY:

is recognized to be in the vicinity of, or adjacent to, land designated and utilized for agricultural uses, facilities, and operations, and may be subject to inconveniences or discomforts arising from the pursuit of those agricultural operations, including but not limited to land preparation, cultivation, growing and harvesting of crops, raising of livestock, dairy production, processing of agricultural commodities, viticulture, apiculture, horticulture, aquaculture, poultry and other agricultural operations. Said inconvenience or discomforts may include, but shall not be limited to: equipment and animal noises; farming activities conducted on a 24-hour, 7-day a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from such agricultural operations.

I/WE HEREBY ACKNOWLEDGE AND UNDERSTAND the agricultural land use protection and right to farm policies of Kings County and declare that non-agricultural uses of the subject land, including any residential uses, are secondary and subservient to normal, usual, and customary agricultural activities and operations in the vicinity of this property, and **HEREBY NOTIFY AND PASS ON** said acknowledgment to all subsequent owners and occupants of the above described property.

Owner's Signature _____

Date _____

Print or Type Owner's Name

Owner's Signature _____

Date _____

Print or Type Owner's Name

(attach Notary acknowledgment)

Gabrielle Myers

From: C Shepherd <christine.shepherd@hotmail.com>
Sent: Tuesday, July 7, 2020 4:33 PM
To: Gabrielle Myers
Subject: Re: Tentative Tract #928

Thank you

Get [Outlook for iOS](#)

From: Gabrielle Myers <GdeSilva@cityofhanfordca.com>
Sent: Tuesday, July 7, 2020 4:25:21 PM
To: C Shepherd <christine.shepherd@hotmail.com>
Subject: RE: Tentative Tract #928

Good Afternoon Christine,
 Thank you for your consultation. I received your letter this morning.
 During the Tentative Tract entitlement phase, we don't address the design of the park and the amenities, just the sizing and location.
 I will be sure to forward your comment to our Bradly Albert, our Parks and Community Services Director. He and the Parks and Recreation Commission would have more input regarding the design of the park once the map is approved by the Planning Commission.
 Again, thank you for your consultation. I will include your comments in the staff report to be presented to the Planning Commission.

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

From: C Shepherd [mailto:christine.shepherd@hotmail.com]
Sent: Tuesday, July 7, 2020 2:38 PM
To: Gabrielle Myers <GdeSilva@cityofhanfordca.com>
Subject: Tentative Tract #928

Good Afternoon Ms. Myers-
 I recently sent in a letter regarding Tentative Tract #928. In that letter, I referenced the need for a dog park in the subdivision. I forgot to include my suggestion of making 009-030-115 the park parcel. Some of the walnut trees could be retained for the park. I would appreciate it if this suggestion could be included with my letter.

Thank you for your time and help.

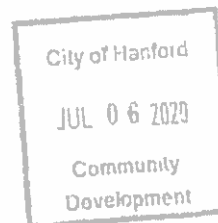
Christine Shepherd
 1736 Van Gogh Way
 Hanford, CA 93230

Attachment: Attachment 4 - Comment Letter - Christine Shepard (Tentative Tract 928)

ALEX & CHRISTINE SHEPHERD
 1736 VAN GOGH WAY
 HANFORD, CA 93230
 SLOSHEPHERDS@GMAIL.COM
 559-707-5661

Wednesday, July 1, 2020

City of Hanford
 Planning Commission
 317 N. Douty Street
 Hanford, CA 93230



Re: Tentative Tract #928/Cal Clark Farms

Good Morning Distinguished Board Members-

It is my understanding that you are receiving public comment regarding Tentative Tract 928, a 300-350 tract subdivision that will feature a park and a ponding basin.

As a nearby resident, and dog owner, I would like to propose the addition of a dog park to the recreation space already planned for this subdivision. The addition of up to 350 homes could potentially increase the dog population by a minimum of 100 dogs, which puts a strain on the already crowded dog parks in the northern portion of the city.

As you may be aware, dog parks are often the most utilized parks in a city because they appeal to a broad demographic of residents. The addition of new dog park would add a wonderful new amenity to the new subdivision, by providing an area for:

- Community-building and socializing.
- Dogs to legally run off-leash.
- Promotes public health and safety.
- Promotes responsible pet ownership.
- Provides a tool for realistic enforcement of dog control laws.
- Socializes and exercises dogs in a safe environment, thus reducing barking and other problem behaviors.
- Trulia.com lists presence of a local dog park as a top 8 feature that increases property value

My suggestion would be for this park to be built similarly to the ones located at Hidden Valley and Freedom Parks. Ideally, the park would feature shaded benches in locations throughout the space, agility equipment, water fountains, and natural play features such as boulders. I have provided examples on the following pages.

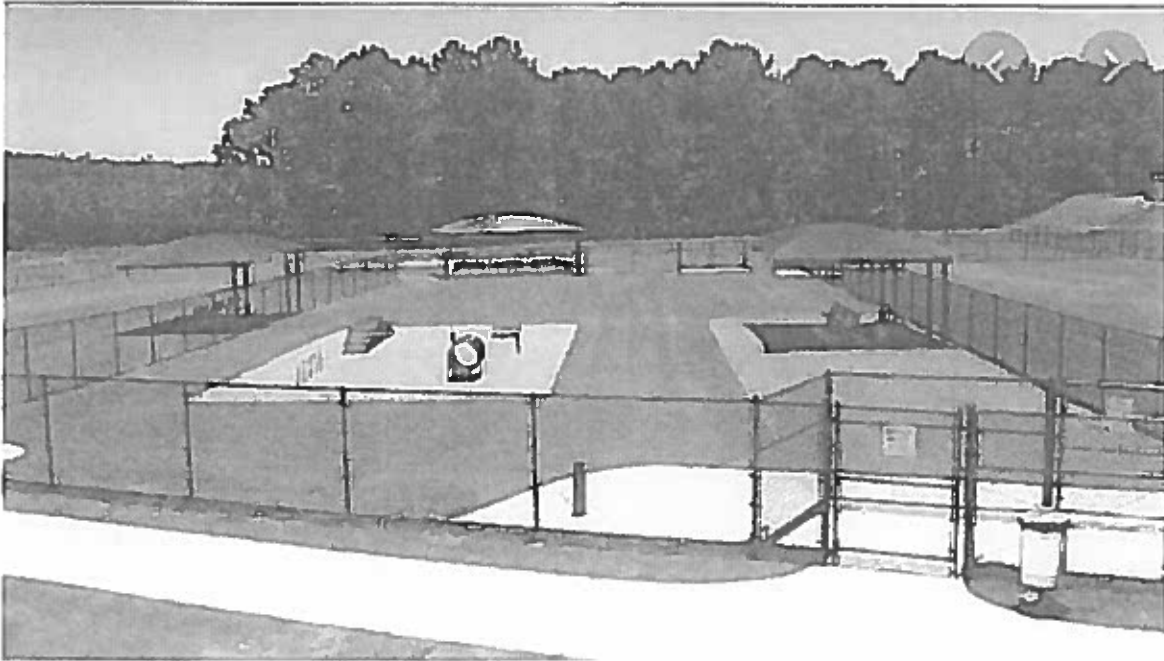
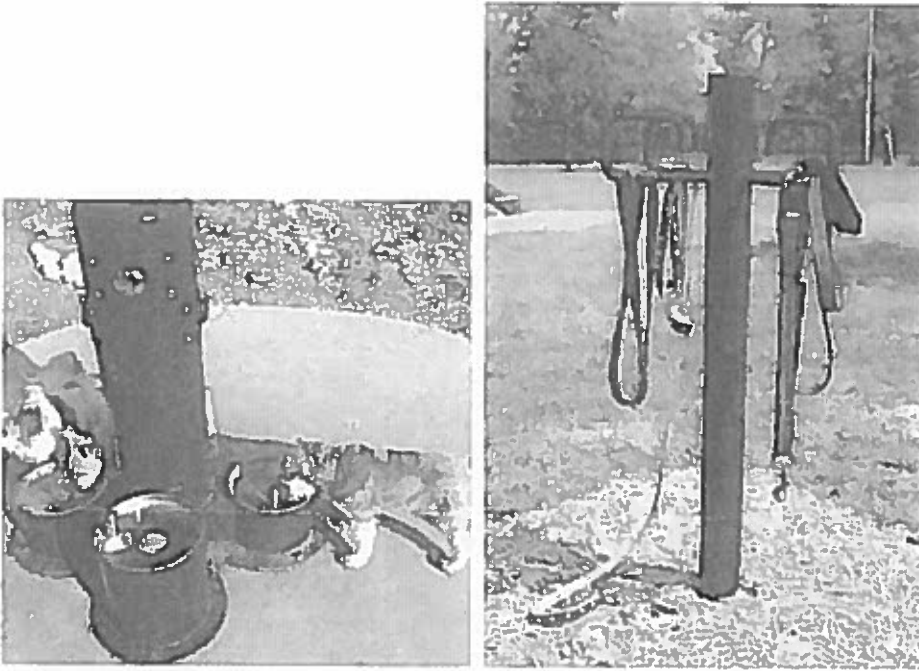
ALEX & CHRISTINE SHEPHERD
1736 VAN GOGH WAY
HANFORD, CA 93230
SLOSHEPHERDS@GMAIL.COM
559-707-5661

I appreciate the Commission's time and would like to conclude by reminding everyone that dog parks are becoming increasingly popular thanks to responsible pet owners, community agencies, and officials who realize their important role in improving not only the quality of life for dogs, but for all of us. This park would be a great addition to the proposed subdivision, as both a community-building project and an amenity for future homeowners.

Please feel free to contact me at 559-707-5661 should you have any questions. Thank you for the opportunity to present my suggestion.

Sincerely,


Christine Shepherd



August 5, 2020

Ms. Gabrielle Myers
Senior Planner
City of Hanford

re: Vesting Tentative Map 928

Dear Ms. Myers:

As you know the Tentative Map for Tract 928 will be considered by the Hanford Planning Commission on August 11, 2020. The map proposes a connection to Muscat Place which runs through the Vintage Estates Development. This connection is necessary in order to provide neighborhood connectivity and to provide a 2nd access to Vintage Estates.

Tract 928 was designed to minimize the impact on Vintage estates by including the following features:

- Muscat does not connect directly to Centennial Drive. It Tees into Napa. This design discourages needless traffic into Vintage Estates
- Napa Drive as proposed parallels the west property line of Vintage estates. This has the effect of moving new homes further from the existing homes in Vintage Estates. This proposal is in deference to the neighbors even though it results in a single loaded street which certainly is not efficient from any developer's perspective.
- The map proposes a 20' wide landscape easement between Napa Dr. and the Vintage Estates boundary. Its purpose is to increase the buffer between the houses. This also has the effect of reducing the land available for lots.
- The map proposes a block wall along the rear of the landscaping and on the boundary of Vintage Estates for even more privacy. City standards do not require a block wall in this location. It was proposed as a consideration for the neighbors.
- As a consequence of this development, a block wall will be constructed along Sangiovese which will increase the privacy of the Vintage development. This is at no cost to the Vintage land owners.

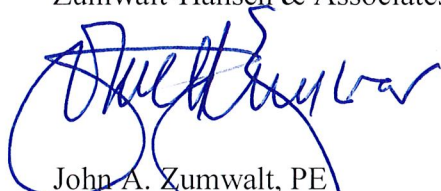
In offering these amenities, we expected no opposition to the connection to Muscat. However, if the Planning Commission should decide that Muscat will not connect, I will recommend to a subsequent developer that consideration be given to filing an amended map which moves Napa further west and adds a row of lots between the moved street and the existing Vintage boundary. The landscaping and block wall would also be deleted as they would no longer serve a purpose. The block wall along Sangiovese would remain.

Page 2 of 2

Since I do not know if my advice would be followed, I hope the planning commission would go ahead and approve the Tract even if they remove the connection to Muscat.

The city staff's insistence that Muscat connect is appropriate and absolutely necessary from a public safety perspective. I thank you for sticking to the principals of sound community planning.

Very Truly Yours,
Zumwalt-Hansen & Associates



John A. Zumwalt, PE

Attachment: Attachment 5 - John Zumwalt Comment Letter (Tentative Tract 928)



AGENDA STAFF REPORT

MEETING DATE: 8/11/2020	AGENDA SECTION: 2
--------------------------------	--------------------------

SUBJECT:

Conditional Use Permit No. 2020-03, a request to convert a former medical office into a day care facility for over 14 persons in the O-R Office Residential zone district. The project is located at 1105 N. Irwin Street (APN 010-153-011).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - CUP 2020-03 childcare center

Resolution No. 2020-07

Attachment 1: Site Plan Review No. 2020-15 Revision 1

Attachment 2: SPR 2020-15 Approval Letter

Attachment 3: Notice of Exemption No. 2020-27

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

PROJECT: Conditional Use Permit No. 2020-03, a request to convert a former medical office into a day care facility for over 14 persons in the O-R Office Residential zone district.

LOCATION: The project is located at 1105 N. Irwin Street (APN 010-153-011).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-07, approving Conditional Use Permit No. 2020-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-07, approving Conditional Use Permit No. 2020-03.

PROJECT DESCRIPTION

The project is a request to convert a former medical office into a day care facility for over 14 persons located in the O-R Office Residential zone district, as shown in **Attachment 1**. The use of a day care facility for over 14 persons requires a conditional use permit in the O-R Office Residential zone district. The previous occupant was Kings Chiropractic, which moved to a different location by 2019.

Project Location

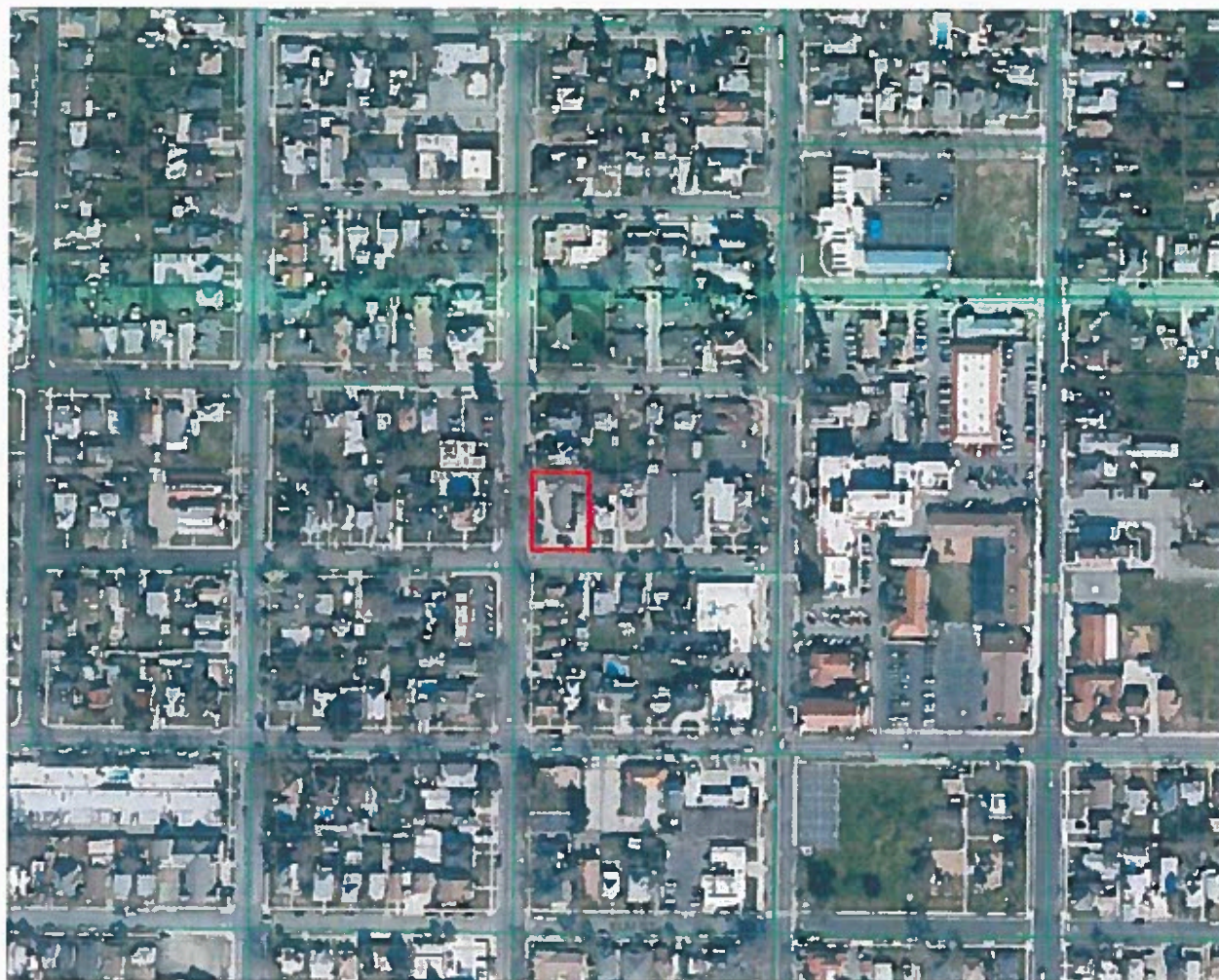
The proposed project is located at 1105 N. Irwin Street (APN 010-153-011) (see Figure 1, below).

Entitlement

The applicant has submitted Site Plan Review No. 2020-15 for the project, proposing the conversion of the structure into a day care facility for over 14 persons (see **Attachment 1**). Site Plan Review No. 2020-15 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

The project site was previously used as a medical office. Site Plan Review No. 89-02 was submitted on January 6, 1989 to convert a church into a doctor's office; the project was approved on April 11, 1989. The last medical office to use this site was Kings Chiropractic, which moved to a different location by 2019.

Figure 1:
Land Use (property outlined in red)



BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Office Residential (see Figure 2, below). According to the General Plan, there is a need to complement the growth of employment opportunities and residential development within Hanford with additional childcare facilities. Locating childcare facilities in proximity to employment is often successful. In accordance with General Plan Policy P82, Hanford shall support and encourage the provision of child and adult care services. The use of this site as a day care center for over 14 persons in the O-R Office Residential zone district supports this goal and policy, as it is located in proximity to existing employment centers, as well as complements the need for additional childcare facilities as Hanford continues to add additional employment opportunities and residential development. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. This proposal supports the City's efforts to make existing neighborhoods more complete.

Figure 2:
General Plan Designation (property outlined in bold)
Office Residential



Zoning Designation

The property is zoned O-R Office Residential, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a day care, over 14 persons in the O-R Office Residential zone district. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, day care, over 14 persons requires a Conditional Use Permit in the O-R Office Residential zone district (see Figure 4, below). A "day care facility" means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

Figure 3:
Zoning Designation (property outlined in bold)
O-R Office Residential



Figure 4:
Land Use Table

Commercial, Office, and Industrial Zone Use Table															
P = Use Is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use Is Not Allowed															
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
F6	Day care over 14 persons			C		C	C	C	C						
															17.60.060

PROJECT EVALUATION

Conformance with the standards of the O-R Office Residential zone district

17.30.030 Lot Area

In the O-R Office Residential zone district, the minimum lot area shall be five thousand (5,000) square feet. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of Chapter 17.30 of the Municipal Code. The subject property is an approximately 13,000-square-foot existing and developed site. The property exceeds the lot area requirement for the O-R Office Residential zone district.

17.30.040 Lot Dimensions

In the O-R Office Residential zone district, the minimum lot frontage shall be 40 feet, the minimum lot width shall be 60 feet for corner lots, and the minimum lot depth shall be 90 feet. The project site has approximately 100 feet of street frontage along Bush Street and 130 feet of street frontage along Irwin Street. The lot is approximately 100 feet in width and 130 feet in depth. The property exceeds the lot frontage, width, and depth requirement for the O-R Office Residential zone district.

17.30.050 Site Area per Dwelling Unit

In the O-R Office Residential zone district, the minimum site area per dwelling unit shall be three thousand (3,000) square feet. There are no dwelling units existing on or proposed for this lot.

17.30.060 Coverage

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

17.30.070 Building Setback Area

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

Front-Building Setback

In the O-R Office Residential zone district, the front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. On corner lots, the lot line adjoining the shorter street frontage shall be the front property line. In this case, Bush Street is the shorter side of the corner lot; therefore, the property line adjoining Bush Street is the front. The building setback is currently 29.5 feet from the front property line along Bush Street, which satisfies the requirement of the O-R Office Residential zone district.

Side-Building Setback

The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street-side property line. The interior side building setback is 20 feet and the street-side

building setback along Irwin Street is 25 feet, both of which exceed the side setback requirements for the O-R Office Residential zone district.

Rear-Building Setback

The rear building setback shall be fifteen (15) feet from the rear lot line for one-story structures not adjacent to a landscape easement or an alley. The building has a setback of seven feet from the rear property line, which does not meet the requirement. However, the structure is considered a legally existing, nonconforming structure. According to Section 17.90.040(A) of the City of Hanford's Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." The site was in the original township and has been modified over the years to its current state. The setback was existing prior to the change in occupancy from the church to the medical office, under Site Plan Review No. 89-02. The applicant does not propose to bring the site into further non-conformance. As an existing structure, the building may remain, as is.

17.30.080 Distances Between Structures

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

17.30.090 Height of Structures

The maximum height of structures in the O-R Office Residential zone district is 35 feet. The proposed day care facility is a single-story structure. There are no changes proposed to the existing building height. The single-story structure does not exceed the zone district height limitations.

17.30.110 Driveways

The width of a driveway and any paved area in the O-R Office Residential zone district shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. The site has two driveways on Bush Street and one on Irwin Street. The width of the driveway along Irwin Street is about 15% of the width of the lot frontage along Irwin Street; the cumulative width of the driveways along Bush Street is 39% of the width of the lot frontage along Bush Street. Due to the need to expand the driveway width to satisfy the commercial driveway standard, Public Works City Standard CO-41, the 40% maximum driveway width will be exceeded on the frontage along Bush Street. Staff has approved the expansion of the driveway width to satisfy the commercial driveway standard.

17.30.140 Off-Street Parking

There are nine existing parking spaces on site; the applicant proposes to remove three spaces and maintain the remaining six spaces, one of which is ADA-accessible, as shown on approved Site Plan Review No. 2020-15. There will be three employee spaces and a loading/unloading area that consists of two parking stalls. Chapter 17.54.040 of the City of Hanford's Municipal Code requires one space per employee plus on-site drop-off area for day cares. Therefore, a minimum of five parking stalls is required. The applicant's provision of six stalls on site, one of which is ADA-accessible, exceeds the parking requirement of the Municipal Code.

Calculation: three employees + two spaces for drop off = five parking stalls (minimum)

Under the current Zoning Ordinance, required parking spaces may not be provided in any front or side building setback area. The existing parking is located within the front and street-side setbacks, which was approved in 1989, under the 1985 Hanford Municipal Code. Under the 1985 Hanford Municipal Code, parking was not restricted from being located in these setback areas. Therefore, the location of the parking spaces in the front and street-side setbacks was approved under Site Plan Review No. 89-02 and is considered legally existing, nonconforming. According to Section 17.90.040(A) of the City of Hanford's Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." The applicant does not propose any modifications to the remaining parking configuration.

17.30.150 Usable Open Space

Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide. As a non-residential use, there is not a requirement to provide usable open space on site.

17.30.160 Landscaping

There is existing landscaping on the property, as shown on Site Plan Review No. 2020-15 in **Attachment 1**. In accordance with Chapter 17.30.160 of the City of Hanford's Municipal Code, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. As shown on the site plan, all areas not used for approved driveways or parking areas are landscaped, as required. There are no changes proposed to the existing landscaping.

17.30.170 Screening, Fences, and Walls

There is an existing six-foot high redwood fence along the rear and interior side property line of the subject site.

Street-Side and Front-Yard Fencing

According to the Municipal Code, Sections 17.50.110 and 17.50.120, no hedge, shrub, fence, or wall exceeding the three feet in height, or four feet in height if the upper one foot is fifty percent (50%) or more open shall be planted, placed, or maintained within the 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. There is no fencing on the front- or street-facing side of the property.

Rear- and Interior-Side Fencing

In accordance with Section 17.50.120(A) and (B), fencing along a rear lot shall not exceed seven feet in height; and fencing along an interior side lot line shall not exceed seven feet in height

beginning at 10 feet from the front lot line. The existing six-foot-high fencing on the rear and interior side property line of the subject parcel are permissible in accordance with the provisions set forth in 17.50.120 of the Hanford Municipal Code. The applicant proposes to maintain the existing fencing along the rear and interior side property lines for the day care use.

17.30.180 Signs

There is no existing building signage on site. All signage must follow the standards set in Chapter 17.56 of the City of Hanford's Municipal Code. For permanent building signs, there is a limit of one sign per site, with a maximum size of eight square feet placed at a maximum of eight feet high; signs may only have external illumination. For permanent freestanding signs, there is a limit of one sign per site maximum, with a maximum size of 20 square feet and a maximum height of six feet; signs may only have external illumination.

Signage requires a separate application and will be evaluated at the time of submittal.

17.30.190 General Provisions and Standards

In the O-R Office Residential zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. A suitable area shall be provided on-site for collection of trash and recyclable materials; refuse storage areas shall be adequately screened from view and designed to meet the minimum recommended dimensional standards as determined by the City Engineer. A trash enclosure shall be constructed on-site, as shown in **Attachment 1**.

All requirements of the O-R Office Residential zone district, prescribed by Chapter 17.30 of the Hanford Municipal Code, are satisfied, except for those items that are legally non-conforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2020-03

Conditional Use Permit No. 2020-03

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

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

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a day care facility, over 14 persons is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential 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 day care, over 14 persons is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The day care is compatible with surrounding uses as it is a complementary use to other existing uses in the neighborhood.

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

ANALYSIS: That according to the General Plan, there is a need to complement the growth of employment opportunities and residential development within Hanford with additional childcare facilities. Locating childcare facilities in proximity to employment is often successful. In accordance with General Plan Policy P82, Hanford shall support and encourage the provision of child and adult care services. The use of this site as a day care center for over 14 persons in the O-R Office Residential zone district supports this goal and policy, as it is located in proximity to existing employment centers, as well as complements the need for additional childcare facilities as Hanford continues to add additional employment opportunities and residential development. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. This proposal supports the City's efforts to make existing neighborhoods more complete.

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

ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district. The use of a day care, over 14 persons is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2020-15 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on July 31, 2020 and mailed to property owners within 300 feet of the project site on July 30, 2020. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3**.

CONDITIONS OF APPROVAL

The following conditions of approval shall be applied to the use:

Conditional Use Permit No. 2020-03:

1. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
2. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-07, approving Conditional Use Permit No. 2020-03.

Applicant:

Veronica Puga
1117 W. North Star Dr.
Hanford, CA 93230

Property Owner:

James C. Thomas
1122 N. Irwin St.
Hanford, CA 93230

RESOLUTION NO. 2020-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO CONDITIONAL USE PERMIT NO. 2020-03, A REQUEST TO CONVERT A
FORMER MEDICAL OFFICE INTO A DAY CARE FACILITY FOR OVER 14 PERSONS IN
THE O-R OFFICE RESIDENTIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1105 N.
IRWIN STREET (APN 010-153-011).**

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

WHEREAS, Conditional Use Permit No. 2020-03, a request to convert a former medical office into a day care facility for over 14 persons in the O-R Office Residential zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1105 N. Irwin Street (APN 010-153-011); and

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

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

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed use will occupy an existing building and not impair the integrity and character of the O-R Office Residential zone district. The use is consistent with the regulations set forth in Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district, except for those items that are legally non-conforming, but will not be brought into further non-conformance. The use of a day care facility, over 14 persons is listed as a permitted use with the approval of a Conditional Use Permit in the O-R Office Residential 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 day care, over 14 persons is compatible with existing and future permitted land uses in the O-R Office Residential zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.30 for the O-R Office Residential zone district, except for those items that are legally non-conforming. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and

existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. The day care is compatible with surrounding uses as it is a complementary use to other existing uses in the neighborhood.

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

ANALYSIS: That according to the General Plan, there is a need to complement the growth of employment opportunities and residential development within Hanford with additional childcare facilities. Locating childcare facilities in proximity to employment is often successful. In accordance with General Plan Policy P82, Hanford shall support and encourage the provision of child and adult care services. The use of this site as a day care center for over 14 persons in the O-R Office Residential zone district supports this goal and policy, as it is located in proximity to existing employment centers, as well as complements the need for additional childcare facilities as Hanford continues to add additional employment opportunities and residential development. In accordance with General Plan Policy L111, Hanford shall promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments. This proposal supports the City's efforts to make existing neighborhoods more complete.

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

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

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.30 of the City of Hanford's Municipal Code for the O-R Office Residential zone district. The use of a day care, over 14 persons is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2020-15 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2020-03 be approved, subject to the conditions of approval for Site Plan Review No. 2020-15, attached as **Exhibit B**, and the conditions below:

1. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.

2. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

EXPIRATION

That this Conditional Use Application Permit 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 August 2020.

Darlene R. Mata, Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2020-07 (CUP 2020-03)

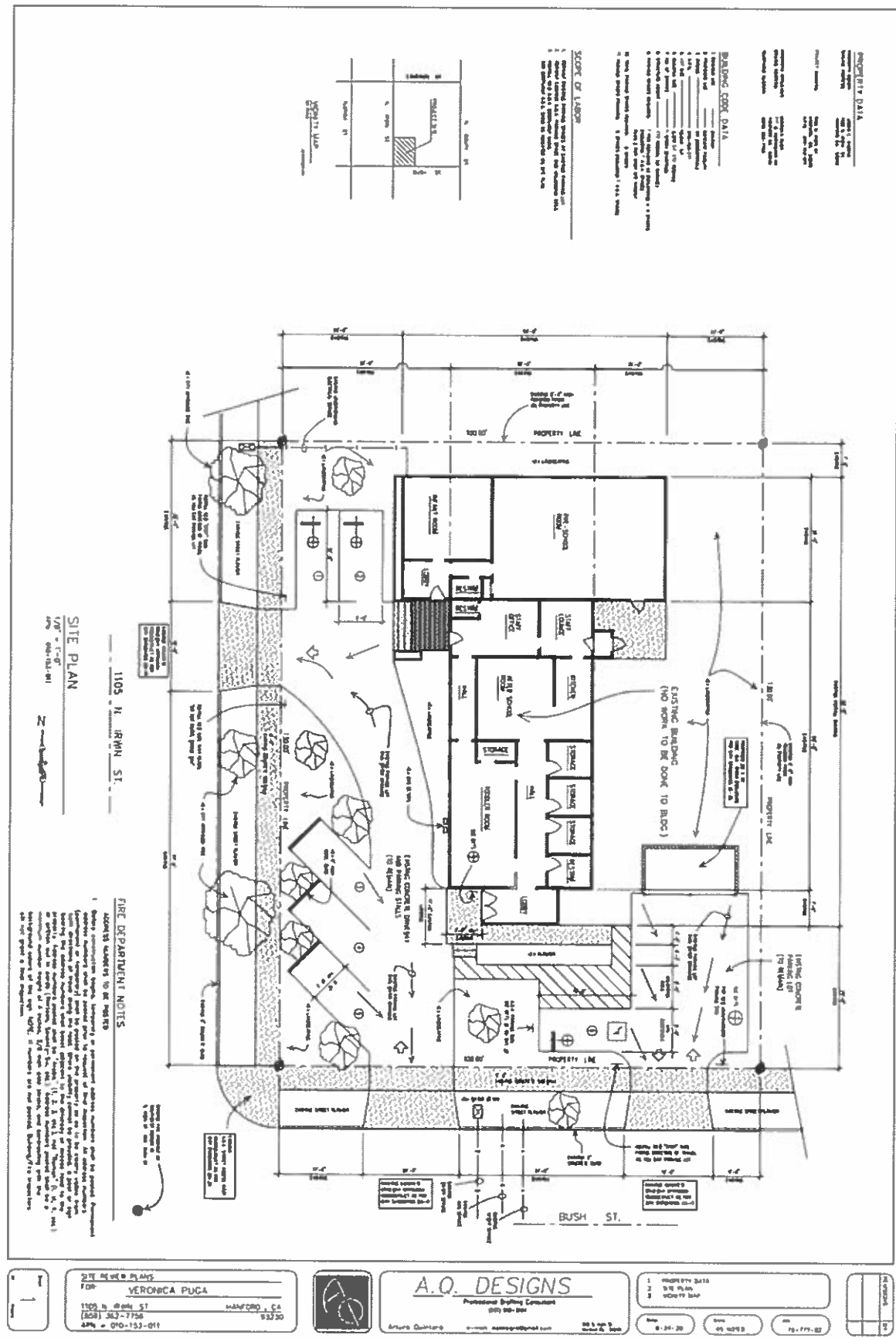


Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2020-07 (CUP 2020-03)

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 CIFUENTES II
CITY ATTORNEY
ROBERT M. DOWD

DATE: July 30, 2020

PROJECT: Site Plan Review 2020-15 (502-1116) Revision 1

APPLICANT: Veronica Puga

LOCATION: 1105 N. Irwin Street (APN 010-153-011)

PROPOSAL: Change of occupancy

ZONING: O-R Office Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 8, 2020

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,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

July 30, 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 17.70.070). **Exemption No. 2020-27**

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. 2020-15 Revision 1 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: July 8, 2020

SITE PLAN NUMBER: 2020-15 (FILE 502-1116) REVISION 1

CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Office Residential

Zoning: O-R Office Residential

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.

Condition:

- Ensure trash enclosure is at least five feet from the interior side property line.

Required Entitlements:

- Conditional Use Permit

O-R Office Residential - all checked comments shall apply:

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-15 Revision 1 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.

Coverage: (Section 17.30.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking.

Building Setback Area: (Section 17.30.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. (Bush St.)
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- ☐ The rear building setback area shall be increased by 10 feet for buildings over one story high.
- ☐ That the rear building setback area may be reduced to a minimum of five if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- ☒ That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line. (Irwin St.)
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures: (Section 17.30.080)

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

Height of Structures: (Section 17.30.090)

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

Conversion to Non-Residential Use: (Section 17.30.100)

- ☒ The when an existing building that has been used as a residence is partially or fully converted to nonresidential uses, the following standards shall apply:
 - ☒ That no exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
 - ☒ That exterior alterations or additions to buildings shall be minimized to the extent possible.

Driveways: (Section 17.30.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☐ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Other Setback Standards: (Section 17.30.130)

- ☒ That mechanical equipment shall be located a minimum of five feet from a side lot line that adjoins a neighboring side lot line.
- ☐ That garages or carports opening onto an alley shall be set back twenty-five feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- ☐ That garages and carports opening onto the street side lot line of a corner lot shall be setback 20 feet from the street side lot line.

Off-Street Parking: (Section 17.30.140 and 17.54)

- ☒ That the applicant shall provide three parking stalls on site, one of which is ADA-accessible, as well as an on-site drop-off area, based on the parking space requirement for a day care: "1 space per employee plus on-site drop-off area".
- ☐ That single-family dwellings shall provide a minimum of one covered and one uncovered parking space.
- ☒ That required parking spaces may not be provided within any front or side building setback area. The rear of the lot may be used for parking for nonresidential uses where there is access from an alley.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications (Section 17.54.100 A).
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site (Section 17.54.100 B).
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site (Section 17.54.100 C).
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited (Section 17.54.100 D).

- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee (Section 17.54.100 E).
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites (Section 17.54.100 F).
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area (Section 17.54.100 G).
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water (Section 17.54.100 H).
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City engineer (Section 17.54.100 I).
- ☒ That in all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area (Section 17.54.100 J).
- ☒ That in all R-L zones and in the R-M, R-H, and OR zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street (Section 17.54.100 K).
- ☒ That in the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area (Section 17.54.100 L).
- ☒ 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 eight 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).
- ☒ That in the OR zone district, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet.

Usable Open Space: (Section 17.30.150)

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

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 17.30.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That in order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway.
 - ☒ Two street trees, a minimum 15-gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two front yard trees shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
 - ☐ One street tree, a minimum 15-gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four feet behind the sidewalk, or if there is no sidewalk then four feet behind the street curb.
 - ☒ There shall be two additional street trees, a minimum 15-gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ 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 and/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 Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Section 17.50.110 and 17.50.120)

- ☒ 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 percent (50%) 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.
- ☒ That fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:
 - ☒ Along a rear lot line not exceeding seven (7) feet in height.
 - ☒ Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line.
 - ☒ On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area.
 - ☒ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten (10) feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in subsections E and F of this section is to be set back ten (10) feet from the street side lot line.
 - ☒ Along a front lot line not exceeding three (3) feet in height.
 - ☒ Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty percent (50%) or more open.
 - ☐ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.
 - ☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

Day Care Centers: (Section 17.60.060)

- ☒ That a loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
- ☒ That the loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

Trash Collection Areas: (Section 17.50.090)

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

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

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 2020-015 (502-1116) Church to Daycare
7-16-2020
1105 N Irwin

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Reserved
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 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. (any work being done dictates type of compliance)

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to the **Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. 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.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2595 or cwhittington@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2020-15

502-1116

- Provide addressing minimum four (4) inch numbering on contrasting background. Visible from street side of structure.
- Provide Knox Box for fire department access.

Attachment: Resolution No. 2020-07 (CUP 2020-03)



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2020-15 (502-1116) – CHILDCARE FACILITY – 1105 N IRWIN ST.

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2570. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Lacey Boulevard shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off of Bush Street and shall be bored.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the building on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within Bush Street and shall be bored.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2560

07/30/2020
DATE

Attachment: Resolution No. 2020-07 (CUP 2020-03)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2020-15 (502-1116) CHILDCARE FACILITY – 1105 N IRWIN ST.

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 **NOT** subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately-owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall 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.

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE

Attachment: Resolution No. 2020-07 (CUP 2020-03)



City of Hanford Department of Public Works

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

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. If applicable, 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. If applicable, that a 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.

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE

Attachment: Resolution No. 2020-07 (CUP 2020-03)



City of Hanford Department of Public Works

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

Curb, Gutter, and Sidewalk Requirements:

1. If applicable, that new concrete curbs, gutters, and sidewalks located on the entrance project frontage as shown on approved Site Plan shall be installed in conformance with City Standard CO-11 and CO-15.
2. That the existing concrete curbs, gutters, and sidewalks located along the Irwin Street & Bush Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters, and sidewalk installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.
3. That the existing accessibility ramps located along the project frontage may remain in place provided they are in conformance with City Standard CO-20 and ADA requirements.

Parking Lot Requirements:

1. That the driveway providing access to the trash enclosure be upgraded to comply with City Std. requirements for structural capacity to handle the refuse tracks.

Driveway Requirements:

1. That the existing driveway approaches along the project frontage along N Irwin St. and Bush St. may remain in place provided they are in conformance with City Standard CO-41.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 98-14, 04-08, 04-11, and 05-16, 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 6, 2020. All fees are payable prior to issuance of building permits. (Building area: 3,374 sf - Site Area: 0.30 Acres)
 - A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - C. That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE

Attachment: Resolution No. 2020-07 (CUP 2020-03)



City of Hanford Department of Public Works

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

- D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
- E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- G. That the development is subject to a **\$2,280.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof. (Based on 2 - 3 yard bins. Trash & Recyclable pickup will be determined upon service activation.)

Attachment: Resolution No. 2020-07 (CUP 2020-03)

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-15 (502-1116) CHILDCARE FACILITY – 1105 N IRWIN ST.

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service (if applicable).
6. That the trash enclosure shall be located as shown on plan for ease of access for refuse collection.

Attachment: Resolution No. 2020-07 (CUP 2020-03)

Russ Sterling
REFUSE SUPERINTENDENT (559) 585-2565

07/30/2020
DATE

PROPERTY DATA

PROPERTY OWNER: JAMES C. THOMAS
MAILING ADDRESS: 1122 N. IRWIN ST.
HANFORD CA. 93230

PROJECT ADDRESS: 1105 N. IRWIN ST.
HANFORD, CA. 93230
A.P.N. 010-153-011

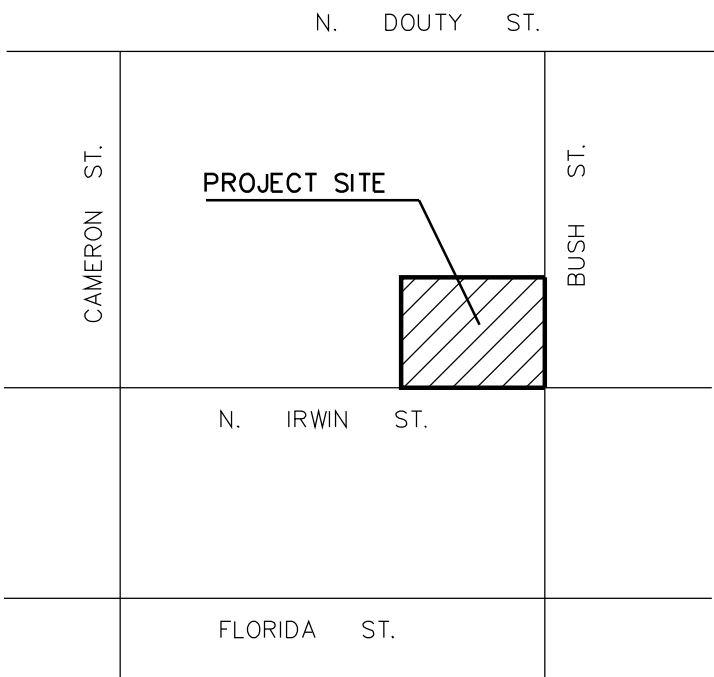
PROPERTY APPLICANT: VERONICA PUGA
MAILING ADDRESS: 117 W. NORTHSTAR DR.
HANFORD CA. 93230
TELEPHONE NUMBER: (559) 362-7756

BUILDING CODE DATA

- EXISTING USE CHURCH
- PROPOSED USE DAYCARE FACILITY OR (COMMERCIAL)
- ZONING 010-153-011
- A.P.N. 010-153-011
- LOT SIZE 13,000 S.F.
- BUILDING SIZE 3,374 S.F. (TO REMAIN)
- NO. OF STORIES 1-STORY (EXISTING)
- STRUCTURE HEIGHT (TO REMAIN, NO CHANGE)
- PARKING SPACES REQUIRED: 1 PER EMPLOYEE (3 EMPLOYEES) = 3 SPACES (INCLUDING 1 A.D.A. SPACE)
PLUS 2 FOR DROP OFF PARENT
- TOTAL PARKING SPACES REQUIRED: 5 SPACES
- PARKING SPACES PROVIDED: 6 SPACES (INCLUDING 1 A.D.A. SPACE)

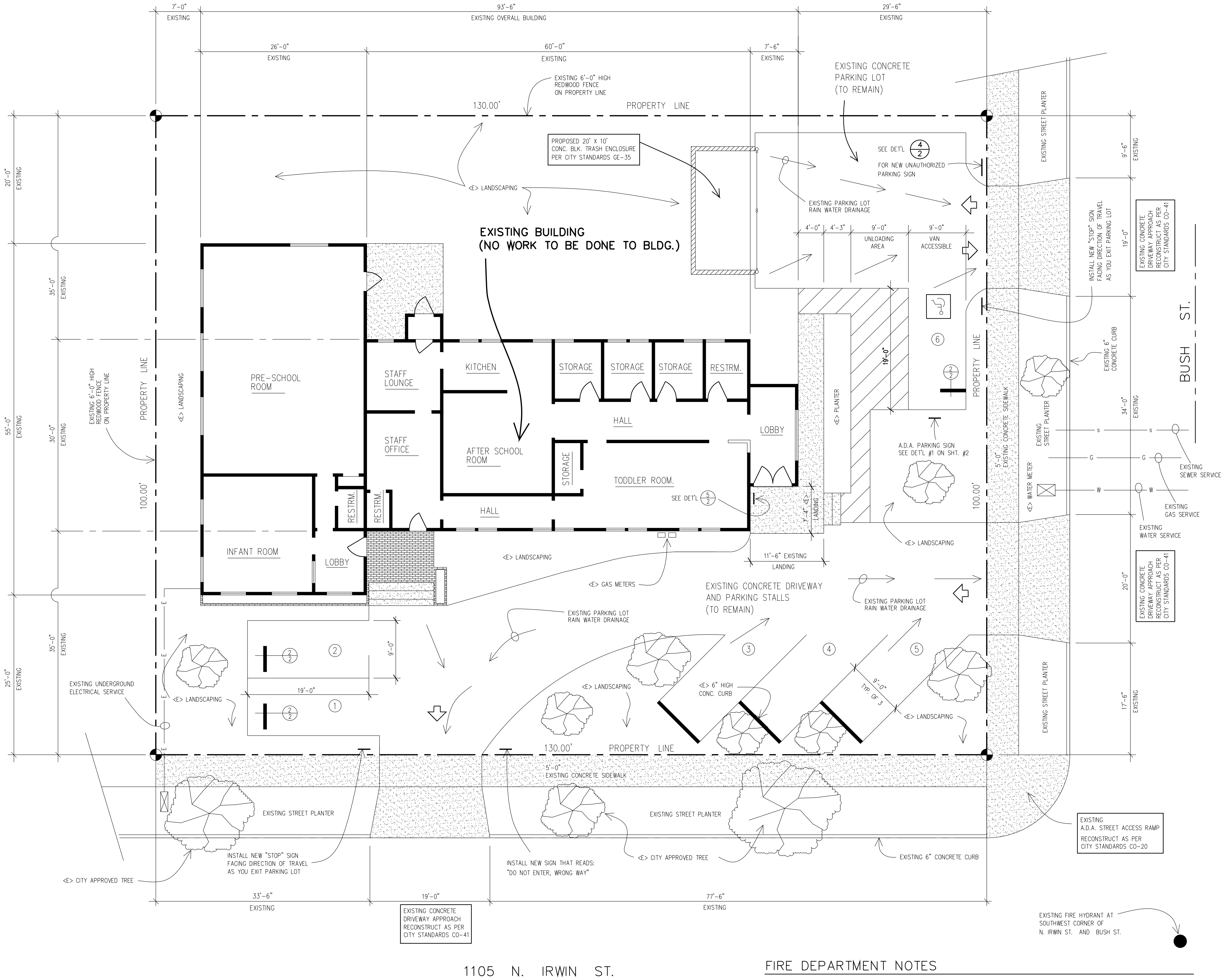
SCOPE OF LABOR

- REPAINT EXISTING PARKING SPACES AT EXISTING PARKING LOT.
- REPAINT EXISTING A.D.A. PARKING SPACE AND UNLOADING AREA.
- INSTALL NEW A.D.A. COMPLIANT SIGNS
ADD COMPLIANT A.D.A. SIGNS AS INDICATED ON SITE PLAN



VICINITY MAP

NO SCALE



SITE PLAN

1/8" = 1'-0"
APN: 010-153-011

FIRE DEPARTMENT NOTES

ADDRESS NUMBERS TO BE POSTED

- Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to request of final inspection. All address numbers (permanent or temporary) shall be posted on the property so as to be clearly visible from both directions of travel along the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall beset adjacent to the driveway or access road to the property. Address numbers posted shall be "Arabic" (1, 2, 3, etc.), not "Roman" (I, VI, X, etc.) or written out in words (Thirteen, Seventy-Six, etc.). Address numbers posted shall be a minimum number height of 4 inches, 3/8 inch wide stroke, and contrasting with the background colors of the sign. NOTE: If numbers are not posted, Building/Fire Inspectors will not grant a final inspection.

REVISIONS	BY

- PROPERTY DATA
- SITE PLAN
- VICINITY MAP

Job: 19-777-02

Scale: AS NOTED

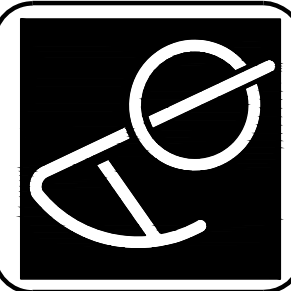
Date: 6-24-20

A.Q. DESIGNS

Professional Drafting Consultant
(831) 585-3684

908 N. Irwin St.
Hanford Ca. 93230

Arturo Quintero e-mail: aqdesigns@gmail.com



SITE REVIEW PLANS

FOR: VERONICA PUGA

1105 N. IRWIN ST. HANFORD, CA. 93230
(559) 362-7756
APN = 010-153-011

Sheet

1

Of

Sheets

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 CIFUENTES II
CITY ATTORNEY
ROBERT M. DOWD

DATE: July 30, 2020

PROJECT: Site Plan Review 2020-15 (502-1116) Revision 1

APPLICANT: Veronica Puga

LOCATION: 1105 N. Irwin Street (APN 010-153-011)

PROPOSAL: Change of occupancy

ZONING: O-R Office Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: July 8, 2020

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,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

July 30, 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 17.70.070). **Exemption No. 2020-27**

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. 2020-15 Revision 1 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: July 8, 2020

SITE PLAN NUMBER: 2020-15 (FILE 502-1116) REVISION 1

CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Office Residential

Zoning: O-R Office Residential

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.

Condition:

- Ensure trash enclosure is at least five feet from the interior side property line.

Required Entitlements:

- Conditional Use Permit

O-R Office Residential - all checked comments shall apply:

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-15 Revision 1 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.

Coverage: (Section 17.30.060)

- ☒ That the maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking.

Building Setback Area: (Section 17.30.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space. (Bush St.)
- ☒ That the rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20 feet.
- ☐ The rear building setback area shall be increased by 10 feet for buildings over one story high.
- ☐ That the rear building setback area may be reduced to a minimum of five if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.
- ☒ That the side building setback area shall be five feet from an interior side lot line and ten feet from a street side property line. (Irwin St.)
- ☐ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures: (Section 17.30.080)

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

Height of Structures: (Section 17.30.090)

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

Conversion to Non-Residential Use: (Section 17.30.100)

- ☒ The when an existing building that has been used as a residence is partially or fully converted to nonresidential uses, the following standards shall apply:
 - ☒ That no exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.
 - ☒ That exterior alterations or additions to buildings shall be minimized to the extent possible.

Driveways: (Section 17.30.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☐ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Other Setback Standards: (Section 17.30.130)

- ☒ That mechanical equipment shall be located a minimum of five feet from a side lot line that adjoins a neighboring side lot line.
- ☐ That garages or carports opening onto an alley shall be set back twenty-five feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.
- ☐ That garages and carports opening onto the street side lot line of a corner lot shall be setback 20 feet from the street side lot line.

Off-Street Parking: (Section 17.30.140 and 17.54)

- ☒ That the applicant shall provide three parking stalls on site, one of which is ADA-accessible, as well as an on-site drop-off area, based on the parking space requirement for a day care: "1 space per employee plus on-site drop-off area".
- ☐ That single-family dwellings shall provide a minimum of one covered and one uncovered parking space.
- ☒ That required parking spaces may not be provided within any front or side building setback area. The rear of the lot may be used for parking for nonresidential uses where there is access from an alley.
- ☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications (Section 17.54.100 A).
- ☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site (Section 17.54.100 B).
- ☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site (Section 17.54.100 C).
- ☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited (Section 17.54.100 D).

- ☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee (Section 17.54.100 E).
- ☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites (Section 17.54.100 F).
- ☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area (Section 17.54.100 G).
- ☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water (Section 17.54.100 H).
- ☒ That parking areas shall be designed to the City's standard specifications and approval by the City engineer (Section 17.54.100 I).
- ☒ That in all R-L zones and in the R-M, R-H, and **OR** zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area (Section 17.54.100 J).
- ☒ That in all R-L zones and in the R-M, R-H, and **OR** zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street (Section 17.54.100 K).
- ☒ That in the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area (Section 17.54.100 L).
- ☒ 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 eight 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).
- ☒ That in the **OR** zone district, not less than five percent (5%) of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least 10 feet.

Usable Open Space: (Section 17.30.150)

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

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 17.30.160 and 17.52)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That in order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway.
 - ☒ Two street trees, a minimum 15-gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two front yard trees shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.
 - ☐ One street tree, a minimum 15-gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four feet behind the sidewalk, or if there is no sidewalk then four feet behind the street curb.
 - ☒ There shall be two additional street trees, a minimum 15-gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ 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 and/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 Landscape Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.
- ☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Fencing and Walls: (Section 17.50.110 and 17.50.120)

- ☒ 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 percent (50%) 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.
- ☒ That fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:
 - ☒ Along a rear lot line not exceeding seven (7) feet in height.
 - ☒ Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line.
 - ☒ On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area.
 - ☒ On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten (10) feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in subsection H of this section. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in subsections E and F of this section is to be set back ten (10) feet from the street side lot line.
 - ☒ Along a front lot line not exceeding three (3) feet in height.
 - ☒ Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty percent (50%) or more open.
 - ☐ Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use.
 - ☒ A six (6) foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

Day Care Centers: (Section 17.60.060)

- ☒ That a loading and unloading area shall be provided to accommodate no less than two (2) vehicles.
- ☒ That the loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

Trash Collection Areas: (Section 17.50.090)

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

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

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 2020-015 (502-1116) Church to Daycare
7-16-2020
1105 N Irwin

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Reserved
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Reserved
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 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. (any work being done dictates type of compliance)

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to the **Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. 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.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2595 or cwhittington@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2020-15

502-1116

- Provide addressing minimum four (4) inch numbering on contrasting background. Visible from street side of structure.
- Provide Knox Box for fire department access.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR 2020-15 (502-1116) – CHILDCARE FACILITY – 1105 N IRWIN ST.

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2570. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Lacey Boulevard shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off of Bush Street and shall be bored.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four inch diameter sanitary sewer lateral to serve the building on project site located as shown on approved Site Plan. New sewer lateral shall be connected to the sanitary sewer main located within Bush Street and shall be bored.

Bob Williams
UTILITIES SUPERINTENDENT (559) 585-2560

07/30/2020
DATE

Attachment: Attachment 2: SPR 2020-15 Approval Letter (CUP 2020-03)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2020-15 (502-1116) CHILDCARE FACILITY – 1105 N IRWIN ST.

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 **NOT** subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately-owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall 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.

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE

Attachment: Attachment 2: SPR 2020-15 Approval Letter (CUP 2020-03)



City of Hanford Department of Public Works

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3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. If applicable, 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. If applicable, that a 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.

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE

Attachment: Attachment 2: SPR 2020-15 Approval Letter (CUP 2020-03)



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Curb, Gutter, and Sidewalk Requirements:

1. If applicable, that new concrete curbs, gutters, and sidewalks located on the entrance project frontage as shown on approved Site Plan shall be installed in conformance with City Standard CO-11 and CO-15.
2. That the existing concrete curbs, gutters, and sidewalks located along the Irwin Street & Bush Street project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs, gutters, and sidewalk installed in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.
3. That the existing accessibility ramps located along the project frontage may remain in place provided they are in conformance with City Standard CO-20 and ADA requirements.

Parking Lot Requirements:

1. That the driveway providing access to the trash enclosure be upgraded to comply with City Std. requirements for structural capacity to handle the refuse tracks.

Driveway Requirements:

1. That the existing driveway approaches along the project frontage along N Irwin St. and Bush St. may remain in place provided they are in conformance with City Standard CO-41.

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 98-14, 04-08, 04-11, and 05-16, 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 6, 2020. All fees are payable prior to issuance of building permits. (Building area: 3,374 sf - Site Area: 0.30 Acres)
 - A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
 - B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
 - C. That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE

Attachment: Attachment 2: SPR 2020-15 Approval Letter (CUP 2020-03)



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- D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 19-41-R, or any revisions thereof.
- E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof.
- G. That the development is subject to a **\$2,280.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 19-41-R or any revisions thereof. (Based on 2 - 3 yard bins. Trash & Recyclable pickup will be determined upon service activation.)

Attachment: Attachment 2: SPR 2020-15 Approval Letter (CUP 2020-03)

Luis Verdugo
Assistant Engineer (559) 585-2582

07/30/2020
DATE



City of Hanford

Department of Public Works

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Refuse Division Comments

PROJECT: SPR 2020-15 (502-1116) CHILDCARE FACILITY – 1105 N IRWIN ST.

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service (if applicable).
6. That the trash enclosure shall be located as shown on plan for ease of access for refuse collection.

Russ Sterling
REFUSE SUPERINTENDENT (559) 585-2565

07/30/2020
DATE

Attachment: Attachment 2: SPR 2020-15 Approval Letter (CUP 2020-03)

Notice of Exemption 2020-27

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: Conditional Use Permit 2020-03

Project Location – 1105 N. Irwin Street (APN 010-153-011)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2020-03, a request to convert a former medical office into a day care facility for over 14 persons in the O-R Office Residential zone district.

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

Name of Person or Agency Carrying Out Project: Veronica Puga

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: 15301 Existing Facilities
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion of the existing or former use.

Lead Agency

Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: August 11, 2020 Title: Assistant Planner

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

Attachment: Attachment 3: Notice of Exemption No. 2020-27 (CUP 2020-03)



AGENDA STAFF REPORT

MEETING DATE: 8/11/2020	AGENDA SECTION: 3
--------------------------------	--------------------------

SUBJECT:

Conditional Use Permit No. 2020-04: A request by Western Milling to allow liquid fertilizer mixing on an existing fertilizer storage site in the I-H Heavy Industrial zone district. Mitigated Negative Declaration No. 2019-29: An addendum to the previously approved Mitigated Negative Declaration No. 2019-29 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10361 Idaho Avenue on the southwest corner of Idaho Avenue and 10th Avenue (APN 028-030-048).

RECOMMENDATION:

<Insert Rec. Here>

BACKGROUND:

<Insert Background Here>

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Western Milling
 Resolution No. 2020-08
 Attachment 1 (A) Site Plan - Partial-Microsystem
 Attachment 1 (B) Site Plan - Overall
 Attachment 2 - Updated SPR Conditions
 Attachment 3 - UAN-32 SDS
 Attachment 4 - Hydri-Gro Boron 10%-SDS
 Attachment 5 - Hydri-Gro CA-SDS
 Attachment 6 -- Hydri-Gro CU-SDS
 Attachment 7 - Hydri-Gro FE-SDS
 Attachment 8 - Hydri-Gro MG-SDS

Attachment 9 - Hydri-Gro Mn-SDS
Attachment 10 - Hydri-Gro ZN-SDS
Attachment 11 - Hydri-Gro MicroMax-SDS
Attachment 12 - RNA 0-0-30_SDS
Attachment 13 - KTS_SDS
Attachment 14 - UAN Product Specs
Attachment 15 - SPR 2019-05 Original Approval
Attachment 16 - Addendum No. 1

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

PROJECT: **Conditional Use Permit No. 2020-04:** A request by Western Milling to allow liquid fertilizer mixing on an existing fertilizer storage site in the I-H Heavy Industrial zone district.

Mitigated Negative Declaration No. 2019-29: An addendum to the previously approved Mitigated Negative Declaration No. 2019-29 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located at 10361 Idaho Avenue on the southwest corner of Idaho Avenue and 10th Avenue (APN 028-030-048).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-08, approving Conditional Use Permit No. 2020-04.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-08, approving Conditional Use Permit No. 2020-04.

PROJECT DESCRIPTION

On October 22, 2019, the Planning Commission approved Tentative Parcel Map No. 2019-03, a request to divide the subject property into two parcels, Parcel A: 20 acres and Parcel B: 38.67 acres. The associated site plan, Site Plan Review No. 2019-05, proposing the development of a fertilizer storage facility for the storage of liquid fertilizer (32-0-0 urea ammonium nitrate solution) was also presented to the Planning Commission.

See the updated Site Plan Review No. 2019-05/Conditional Use Permit No. 2020-04 – Attachment 1. The updated Site Plan Review approval letter is attached as Attachment 2.

The applicant provided the following operational statement to describe the proposed site improvements and activities,

“The proposed improvements to the Western Milling Hanford Fertilizer Facility are to facilitate addition of micro ingredients and bulk active growth supplements to the UAN 32 fertilizer that is received and shipped to and out of the newly finished facility. We have provided a list of items that we intend to provide at the facility. The products that we will be adding to the base fertilizer in liquid form is not unlike presently provided at several local like facilities operated by competing vendors. The provided list is complete in the sense it is what is presently in use by the local farming community.

The bulk of the additives and supplements will be delivered in bulk by rail with some of it being by single truck loads, the micro ingredients will be delivered in totes. The addition of the product will all be in the manifold that was installed in phase one just before it is loaded in the outbound trucks. This operation does not require premixing and storage on site like services offered at other facilities. Thus, the process is contained in the pipes eliminating any onsite mixing or storage of mixed fertilizer preventing any exposure to the public or staff.

As with the phase one truck load out procedure, it will be accessed by card lock system monitored electronically as well as by CCTV remotely. Response for assisting new drivers and system alarms will be provided by our adjoining facility next door to the west. The facility will be inspected for abnormalities several times a day and receive a full maintenance and inspections biweekly by qualified staff. There will not be any fulltime staff at the facility after a 60 to 90-day startup. We are in the process now of startup on phase one with staff onsite daily.

The inbound truck volume will be increased by 3 to 8 additional trucks a week during high volume demand for product twice a year for 30 to 45 days and just a truck load as needed the remainder of the time. Out bound truck volume will most likely not increase. Trucks that now load out will receive straight base UAN 32 or receive the base with additives. If there is an increase it will be insignificant. Truck that now load out with UAN 32 now sometimes go to other facilities to load the needed additives and or supplements to the loads.

The rail delivered will consist of 1 to 5 cars being delivered as needed to replenish product. The rail cars most likely will be delivered and placed with other cars being dropped off at our facility to the west then placed on the fertilizer spur installed with phase one.

Phase 2 will not require any additional site improvements just some additional equipment that will be connected to electric that was installed with the plans in phase one and some hose connection to stubs provided in phase one.”

The applicant proposes to install fertilizer mixing of micro-ingredients and bulk active growth supplements to the 32-0-0 urea ammonium nitrate solution (UAN-32; Safety Data Sheet – Attachment 3). The micro-ingredients and bulk active growth supplements are as follows:

- HYDRI-GRO BORON 10% (Safety Data Sheet – Attachment 4)
- HYDRI-GRO CA (Safety Data Sheet – Attachment 5)
- HYDRI-GRO CU (Safety Data Sheet – Attachment 6)
- HYDRI-GRO FE (Safety Data Sheet – Attachment 7)
- HYDRI-GRO MG (Safety Data Sheet – Attachment 8)
- HYDRI-GRO Mn (Safety Data Sheet – Attachment 9)
- HYRDI-GRO ZN (Safety Data Sheet – Attachment 10)
- HYDRI-GRO MICROMAX (Safety Data Sheet – Attachment 11)

RNA 0-0-30 Potassium Carbonate (Safety Data Sheet – Attachment 12)

KTS Potassium Thiosulfate (Safety Data Sheet – Attachment 13)

UAN Urea Ammonia Nitrate 28- 30- and 32 (Safety Data Sheet – Attachment 14)

BACKGROUND INFORMATION

The project is located at the southwest corner of Idaho Avenue and 10th Avenue (APN 028-030-032), as shown in Figure 1. The property is designated by the General Plan as Heavy Industrial, as shown in Figure 2, and zoned I-H Heavy Industrial, as shown in Figure 3.

Figure 1: Land Use (Property outlined in red)

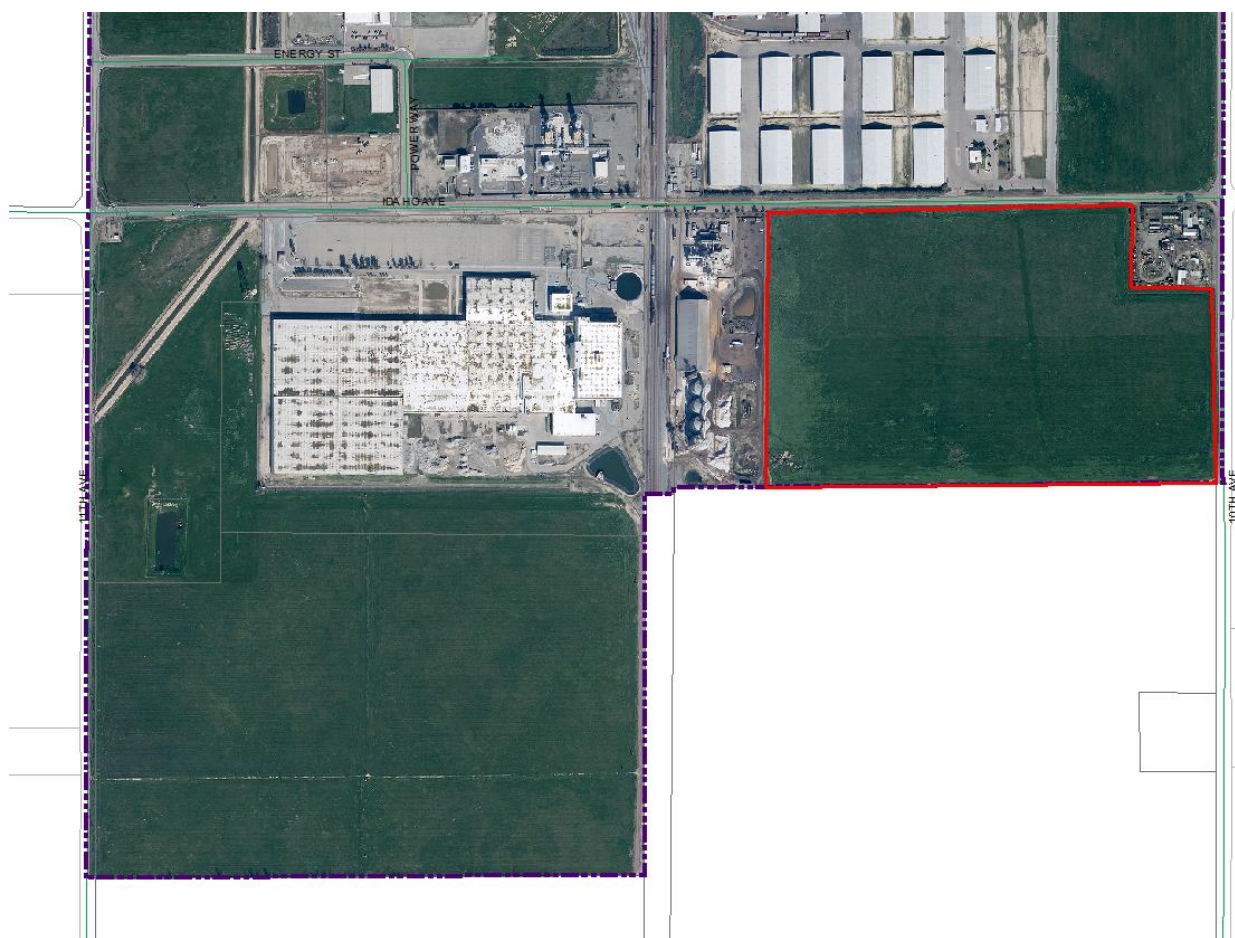


Figure 2: General Plan Designation (outlined in red)
Heavy Industrial

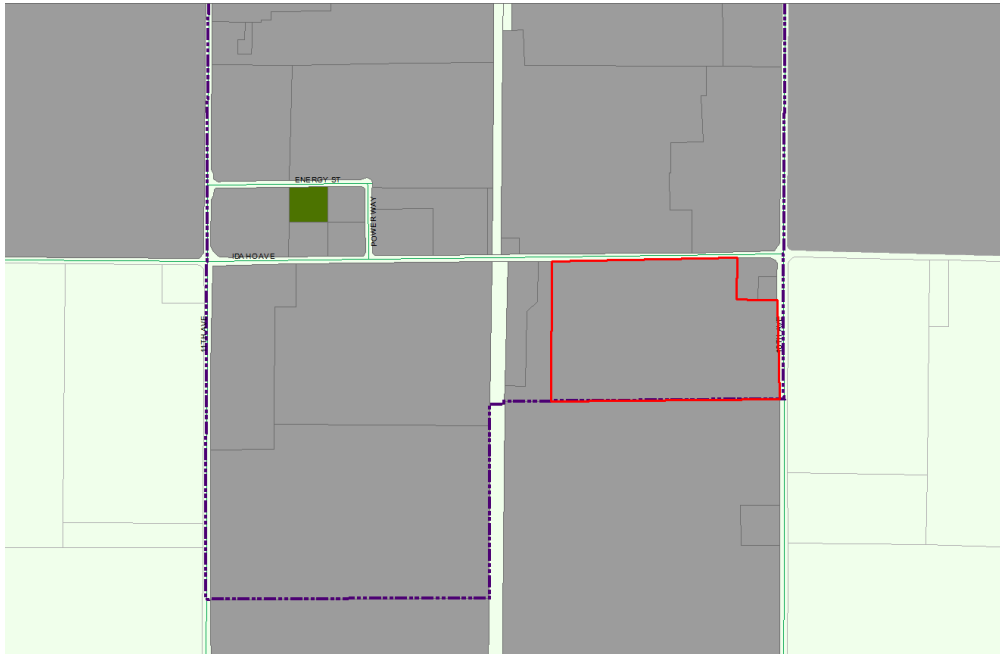
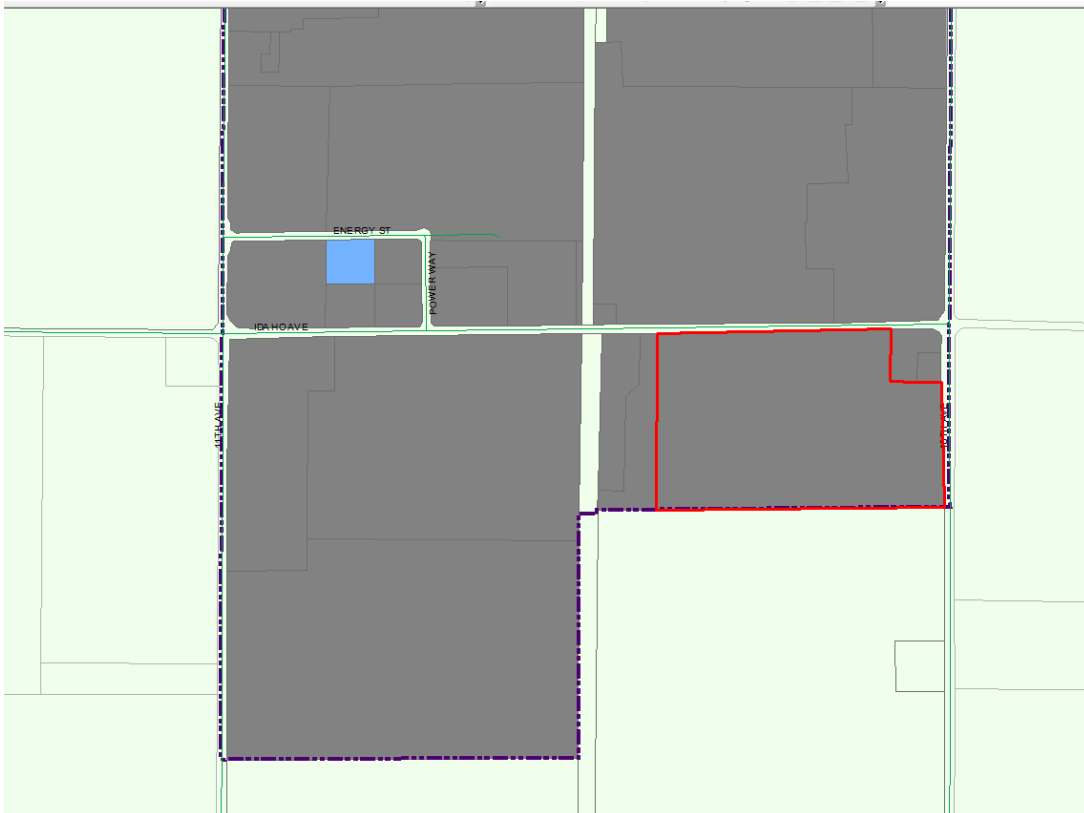


Figure 3: Zoning Designation (outlined in red)
H-I Heavy Industrial



Associated Projects

On October 22, 2019, the Planning Commission approved Tentative Parcel Map No. 2019-03, a request to divide the subject property into two parcels, Parcel A: 20 acres and Parcel B: 38.67 acres. The associated site plan, Site Plan Review No. 2019-05, proposing the development of a fertilizer storage facility for the storage of liquid fertilizer (32-0-0 urea ammonium nitrate solution) was also presented to the Planning Commission.

The original site plan review approval letter is attached - **Attachment 15**.

General Plan Designation

The General Plan designates the property as Heavy Industrial. The property is zoned I-H Heavy Industrial, which corresponds with the General Plan Designation. According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The request to add fertilizing mixing to the industrial site is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

Zoning Designation

The existing use of the facility is categorized as an “industrial or manufacturing facility, intensive,” which according to Section 17.96.020 means, “a facility that regularly uses hazardous chemicals or procedure or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic or synthetic resins, and radioactive materials. The subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic.” An industrial or manufacturing facility, intensive requires a conditional use permit in the I-H Heavy Industrial zone district.

Figure 4 – Land Use Table

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Manufacturing and Processing Uses															
D6	Industrial or manufacturing facility, general											P				
	Industrial or manufacturing, intensive											C				

PROJECT EVALUATION

Structures

Under the original site plan, there were three 2,033,336-gallon liquid fertilizer storage tanks proposed for the site. Mixing and load-out tanks were also shown on the original site plan as future activities.

Six additional 12'-diameter, 15,000 gallon blending tanks, miscellaneous smaller tanks, and a new microsystem are proposed to be added to the site, as shown on the site plan (Attachment 1).

Truck Loading and Unloading Areas

Phase I (Original Site Plan)

Liquid fertilizer will be delivered by rail in unit train quantities of 80 – 110 plus cars, pumped from railcars via a pipeline to two (three in the future) two-million-gallon storage tanks. From the two million-gallon storage tanks, the liquid fertilizer will be loaded out to tanker trucks through a fully automated card-lock loading system, operated by the truck drivers. Card-lock lead-out will be available for truck loading 24/7/365.

The facility will receive 10-15 trains a year that will take 24 continuous hours to unload each. Loading out 100-150 truckloads a week.

Truck loading and unloading activities are described in the operational statement provided by the applicant. The applicant states, “liquid fertilizer will be delivered by rail in unit train quantities of 80 -110 plus cars, pumped from railcars via a pipeline to two two-million gallon storage tanks. From the [two] million gallon storage tanks, the liquid fertilizer will be loaded out to tanker trucks through a fully automated card-lock loading system, operated by the truck drivers.”

There will be approximately 6,000 truck trips per year or 16-17 per day.

“The trucks will enter from Idaho Avenue, head south to a turnaround approximately 700 feet, turn back to the north, enter the load-out station on the east side of the roadway, then proceed back to exit onto Idaho Avenue.”

Phase II –Proposed Operations

As with the phase one truck load out procedure, it will be accessed by card lock system monitored electronically as well as by CCTV remotely. Response for assisting new drivers and system alarms will be provided by the adjoining facility next door to the west (Lacey Milling Company). The facility will be inspected for abnormalities several times a day and receive a full maintenance and inspections biweekly by qualified staff. There will not be any fulltime staff at the facility after a 60 to 90-day startup. We are in the process now of startup on phase one with staff onsite daily.

The inbound truck volume will be increased by 3 to 8 additional trucks a week during high volume demand for product twice a year for 30 to 45 days and just a single truck load as needed the remainder of the time. Out bound truck volume will most likely not increase. Trucks that now load out will receive straight base UAN 32 or receive the base with additives. If there is an increase it will be insignificant. Trucks that now load out with UAN 32 sometimes go to other facilities to load the needed additives and or supplements to the loads.

The rail delivered will consist of 1 to 5 cars being delivered as needed to replenish product. The rail cars most likely will be delivered and placed with other cars being dropped off at our facility to the west then placed on the fertilizer spur installed with phase one.

Material Data Sheets

The applicant proposes to install fertilizer mixing of micro-ingredients and bulk active growth supplements to the 32-0-0 urea ammonium nitrate solution (UAN-32; Safety Data Sheet – Attachment 3). The micro-ingredients and bulk active growth supplements are as follows:

- HYDRI-GRO BORON 10% (Safety Data Sheet – Attachment 4)
- HYDRI-GRO CA (Safety Data Sheet – Attachment 5)
- HYDRI-GRO CU (Safety Data Sheet – Attachment 6)
- HYDRI-GRO FE (Safety Data Sheet – Attachment 7)
- HYDRI-GRO MG (Safety Data Sheet – Attachment 8)
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- HYDRI-GRO MICROMAX (Safety Data Sheet – Attachment 11)

RNA 0-0-30 Potassium Carbonate (Safety Data Sheet – Attachment 12)

KTS Potassium Thiosulfate (Safety Data Sheet – Attachment 13)

UAN Urea Ammonia Nitrate 28- 30- and 32 (Safety Data Sheet – Attachment 14)

Personnel

Phase I

According to the operational statement submitted by the applicant, there will not be additional employees required for the site. “The fertilizer will be offloaded from the rail cars by 2-3 employees from the adjacent Hanford Milling Company facility. General operations, maintenance and administrative activities will all be performed by the Hanford Milling Company Facility staff. No site assigned employees required.”

Phase II

As with the phase one truck load out procedure, the site will be accessed by card lock system monitored electronically, as well as by CCTV remotely. Response for assisting new drivers and system alarms will be provided by the adjoining facility next door (Lacey Milling Company) to the west. The facility will be inspected for abnormalities several times a day and receive a full maintenance and inspections biweekly by qualified staff. There will not be any fulltime staff at the facility after a 60 to 90-day startup. We are in the process now of startup on phase one with staff onsite daily

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

17.36.030 Site Area

In the I-H Heavy Industrial zone district, the minimum site area shall be 20,000 square feet.

The parcel is 20 acres and exceeds the minimum site area of the I-H Heavy Industrial zone district.

17.36.040 Lot Dimensions

The minimum lot frontage in the I-H Heavy Industrial zone district shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder’s Office.

The parcel has 60.01 feet of lot frontage along Idaho Avenue.

At its minimum point, the parcel is 60.01 feet wide. At the maximum, the parcel is 790.11 feet wide. There is no minimum for parcel width, as long as 60 feet of street frontage is accommodated.

At its minimum point, the parcel is 1086.53 feet deep. At the maximum, the parcel is 1,284.11 feet deep. There is no minimum for parcel depth, as long as 60 feet of street frontage is accommodated.

17.36.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. The project meets all building setback area requirements, open space requirements, and off-street parking and loading requirements; therefore, the maximum lot coverage is not exceeded.

17.36.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the I-H Heavy Industrial zone district, the front building setback area shall be a minimum of 10 feet. The rear, side, and street side setbacks may be zero, as the property does not abut a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

The proposed microsystem is located approximately 261 feet from the front property line on Idaho Avenue. There is not a required setback for the rear and side property line.

17.36.070 Distances Between Structures

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

17.36.080 Height of Structures

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

The storage tanks are the tallest structures on site and are 32 feet high, which does not exceed the maximum height of the I-H Heavy Industrial zone district.

17.36.090 Driveways

Whenever possible, developments in the I-H Heavy Industrial zone district shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius of the curb, unless otherwise specifically approved by the City Engineer. Gated entrances shall be setback at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

There is a single driveway on the site along Idaho Avenue. There is a gate setback approximately 190 feet from Idaho Avenue.

17.36.100 Off-Street Parking

In accordance with Section 17.54.040, parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. According to the operational statement submitted by the applicant, there will not be additional employees required for the site. "The fertilizer will be offloaded from the rail cars by 2-3 employees from the adjacent Hanford Milling Company facility. General

operations, maintenance and administrative activities will all be performed by the Hanford Milling Company Facility staff. No site assigned employees required.”

Based on the number of employees of the maximum shift, a minimum of two parking stalls, one of which is ADA-accessible is required for the site. The applicant satisfies the minimum parking requirement.

17.36.110 Usable Open Space

There is no minimum requirement for usable open space.

17.36.120 Landscaping

In the I-H Heavy Industrial zone district, landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.

The site has 60.01 feet of street frontage along Idaho Avenue. The driveway encompasses 34 feet of the 60.01 feet. Therefore, there is 10 feet west of the driveway and 16 feet east of the driveway. Either side of the driveway is required to be landscaped within the first 10 feet of the front-yard setback.

17.36.130 Screening, Fences, and Walls

In the I-H Heavy Industrial zone district, a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The parcel does not abut an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

No fence or wall shall be placed in front of or within any landscaped area located next to a street. No fence or wall is proposed to be located within any landscaped area.

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, except as may be modified under site plan review. Such storage shall not be visible above the wall or fence. Open storage of materials and equipment is not proposed for the site.

17.36.140 Signs

Signs placed in the I-H Heavy Industrial zone district shall be subject to the requirements and standards prescribed in Section 17.56 of the Hanford Municipal Code. Signage requires a separate application and will be evaluated at the time of submittal.

17.36.150 General Provisions and Standards

In the I-H Heavy Industrial zone district, no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure.

According to the operational statement provided by the applicant, the mixing process is contained in the pipes, eliminating any on-site mixing or storage of mixed fertilizer preventing any exposure to the public or staff.

In the I-H Heavy Industrial zone district, no use shall be permitted and no process, equipment or material shall be employed which is found by the Planning Department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or involve any hazards of fire, explosion, hazardous or toxic waste, or radioactivity or emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundary of the site.

The use of fertilizer mixing is a use that has been established and is occurring within the project vicinity of the industrial park. The use, process, equipment and material has not been found to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or involve any hazards of fire, explosion, hazardous or toxic waste, or radioactivity or emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundary of the site.

Compliance with the safety data sheets for the chemicals is required.

Conclusion

All requirements, provisions, and standards of the I-H Heavy Industrial zone district have been satisfied by the proposed project.

FINDINGS FOR APPROVAL

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 fertilizer mixing will not impair the integrity and character of the I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district. The use of the facility is classified as an industrial or manufacturing facility, intensive, which requires a conditional use permit in the I-H Heavy Industrial zone district, as prescribed in the land use table in Section 17.08.030.

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

ANALYSIS: That the addition of fertilizer mixing on-site is compatible with the existing land uses and the future permitted land uses within the I-H Heavy Industrial zone district. The site is designated as Heavy Industrial by the General Plan. The use is consistent with processes being conducted on nearby sites to mix fertilizer. Current operations on the site are limited to fertilizer storage. According to the operational statement provided by the applicant, the mixing process is contained in the pipes, eliminating any on-site mixing or storage of mixed fertilizer preventing any exposure to the public or staff. According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar

causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The addition of the fertilizer mixing is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

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

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

ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2019-29 was adopted on October 22, 2019 for Tentative Parcel Map Waiver No. 2019-03 and Site Plan Review No. 2019-05. Due to the addition of the fertilizer mixing on the property, Addendum No. 1 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2019-29. The addendum is attached as **Attachment 16**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-05 (Amended) and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the Hanford Sentinel on July 31, 2020 and mailed to property owners within 300 feet of the project site on July 31, 2020. No comments have been received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2019-29 was adopted on October 22, 2019 for Tentative Parcel Map Waiver No. 2019-03 and Site Plan Review No. 2019-05. Due to the addition of the fertilizer mixing on the property, Addendum No. 1 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2019-29. The addendum is attached as **Attachment 16**.

CONDITIONS OF APPROVAL

1. Adhere to all conditions of Site Plan Review No. 2019-05 (original and amendment)
2. All mitigation measures cited in the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration No. 2019-29 shall apply.
3. Comply with the material safety data sheets submitted for each chemical used.
4. Coordinate with the San Joaquin Valley Air Pollution Control District to obtain any necessary air permits.
5. Coordinate with the Kings County Department of Public Health, Division of Environmental Health Services to update the Hazardous Material Business Plan, and Emergency Contingency Plan (if applicable).

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-08, approving Conditional Use Permit No. 2020-04.

RESOLUTION NO. 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2020-04: A REQUEST BY WESTERN MILLING TO ALLOW LIQUID FERTILIZER MIXING ON AN EXISTING FERTILIZER STORAGE SITE IN THE I-H HEAVY INDUSTRIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 10361 IDAHO AVENUE ON THE SOUTHWEST CORNER OF IDAHO AVENUE AND 10TH AVENUE (APN 028-030-048).

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

WHEREAS, Conditional Use Permit No. 2020-04, a request by Western Milling to allow liquid fertilizer mixing on an existing fertilizer storage site in the I-H Heavy Industrial zone district, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 10361 Idaho Avenue on the southwest corner of Idaho Avenue and 10th Avenue (APN 028-030-048); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2019-05 (Amendment 1; Revision 7) attached as **Exhibit A** and be subject to all conditions of approval cited in the site plan review approval letter, attached as **Exhibit B**; and

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

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2019-29 was adopted on October 22, 2019 for Tentative Parcel Map No. 2019-03 and Site Plan Review No. 2019-05; and

WHEREAS, due to the addition of blending tanks onsite, a microsystem, and fertilizer mixing, proposed under Conditional Use Permit No. 2020-03 and changes to Site Plan Review No. 2019-05, Addendum No. 1 was prepared and the Planning Commission has determined the additional use and structures on site not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration 2019-29; and

WHEREAS, Mitigated Negative Declaration No. 2019-29 has been adopted, certifying that the project will not result in any significant environmental impacts with the incorporation of mitigation measures; and

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

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 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 fertilizer mixing will not impair the integrity and character of the I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district. The use of the facility is classified as an industrial or manufacturing facility, intensive, which requires a conditional use permit in the I-H Heavy Industrial zone district, as prescribed in the land use table in Section 17.08.030.

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

ANALYSIS: That the addition of fertilizer mixing on-site is compatible with the existing land uses and the future permitted land uses within the I-H Heavy Industrial zone district. The site is designated as Heavy Industrial by the General Plan. The use is consistent with processes being conducted on nearby sites to mix fertilizer. Current operations on the site are limited to fertilizer storage. According to the operational statement provided by the applicant, the mixing process is contained in the pipes, eliminating any on-site mixing or storage of mixed fertilizer preventing any exposure to the public or staff. According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The addition of the fertilizer mixing is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

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

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

ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2019-29 was adopted on October 22, 2019 for Tentative Parcel Map Waiver No. 2019-03 and Site Plan Review No. 2019-05. Due to the addition of the fertilizer mixing on the property, Addendum No. 1 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2019-29.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in the Hanford Municipal Code Section 17.36 for the I-H Heavy Industrial zone district. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2019-05 (Amended) and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2020-04 be approved, subject to the conditions of approval for Site Plan Review No. 2019-05, attached as **Exhibit B**, and the conditions below:

1. Comply with the material safety data sheets submitted for each chemical used.
2. Coordinate with the San Joaquin Valley Air Pollution Control District to obtain any necessary air permits.
3. Coordinate with the Kings County Department of Public Health, Division of Environmental Health Services to update the Hazardous Material Business Plan, and Emergency Contingency Plan (if applicable).

EXPIRATION

That this Conditional Use Application Permit 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 August 2020.

Darlene R. Mata, Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2020-08 (CUP 2020-04 Western Milling)



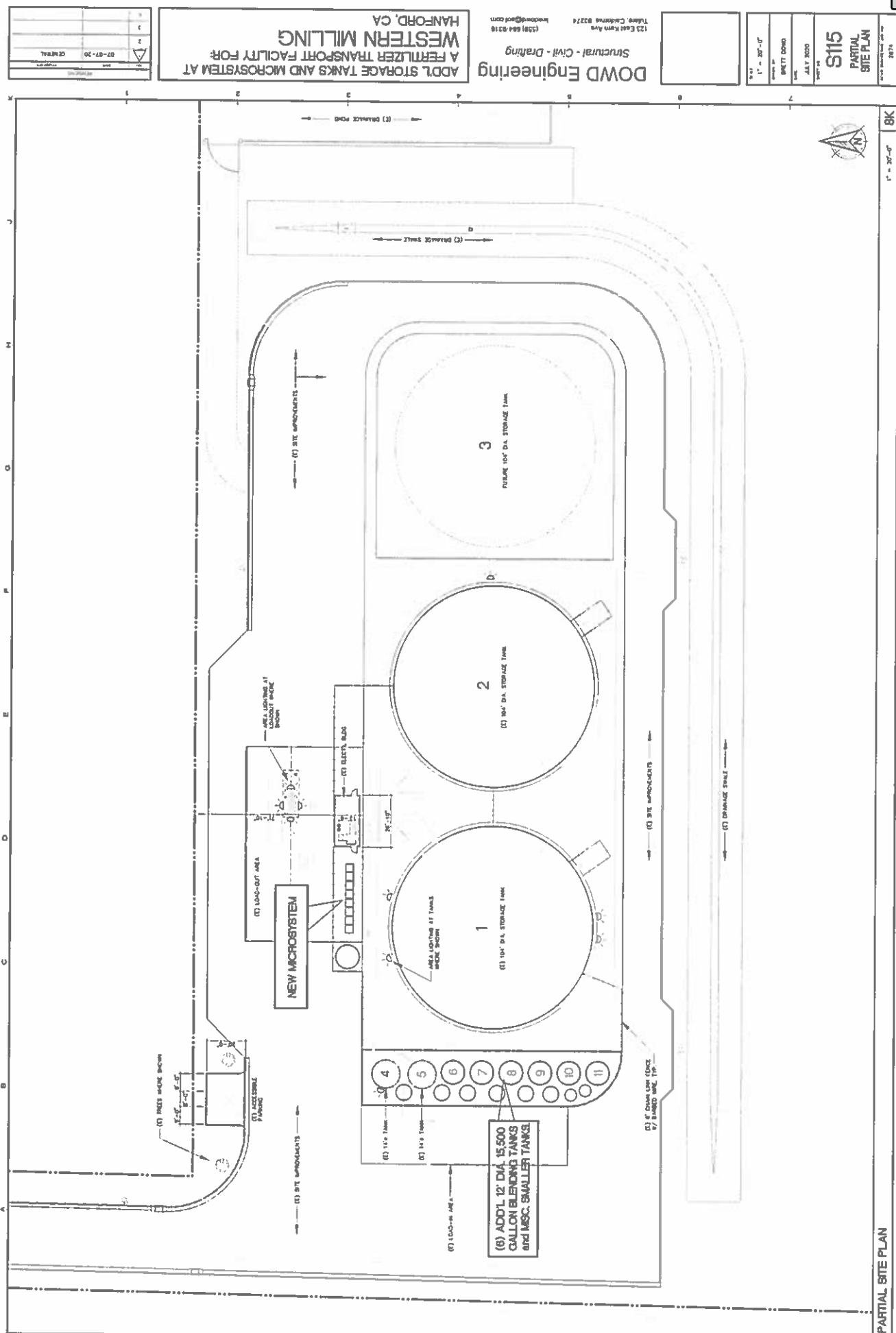


Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2020-08 (CUP 2020-04 Western Milling)

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

DATE: August 6, 2020

PROJECT: Site Plan Review 2019-05 (502-1054) **Revision dated 7/7/2020**

APPLICANT: Western Milling, LLC

LOCATION: SWC of Idaho Avenue and 10th Avenue (APN 028-030-032)

PROPOSAL: Fertilizer Storage Facility – Installation of (3) 2,033,336 gallon liquid fertilizer storage tanks and approximately 790.11 linear feet of railroad track (2 spurs) and the addition of blending tanks and micro-system

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 13, 2019; May 29, 2019; June 20, 2019; Revision reviewed November 6, 2019 – correction submitted 11/12/2019; July 15, 2020

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

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

- ☐ Planning
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater

- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed, *Gabrielle Myers*
Gabrielle Myers, Senior Planner

August 6, 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

In accordance with the California Environmental Quality Act (CEQA), an initial study was conducted and, on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-29 has been prepared for the project.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING – all previous comments apply; **additional new comments**
- ☒ BUILDING – all previous comments apply; additional new comments
- ☒ ENGINEERING – all previous comments apply
- ☒ SOLID WASTE – all previous comments apply
- ☒ WASTEWATER – all previous comments apply
- ☐ POLICE
- ☒ FIRE – all previous comments apply
- ☐ 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. 2019-05 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****SITE PLAN NUMBER:** 2019-05 REV.7 – ADDING BLENDING TANKS AND MICROSYSTEM**CONTACT:** Gabrielle Myers, Associate Planner: (559) 585-2578**General Plan Designation:** Heavy Industrial**Zoning:** I-H**Other Special Districts:** N/A**Planning Division Recommendation** ☒ Revise and Proceed ☐ Resubmit

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

Required Entitlements:

- Conditional Use Permit for “industrial or manufacturing facility, intensive” which means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic

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

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-05 (REV. 7), with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Conditions:

- ☒ The use of "industrial or manufacturing facility, intensive," which includes fertilizer blending is subject to approval by the Planning Commission through the Conditional Use Permit process.

Cultural Resources:

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

Building Setback Areas (17.36.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be a minimum of 10 feet along Idaho Avenue
 - ☒ The rear building setback may be zero.
 - ☒ The side building setbacks may be zero.

Height of Structures: (Section 17.36.080)

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

Driveways: (Section 17.36.090)

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That gated entrances shall be setback at least 100 feet from the public right of way, unless a shorter distance is approved by the City Engineer.

General Provisions and Standards:

- ☒ That no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed, permanently fixed structure.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash, and debris.
- ☒ That no use shall be permitted and no process, equipment or material shall be employed which is found by the Planning Department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundaries of the site.

- ☒ That no solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system, except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and City ordinances and policies.
- ☒ That no use shall be permitted and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity, or other forms of energy.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 2 parking stalls on site, one of which is ADA-accessible, as shown on the approved site plan, based on the following ratio: one space for each two employees of the maximum working shift.
- ☐ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars. There shall be no more than four compact spaces adjacent to each other. (Section 17.54.110 B. and C).
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That in all industrial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces.

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.36.130)

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

- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.34.120).

- ☒ **Landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.**
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.

- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

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

Dust Control:

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

BUILDING DIVISION
SPR 2019-005(502-1054) Fertilizer Plant REV 7
7-16-2020
Idaho & 10th Ave

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee 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 (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
GAIL SORENGEN
VICE MAYOR
JOHN DRAXLER
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART ORRINO
CITY MANAGER
MIKE OLIVOS
CITY ATTORNEY
ROBERT M. DOWD

DATE: November 15, 2019

PROJECT: Site Plan Review 2019-05 (502-1054) Revision dated 11/12/19

APPLICANT: Western Milling, LLC

LOCATION: SWC of Idaho Avenue and 10th Avenue (APN 028-030-032)

PROPOSAL: Fertilizer Storage Facility – Installation of (3) 2,033,336 gallon liquid fertilizer storage tanks and approximately 790.11 linear feet of railroad track (2 spurs)

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 13, 2019; May 29, 2019; June 20, 2019; Revision reviewed November 6, 2019 – correction submitted 11/12/2019

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

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council

☐ Planning and Traffic Commission

☐ Other: _____

☐ Planning Commission

☐ Parks and Recreation Commission

Signed,

Gabrielle Myers
Gabrielle Myers, Senior Planner
Community Development Department

November 15, 2019

DATE

EXPIRATION

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In accordance with the California Environmental Quality Act (CEQA), an initial study was conducted and, on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-29 has been prepared for the project.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING – all previous comments apply; rail extension permitted (2 rail spurs)
- ☒ BUILDING – all previous comments apply
- ☒ ENGINEERING – all previous comments apply
- ☒ SOLID WASTE – all previous comments apply
- ☒ WASTEWATER – all previous comments apply
- ☐ POLICE
- ☐ FIRE
- ☐ PARKS AND RECREATION

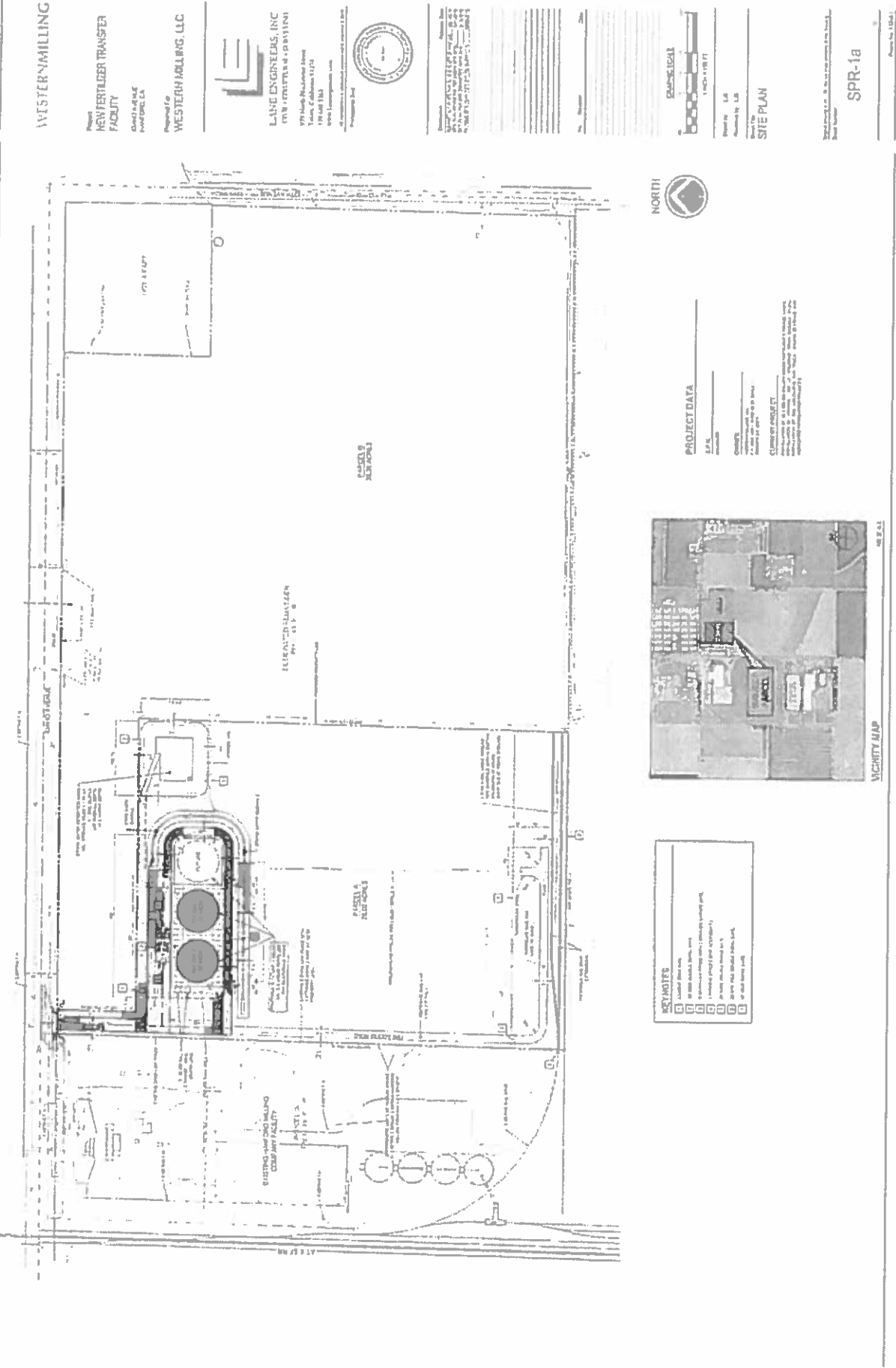
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APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2019-05 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



City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



DATE: October 16, 2019

PROJECT: Site Plan Review 2019-05 (502-1054)

APPLICANT: Western Milling, LLC

LOCATION: SWC of Idaho Avenue and 10th Avenue (APN 028-030-032)

PROPOSAL: Fertilizer Storage Facility – Installation of (3) 2,033,336 gallon liquid fertilizer storage tanks and approximately 790.11 linear feet of railroad track.

ZONING: I-H Heavy Industrial

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- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

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☒ Your Plans must be reviewed by:

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

Signed, Gabrielle Myers
 Gabrielle Myers, Senior Planner
 Community Development Department

October 16, 2019
 DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the California Environmental Quality Act (CEQA), an initial study was conducted and, on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Millgated Negative Declaration No. 2019-29 has been prepared for the project.

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. 2019-05 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: June 20, 2019

SITE PLAN NUMBER: 2019-05 REV. 2

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

General Plan Designation: Heavy Industrial

Zoning: I-H

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Required Entitlements:

- Tentative Parcel Map – for lot split

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

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-05, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Conditions:

- ☒ The site plan pertains to the installation of three 2,033,336 gallon liquid fertilizer storage tanks, the installation of approximately 790 linear feet of railroad track, and the installation of rail-unloading and truck-loading stations. (2 rail spurs permitted)

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

Cultural Resources:

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

Building Setback Areas (17.36.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be a minimum of 10 feet along Idaho Avenue
 - ☒ The rear building setback may be zero.
 - ☒ The side building setbacks may be zero.

Height of Structures: (Section 17.36.080)

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

Driveways: (Section 17.36.090)

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That gated entrances shall be setback at least 100 feet from the public right of way, unless a shorter distance is approved by the City Engineer.

General Provisions and Standards:

- ☒ That no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed, permanently fixed structure.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash, and debris.
- ☒ That no use shall be permitted and no process, equipment or material shall be employed which is found by the Planning Department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundaries of the site.

- ☒ That no solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system, except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and City ordinances and policies.
- ☒ That no use shall be permitted and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity, or other forms of energy.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 2 parking stalls on site, one of which is ADA-accessible, as shown on the approved site plan, based on the following ratio: one space for each two employees of the maximum working shift.
- ☐ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars. There shall be no more than four compact spaces adjacent to each other. (Section 17.54.110 B. and C).
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That in all industrial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces.

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.36.130)

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

- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.34.120).

- ☒ Landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.

- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

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

Dust Control:

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

BUILDING DIVISION
SPR 2019-005(502-1054) Fertilizer Plant
2-13-09

Idaho & 10th Ave

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ****
- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 Compliance with the City of Hanford Landscape Ordinance
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That the address will be assigned during the permit submittal process

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

Date: 3/12/19

Project #: 2019-005 (502-1054) Western Milling

General Instructions

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

The following comments are applicable if checked:

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

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- o At least one man door shall be provided - only exterior door(s) are allowed,
 - o The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - o One-hour rated construction,
 - o Fire sprinkler head coverage required,
 - o Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - o The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - o For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. *A separate fire department permit is required* for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. Knox FDC Plugs, Model #3401, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☒ Fire hydrant spacing shall be as follows:
- a. Residential development: one hydrant shall be installed at 500 foot intervals.
 - b. Commercial development: one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code
- Reduce by 100 feet for a dead end hydrant

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.
Shall maintain vertical clearance at all access roads
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)
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.

- b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
- c. Access roads 32 feet in width or more: No fire lanes required.
- 24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
- 25. ☒ Locked gates installed across fire department access roads:
 - a. Manual gates with a chain lock require a Knox Padlock, Model #3770, to be installed on them; or a Knox Box, Model 3200 Series, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. Electric gates shall be equipped with an electric Knox Key Switch, Model 3502, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below 20-feet wide through or at any gates along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
- 26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
- 27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- o Downtown area (existing buildings): 4-inch numbers,
 - o Buildings 20-ft. or less from the street: 6-inch numbers,
 - o Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - o Buildings more than 40-ft. from street: 12 inch numbers.
- 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# 2019-05 – Western Milling –Fertilizer Loading Area – 10th 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 Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. All services will be required to be connected to Idaho Avenue and will require backflow prevention devices, including fire services.

Sewer:

1. Developer will required to connect to the existing Sanitary Sewer Main within Idaho Avenue along the property frontage.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

1/25/19
DATE



City of Hanford Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 2019-05 – Western Milling –Fertilizer Loading Area – 10th 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 & Engineering Director (559) 585-2571

7/10/19
DATE

Attachment: Resolution No. 2020-08 (CUP 2020-04 Western Milling)



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 all project drainage shall be contained in an onsite drainage basin located as shown on the site plan, including street drainage fronting the property. Applicant's engineer shall submit drainage calculations for Public Works Department review and approval prior to issuance of a building permit.

Curb, Gutter and Requirements:

1. That the developer install concrete curbs and gutters along the Idaho Avenue project frontage in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That a City Standard drive approaches be installed conforming to City Std. CO-39.

Parking Lot Requirements:

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

7/10/19
DATE



City of Hanford Department of Public Works

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1. That the design and construction of ingress and egress of truck be accessible perpendicular to Idaho Avenue.

Street Light Requirements:

1. That a new 88 watt LED street lights in conformance with City Std. GE-56 shall be installed along the Idaho Avenue frontage at a location determined by the City Engineer.

Street Requirements:

1. That street improvements in accordance with City Standard ST-23 shall be constructed within the Idaho Avenue right-of-way along the entire property frontage in conformance with City Standards. Improvements shall include the installation of asphalt pavement, street lights, and concrete curbs, gutters, and driveway approaches.
2. The street transition paving and restriping as necessary to transition traffic from the East edge of the property to the existing alignment of Idaho Avenue for East bound traffic shall be consistent with a design speed of 45 mph.
3. A right of way dedication along the frontage of 10th Avenue and Idaho Avenue to a 42' half width.

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.
 - A. That the development is subject to a \$10,214.00 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 \$0.00 Water System Impact Fee in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a \$0.00 Wastewater System Impact Fee in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a \$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 \$0.00 Fire Protection Impact Fee in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is subject to a \$0.00 Police Protection Impact Fee in accordance with City Resolution No. 98-53-R or any revisions thereof.

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

7/10/19
DATE



City of Hanford
Department of Public Works

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

- G. That the development is subject to a **\$0.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$0.00 9th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Resolution No. 2020-08 (CUP 2020-04 Western Milling)

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

7/10/19
DATE



City of Hanford Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 2019-05 – Western Milling –Fertilizer Loading Area – 10th Avenue

General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. 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. 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

7/10/19
DATE

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUC SORENGEN
VICE MAYOR
JOHN DRAXLER
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO
CITY MANAGER
MIKE OLINDS
CITY ATTORNEY
ROBERT M. DOWD

DATE: November 15, 2019

PROJECT: Site Plan Review 2019-05 (502-1054) Revision dated 11/12/19

APPLICANT: Western Milling, LLC

LOCATION: SWC of Idaho Avenue and 10th Avenue (APN 028-030-032)

PROPOSAL: Fertilizer Storage Facility – Installation of (3) 2,033,336 gallon liquid fertilizer storage tanks and approximately 790.11 linear feet of railroad track (2 spurs)

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 13, 2019; May 29, 2019; June 20, 2019; Revision reviewed November 6, 2019 – correction submitted 11/12/2019

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

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☐ Planning Commission

☐ Parks and Recreation Commission

Signed, Gabrielle Myers
Gabrielle Myers, Senior Planner
Community Development Department

November 15, 2019
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the California Environmental Quality Act (CEQA), an initial study was conducted and, on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-29 has been prepared for the project.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING – all previous comments apply; rail extension permitted (2 rail spurs)
- ☒ BUILDING – all previous comments apply
- ☒ ENGINEERING – all previous comments apply
- ☒ SOLID WASTE – all previous comments apply
- ☒ WASTEWATER – all previous comments apply
- ☐ 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. 2019-05 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

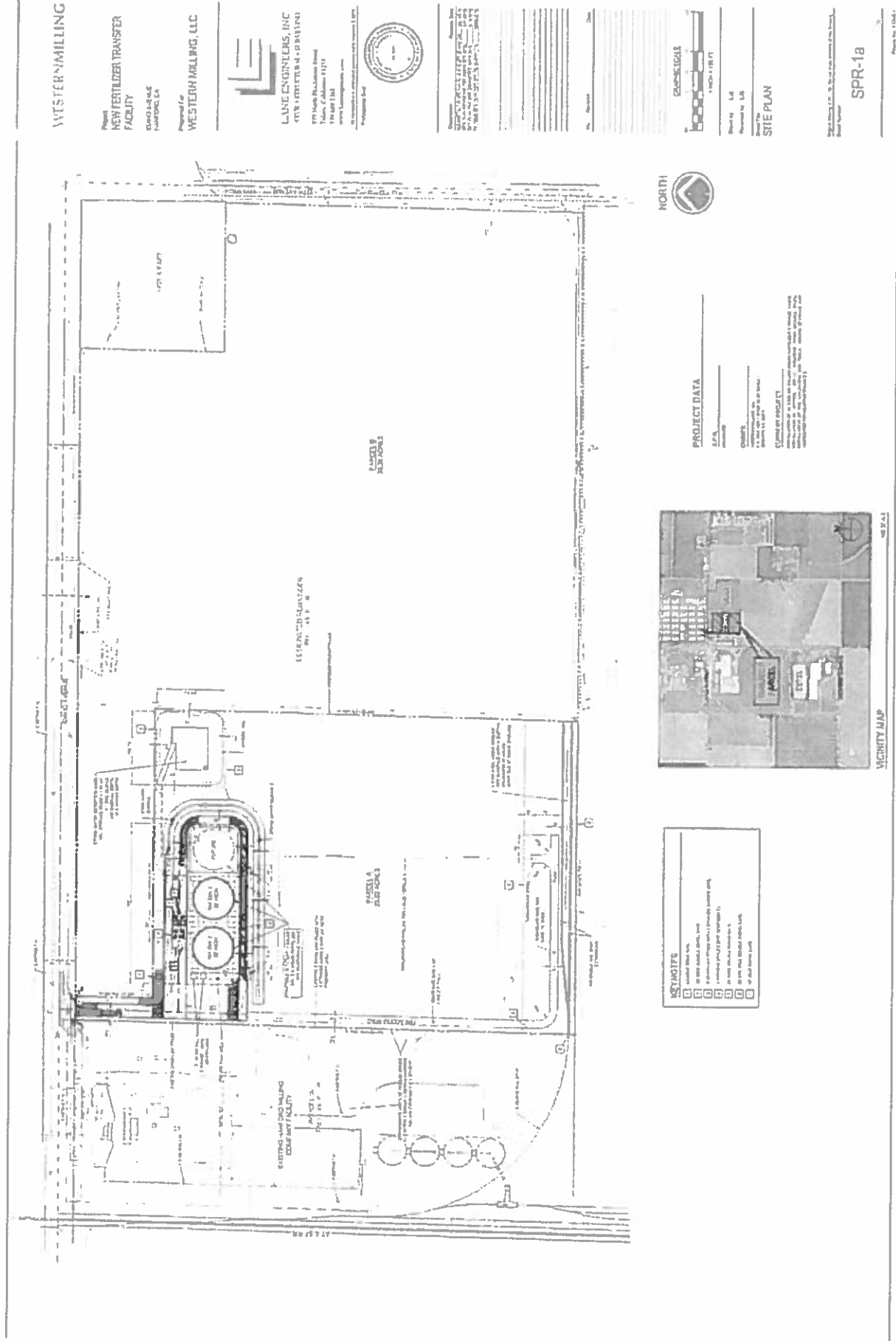


Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2020-08 (CUP 2020-04 Western Milling)

Site Plan Review No. 2019-05 and Tentative Parcel Map No. 2019-03
Mitigation Measures
Mitigated Negative Declaration 2019-29

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	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 project is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.50.140 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.	Developer
AIR QUALITY			
MM Air Quality 1	The project may conflict with or obstruct implementation of the applicable air quality plan?	Compliance with the adopted Air Quality Plan is a requirement of development. The District has reviewed the information provided and determined that the primary functions of this Project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). The proposed Project may be subject to District Rule 9410 (employer Based Trip Reduction) if the Project would result in employment of 100 or more "eligible" employees. District Rule 9410 requires employers with 100 or more "eligible" employees at a worksite to establish an Employer Trip Reduction Implementation Plan (eTRIP) that encourages employees to reduce single-occupancy vehicle trips, thus reducing pollutant emissions associated with work commutes. Under an eTRIP plan, employers have the flexibility to select the options that work best for their worksite and their employees. Information about how District Rule 9410 works can be found online at: www.valleyair.org/tripreduction.htm. For additional information,	Developer to consult with the San Joaquin Valley Air Pollution Control District

		you can contact the District by phone at 559-230-6000 or by e-mail at etrip@valleyair.org The proposed Project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rules 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).	
MM Air Quality 2	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Effective dust control shall be maintained on the job site at all times, in order to reduce the risk of valley fever to workers and nearby residents including watering the exposed construction area 3 times per day and reducing vehicle speed to less than 15 miles per hour during construction.	Developer
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)?	Effective dust control shall be maintained on the job site at all times, in order to reduce the risk of valley fever to workers and nearby residents including watering the exposed construction area 3 times per day and reducing vehicle speed to less than 15 miles per hour during construction.	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	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

	15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	
GEOLOGY AND SOILS		
MM Geology 1	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction; - 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.
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	That a geotechnical and soil studies be prepared for the project.
		City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
		Building Official to require; developer to conduct study

	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- 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 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
GREENHOUSE GAS EMISSIONS			
MM Greenhouse Gases 1	That the project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	That the project comply with the adopted Climate Action Plan, which coincides with the State's goal to meet GHG-emission reduction targets identified under AB32.	Developer
MM Greenhouse Gases 2	That the project could conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	That the project comply with the Climate Action Plan and all applicable rules of the San Joaquin Valley Air Pollution Control District.	Developer
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the	The project must comply with applicable federal, state, and local regulations related to hazardous materials.	Developer

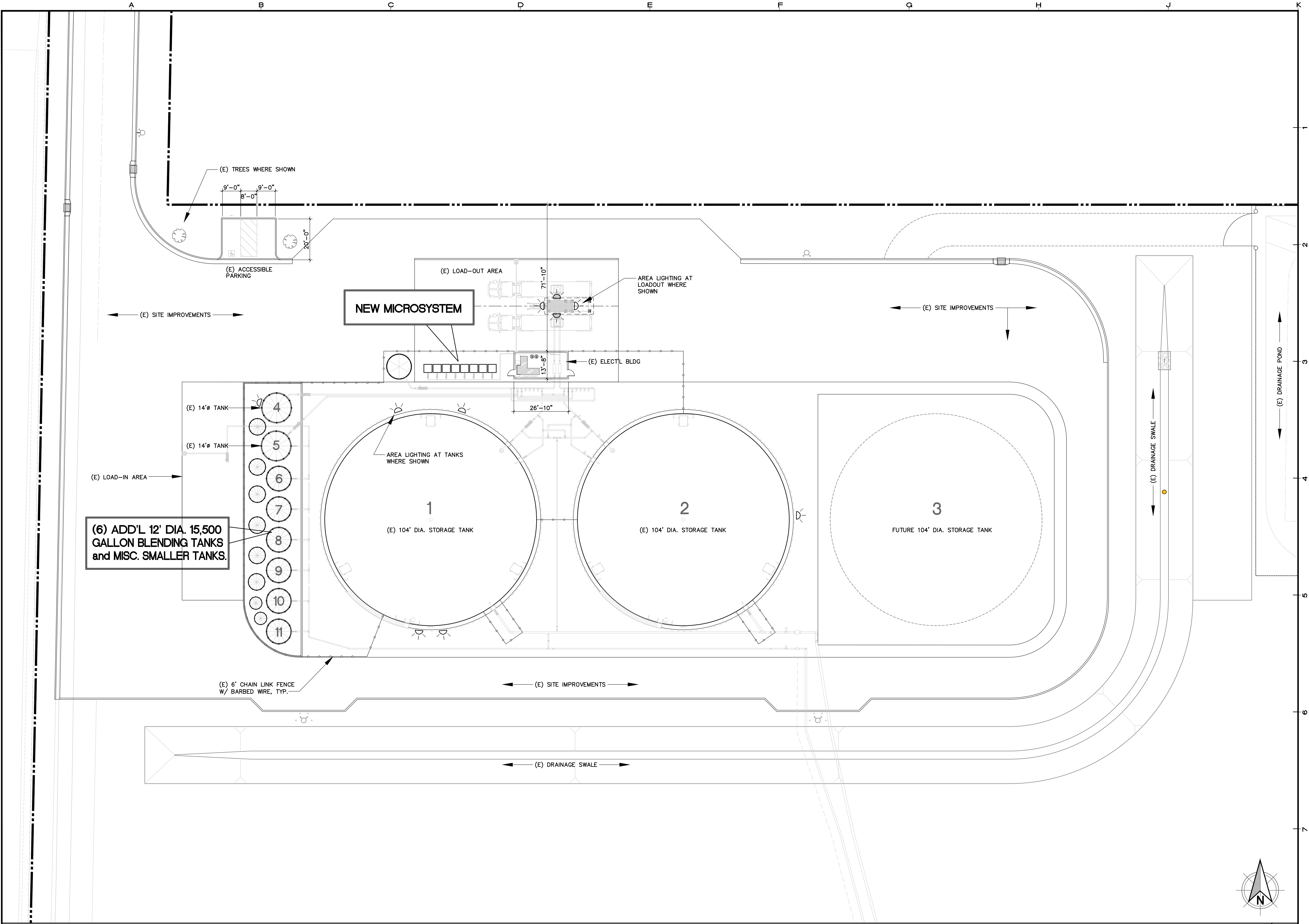
	routine transport, use, or disposal of hazardous materials?		
MM Hazards 2	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? That the Project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	That the project proponents maintain compliance with the safety data sheets for ammonium nitrate solution 32-0-0.	Developer
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	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; 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

	off-site?		
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?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	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	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Developer; Police to enforce

	standards of other agencies?		
MM Noise 2	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; City 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)	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)	The project will be subject to police impact fees.	Developer to pay
TRANSPORTATION/TRAFFIC			
MM Traffic 1	The project could potentially conflict with an applicable plan, ordinance or policy establishing measures of	That street improvements in accordance with City Standard ST-23 shall be constructed within the Idaho Avenue right-of-way along the entire property frontage in conformance with City Standards. Improvements shall include the installation of asphalt pavement, street lights, and concrete curbs, gutters, sidewalks, and driveway approaches.	Developer to provide

	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?		
MM Traffic 2	The project could 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 a peak hour Level of Service D is required to be maintained on all other streets bordering the project.	City to require; developer to provide
MM Traffic 3	The project could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	The street transition paving and restriping as necessary to transition traffic from the East edge of the property to the existing alignment of Idaho Avenue for East bound traffic shall be consistent with a design speed of 45 mph. Provide a right of way dedication along the frontage of 10 th Avenue and Idaho Avenue to a 42' half width.	Developer to provide
MM Traffic 4	The project could conflict with adopted policies, plans, or programs	That the development is subject to a \$10,214.00 Transportation Impact Mitigation Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof.	Developer to pay

	supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project 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?	That an on-site basin is required, in order to provide adequate drainage on site.	Developer to provide
MM Utilities 2	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 3	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	That the development is subject to Refuse and Recycling Impact Fees.	Developer to pay
MM Utilities 4	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.	City to require; developer to provide



PARTIAL SITE PLAN

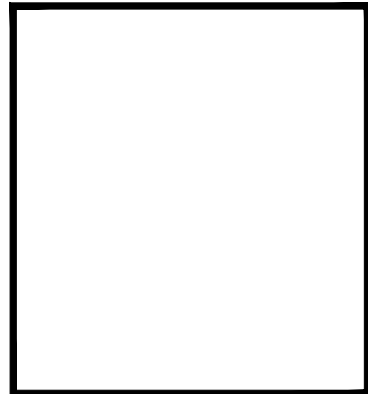
1" = 20'-0"

8K

REVISIONS		COMMENTS
NO.	DATE	
1	07-07-20	GENERAL
2		
3		
4		

ADD'L STORAGE TANKS AND MICROSYSTEM AT
A FERTILIZER TRANSPORT FACILITY FOR:
WESTERN MILLING
HANFORD, CA

DOWD Engineering
Structural - Civil - Drafting
123 East Kern Ave
Tulare, California 93274
(559) 684-9318
lew@dowd@aol.com



SCALE: 1" = 20'-0"
DRAWN BY: BRETT DOWD
DATE: JULY 2020
SHEET NO. S115 PARTIAL SITE PLAN
DOWD ENGINEERING JOB NO: 2874



2B

PROJECT LOCATION:

APN: 028-030-032
ADDRESS: 10361 IDAHO AVE, HANFORD, CA

OWNER

WESTERN MILLING, LLC
P.O. BOX 1029 / 31120 WEST STREET
GOSHEN, CA. 93277

CONTRACTOR:

OWNER / BUILDER:
WESTERN MILLING, LLC
PROJECT MANAGER: BILL SWEENEY 602-695-7390
azsweeney@outlook.com

PROJECT SUMMARY:

NEW EQUIPMENT:

(6) NEW 12' DIAMETER, 15,500 GALLON TANKS TO BE USED FOR BLENDING AND MISC ADD'L SMALLER TANKS.

NEW MICROSYSTEM:

TO BE USED FOR INGREDIENT INJECTION INTO PRODUCT.

NO ADDITIONAL SITE IMPROVEMENTS AT THIS TIME.

PROJECT DATA

6B

MATERIAL STORED TO BE 32-0-0 UREA AMMONIUM NITRATE SOLUTION.

QUANTITY OF STORED MATERIAL:

TANK 1	1,928,841 GALLONS
TANK 2	1,928,841 GALLONS
TANK 3	1,928,841 GALLONS (FUTURE)

ULITMATE MAX. QTY
OF STORED MAT'S = 5,786,523 GALLONS

MATERIAL TO BE RECEIVED VIA RAIL AND / OR TRUCKS, UNLOADED INTO TANKS AND STORED ON SITE. AS PRODUCT IS SOLD IT WOULD BE LOADED INTO TRUCKS AND SHIPPED TO CUSTOMERS, ESTIMATED AT 30 LOADS PER WEEK.

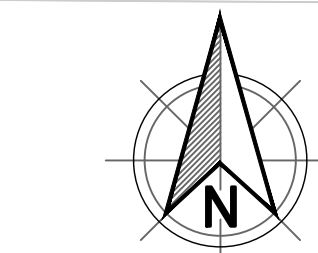
EMPLOYEES: 2 - 3 EMPLOYEES WOULD BE ON SITE, FROM ADJACENT HANFORD MILLING FACILITY FOR UNLOADING TRAIN ONLY. THIS OPERATION TAKES APPROX 24 HOURS AND WOULD OCCUR 6 TIMES PER YEAR. TRUCK LOADOUT IS A CARD-LOCK FACILITY - NO EMPLOYEES NEEDED

FACILITY HOURS: CARD-LOCK LOADOUT IS 24/7

OPERATIONAL STATEMENT

8B

OVERALL SITE PLAN


$$1'' = 80'-0''$$

8K

REVISIONS		
NO.	DATE	COMMENTS
1	07-07-20	GENERAL
2		
3		
4		

ADD'L STORAGE TANKS AND MICROSYSTEM AT
A FERTILIZER TRANSPORT FACILITY FOR:
WESTERN MILLING
HANFORD, CA

DOWD Engineering

Structural - Civil - Drafting

123 East Kern Ave
Tulare, California 93274
(559) 684-9318
lewtdowd@aol.com

SCALE: 1" = 80'-0"
DRAWN BY: BRETT DOWD
DATE: JULY 2020
SHEET NO. G135 SITE PLAN
DOWD ENGINEERING JOB NO: 2874

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
JOHN DRAXLER
VICEMAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
MARTIN DEVINE
ART BRIENO
SUE SORESEN
CITY MANAGER
MARIO C. FUENTEZ II

DATE: August 6, 2020

PROJECT: Site Plan Review 2019-05 (502-1054) **Revision dated 7/7/2020**

APPLICANT: Western Milling, LLC

LOCATION: SWC of Idaho Avenue and 10th Avenue (APN 028-030-032)

PROPOSAL: Fertilizer Storage Facility – Installation of (3) 2,033,336 gallon liquid fertilizer storage tanks and approximately 790.11 linear feet of railroad track (2 spurs) and the addition of blending tanks and micro-system

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 13, 2019; May 29, 2019; June 20, 2019; Revision reviewed November 6, 2019 – correction submitted 11/12/2019; July 15, 2020

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

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

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

☐ Planning
☐ Fire
☐ Solid Waste
☐ Wastewater

☐ Building
☐ Engineering
☐ Police
☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council
☐ Parking and Traffic Commission
☐ Other: _____
☒ Planning Commission CUP
☐ Parks and Recreation Commission

Signed, _____

Gabrielle Myers, Senior Planner

August 6, 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

In accordance with the California Environmental Quality Act (CEQA), an initial study was conducted and, on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-29 has been prepared for the project.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING – all previous comments apply; **additional new comments**
- ☒ BUILDING – all previous comments apply; additional new comments
- ☒ ENGINEERING – all previous comments apply
- ☒ SOLID WASTE – all previous comments apply
- ☒ WASTEWATER – all previous comments apply
- ☐ POLICE
- ☒ FIRE – all previous comments apply
- ☐ 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. 2019-05 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****SITE PLAN NUMBER:** 2019-05 REV.7 – ADDING BLENDING TANKS AND MICROSYSTEM**CONTACT:** Gabrielle Myers, Associate Planner: (559) 585-2578**General Plan Designation:** Heavy Industrial**Zoning:** I-H**Other Special Districts:** N/A**Planning Division Recommendation** ☒ Revise and Proceed ☐ Resubmit

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

Required Entitlements:

- Conditional Use Permit for “industrial or manufacturing facility, intensive” which means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic

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

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-05 (REV. 7), with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Conditions:

- ☒ The use of "industrial or manufacturing facility, intensive," which includes fertilizer blending is subject to approval by the Planning Commission through the Conditional Use Permit process.

Cultural Resources:

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

Building Setback Areas (17.36.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be a minimum of 10 feet along Idaho Avenue
 - ☒ The rear building setback may be zero.
 - ☒ The side building setbacks may be zero.

Height of Structures: (Section 17.36.080)

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

Driveways: (Section 17.36.090)

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That gated entrances shall be setback at least 100 feet from the public right of way, unless a shorter distance is approved by the City Engineer.

General Provisions and Standards:

- ☒ That no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed, permanently fixed structure.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash, and debris.
- ☒ That no use shall be permitted and no process, equipment or material shall be employed which is found by the Planning Department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundaries of the site.

- ☒ That no solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system, except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and City ordinances and policies.
- ☒ That no use shall be permitted and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity, or other forms of energy.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 2 parking stalls on site, one of which is ADA-accessible, as shown on the approved site plan, based on the following ratio: one space for each two employees of the maximum working shift.
- ☐ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars. There shall be no more than four compact spaces adjacent to each other. (Section 17.54.110 B. and C).
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That in all industrial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces.

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.36.130)

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

- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.34.120).

- ☒ **Landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.**
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.

- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

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

Dust Control:

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

BUILDING DIVISION
SPR 2019-005(502-1054) Fertilizer Plant REV 7
7-16-2020
Idaho & 10th Ave

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee 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 (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.



Urea Ammonium Nitrate Solution - 28%, 30%, 32% N (UAN)

Safety Data Sheet

Classified according to the UN-GHS as adopted in the US Hazard Communication Standard (HCS 2012), the Canada Hazardous Products Regulations (WHMIS 2015) and Mexico NOM-018-STPS-2015

Revision Date: 28 September 2018

Date of issue: 28 September 2018

Supersedes Date: 1 September 2015

Version: 2.0

SECTION 1: IDENTIFICATION

1.1. Product Identifier

Product Name: Urea Ammonium Nitrate Solution - 28%, 30%, 32% N (UAN)

CAS No: 15978-77-5

REACH No.: N/A - mixture

Synonyms: UAN (28, 30, and 32% N), Liquid nitrogen fertilizer

STCC: 2871313

1.2. Intended Use of the Product

Uses of the substance/mixture: Fertilizer

Uses advised against: Consumer use

1.3. Name, Address, and Telephone of the Responsible Party

Company

CF Industries

4 Parkway North, Suite 400

Deerfield, Illinois 60015-2590

847-405-2400

www.cfindustries.com

1.4. Emergency Telephone Number

Emergency Number : 800-424-9300

For Chemical Emergency, Spill, Leak, Fire, Exposure, or Accident, call CHEMTREC – Day or Night

SECTION 2: HAZARDS IDENTIFICATION

2.1. Classification of the Substance or Mixture

Classification (GHS-US)

Eye Irrit. 2A H319

Full text of H-phrases: see section 16

2.2. Label Elements

GHS-US Labeling

Hazard Pictograms (GHS-US) :



GHS07

Signal Word (GHS-US)

: Warning

Hazard Statements (GHS-US)

: H319 - Causes serious eye irritation.

Precautionary Statements (GHS-US)

: P264 - Wash hands, forearms, and other exposed areas thoroughly after handling.
P280 - Wear protective gloves, protective clothing, and eye protection.
P305+P351+P338 - IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
P337+P313 - If eye irritation persists: Get medical advice/attention.

2.3. Other Hazards

No additional information available

2.4. Unknown Acute Toxicity (GHS-US)

No data available

Attachment: Attachment 3 - UAN-32 SDS (CUP 2020-04 Western Milling)

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SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

3.1. Substances

Name	Product Identifier	REACH Registration No.	% (w/w)	Classification (GHS-US)
Urea Ammonium Nitrate	(CAS No) 15978-77-5	N/A mixture	100	Eye Irrit. 2A, H319
Contains	Product Identifier		% (w/w)	Classification (GHS-US)
Ammonium nitrate	(CAS No) 6484-52-2	01-2119490981-27-0111	35.7 - 48	Ox. Sol. 3, H272 Eye Irrit. 2A, H319
Urea	(CAS No) 57-13-6	01-2119463277-33-0135	28.5 - 38	Not classified
Water	(CAS No) 7732-18-5	N/A	19.4 - 31.1	Not classified

Full text of H-phrases: see section 16

3.2. Mixture

Not applicable

SECTION 4: FIRST AID MEASURES

4.1. Description of First Aid Measures

General: Never give anything by mouth to an unconscious person. If you feel unwell, seek medical advice (show the label where possible).

Inhalation: When symptoms occur: go into open air and ventilate suspected area. Call a POISON CENTER/doctor/physician if you feel unwell.

Skin Contact: Remove contaminated clothing. Drench affected area with water for at least 15 minutes. Obtain medical attention if irritation develops or persists. Wash contaminated clothing before reuse.

Eye Contact: Rinse cautiously with water for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Obtain medical attention.

Ingestion: Rinse mouth. Do NOT induce vomiting. Immediately call a POISON CENTER or doctor/physician.

4.2. Most Important Symptoms and Effects Both Acute and Delayed

General: Causes eye irritation.

Inhalation: May cause irritation to the respiratory tract.

Skin Contact: May cause skin irritation.

Eye Contact: Causes eye irritation. Symptoms may include: Redness, pain, swelling, itching, burning, tearing, and blurred vision.

Ingestion: Ammonium Nitrate: Ingestion may cause methemoglobinemia. Initial manifestation of methemoglobinemia is cyanosis, characterized by navy lips, tongue and mucous membranes, with skin color being slate grey. Further manifestation is characterized by headache, weakness, dyspnea, dizziness, stupor, respiratory distress and death due to anoxia. If ingested, nitrates may be reduced to nitrites by bacteria in the digestive tract. Signs and symptoms of nitrite poisoning include methemoglobinemia, nausea, dizziness, increased heart rate, hypotension, fainting and possibly shock.

Chronic Symptoms: Overexposure to this material may result in methemoglobinemia.

4.3. Indication of Any Immediate Medical Attention and Special Treatment Needed

If exposed or concerned, get medical advice and attention. Hot Ammonium Nitrate burns skin, allowing rapid absorption of Ammonium Nitrate through the skin and toxic effects can occur quite rapidly. Causes methemoglobinemia – emergency response should treat appropriately, such as by intravenous administration of methylene blue.

SECTION 5: FIRE-FIGHTING MEASURES

5.1. Extinguishing Media

Suitable Extinguishing Media: Use extinguishing media appropriate for surrounding fire.

Unsuitable Extinguishing Media: Do not use a heavy water stream. Use of heavy stream of water may spread fire.

5.2. Special Hazards Arising From the Substance or Mixture

Fire Hazard: Contains substances that are oxidizers when in solid form. May cause fire or explosion if allowed to dry.

Explosion Hazard: May be explosive in contact with flammable or organic substances and confinement during fire.

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Reactivity: Accelerates the rate of burning materials. Oxidizer if allowed to dry.

5.3. Advice for Firefighters

Precautionary Measures Fire: Exercise caution when fighting any chemical fire. Under fire conditions closed containers may rupture or explode.

Firefighting Instructions: Do not allow product to evaporate to dryness. For fires beyond the incipient stage, emergency responders in the immediate hazard area should wear bunker gear. Isolate immediate hazard area and keep unauthorized personnel out. Stop spill/release if it can be done with minimal risk. Move undamaged containers from immediate hazard area if it can be done with minimal risk. Water spray may be useful in minimizing or dispersing vapors. Cool equipment exposed to fire with water, if it can be done with minimal risk.

Protection During Firefighting: Do not enter fire area without proper protective equipment, including respiratory protection.

Hazardous Combustion Products: Nitrogen oxides. Ammonia. Toxic vapors. Carbon oxides (CO, CO₂).

Reference to Other Sections

Refer to section 9 for flammability properties.

SECTION 6: ACCIDENTAL RELEASE MEASURES

6.1. Personal Precautions, Protective Equipment and Emergency Procedures

General Measures: Use special care to avoid static electric charges. Keep away from open flames, hot surfaces and sources of ignition. No smoking. Avoid all contact with skin, eyes, or clothing. Avoid breathing vapor, mist, or spray.

6.1.1. For Non-Emergency Personnel

Protective Equipment: Use appropriate personal protection equipment (PPE).

Emergency Procedures: Evacuate unnecessary personnel. Eliminate ignition sources.

6.1.2. For Emergency Personnel

Protective Equipment: Equip cleanup crew with proper protection.

Emergency Procedures: Stop leak if safe to do so. Ventilate area.

6.2. Environmental Precautions

Prevent entry to sewers and public waters. Contact competent authorities after a spill.

6.3. Methods and Material for Containment and Cleaning Up

For Containment: Contain any spills with dikes or absorbents to prevent migration and entry into sewers or streams.

Methods for Cleaning Up: Clean up spills immediately and dispose of waste safely. Absorb and/or contain spill with inert material, then place in suitable container. Do not take up in combustible material such as: saw dust or cellulosic material. Contact competent authorities after a spill.

6.4. Reference to Other Sections

See heading 8, Exposure Controls and Personal Protection. See Section 13, Disposal Considerations.

SECTION 7: HANDLING AND STORAGE

7.1. Precautions for Safe Handling

Additional Hazards When Processed: When the water in UAN evaporates, residue may include solid ammonium nitrate and urea. When sensitized or during decomposition, solid ammonium nitrate may become unstable and/or explosive. UAN pumps operated with blocked discharge have been known to detonate. Smothering, contact with organic material, or combustible material may cause an explosive situation. Thoroughly wash out pipes, tanks, or valves before welding or burning. Residual solidified ammonium nitrate may explode under high temperatures and confinement. Heating above 140°F will promote hydrolysis. Extreme cold (< 32 °F) may cause crystallization of the product. Do not allow liquid to evaporate, as solid ammonium nitrate residue can explode.

Precautions for Safe Handling: Use only outdoors or in a well-ventilated area. Avoid all eye and skin contact, and do not breathe vapor and mist.

Hygiene Measures: Handle in accordance with good industrial hygiene and safety procedures. Wash hands and other exposed areas with mild soap and water before eating, drinking, or smoking and again when leaving work. Wash contaminated clothing before reuse.

7.2. Conditions for Safe Storage, Including Any Incompatibilities

Technical Measures: Any proposed use of this product in elevated-temperature processes should be thoroughly evaluated to assure that safe operating conditions are established and maintained. Ventilate confined spaces before entering. Proper grounding procedures to avoid static electricity should be followed. Comply with applicable regulations.

Urea Ammonium Nitrate Solution - 28%, 30%, 32% N (UAN)

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Storage Conditions: Store in a dry, cool, and well-ventilated place. Keep in fireproof place. Store locked up. Store away from oxidizers, combustible materials, and all ignition sources. Protect container(s) against corrosion, physical damage, and extreme temperatures. Detached outside storage is preferable. May be corrosive to some metals.

Incompatible Materials: Strong acids. Strong bases. Strong oxidizers. Chlorine. Hypochlorites. Metallic powders. Combustible materials. Chromates. Zinc. Copper and its alloys. Chlorates.

7.3. Specific End Use(s)

Fertilizer

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

8.1. Control Parameters

For substances listed in section 3 that are not listed here, there are no established Exposure limits from the manufacturer, supplier, importer, or the appropriate advisory agency including: ACGIH (TLV), NIOSH (REL), OSHA (PEL), Canadian provincial governments, or the Mexican government.

8.2. Exposure Controls

Appropriate Engineering Controls: Gas detectors should be used when toxic gases may be released. Emergency eye wash fountains and safety showers should be available in the immediate vicinity of any potential exposure. Use explosion-proof equipment. Ensure all national/local regulations are observed. Provide sufficient ventilation to keep ammonia vapors below the permissible exposure limit.

Personal Protective Equipment: Gloves. Protective goggles. Insufficient ventilation: wear respiratory protection. Protective clothing.



Materials for Protective Clothing: Chemically resistant materials and fabrics.

Hand Protection: Wear chemically resistant protective gloves.

Eye Protection: Chemical goggles or safety glasses.

Skin and Body Protection: Chemical resistant suit. Rubber apron, boots.

Respiratory Protection: If exposure limits are exceeded or irritation is experienced, approved respiratory protection should be worn.

Other Information: When using, do not eat, drink, or smoke.

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

9.1. Information on Basic Physical and Chemical Properties

Physical State	: Liquid
Appearance	: Colorless liquid
Odor	: Little or no detectable ammonia odor
Odor Threshold	: Not available
pH	: 6.5 - 7.8
Evaporation Rate	: Not available
Melting Point	: 0°F (-18°C) for 28%N; 16°F (-9°C) for 30%N; 32°F (0°C) for 32%N (salt out temperature)
Freezing Point	: Not available
Boiling Point	: > 100 °C (> 212 °F)
Flash Point	: Not available
Auto-ignition Temperature	: Not available
Decomposition Temperature	: Not available
Flammability (solid, gas)	: Not available
Lower Flammable Limit	: Not available
Upper Flammable Limit	: Not available
Vapor Pressure	: 0.11 - 0.06 psia (28%, 32% respectively) @60°F (15.6°C) due to water component

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Relative Vapor Density at 20 °C	: Not available
Relative Density	: 10.67 lbs/gal (28%N); 10.86 lbs/gal (30%N); 11.08 lbs/gal (32% N)
Specific Gravity	: 1.281 (28%N); 1.304 (30%N); 1.330 (32%N) @60°F (16°C)
Solubility	: Miscible
Partition Coefficient: N-Octanol/Water	: Urea: -1.59, Ammonium Nitrate: -3.1
Viscosity	: 3.6 cP (28%N); 6.1 cP (32%N) @40°F (4.4°C)
Explosion Data – Sensitivity to Mechanical Impact	: Not expected to present an explosion hazard due to mechanical impact.
Explosion Data – Sensitivity to Static Discharge	: Not expected to present an explosion hazard due to static discharge.

SECTION 10: STABILITY AND REACTIVITY

10.1. Reactivity

Accelerates the rate of burning materials. Oxidizer if allowed to dry.

10.2. Chemical Stability

Stable.

10.3. Possibility of Hazardous Reactions

Hazardous polymerization will not occur.

10.4. Conditions to Avoid

Extremely high or low temperatures. Open flame. Heat. Sparks. High pressures- explodes if heated under confinement. Do not allow product to dry out. When the water in UAN evaporates, residue may include solid ammonium nitrate and urea. When sensitized or during decomposition, solid ammonium nitrate may become unstable and/or explosive. UAN pumps operated with blocked discharge have been known to detonate.

10.5. Incompatible Materials

Strong acids. UAN will form urea nitrate when mixed with nitric acid at low pH. Urea nitrate may become unstable and/or explosive under certain conditions. Strong bases. Strong oxidizers. Chlorine. Hypochlorites. UAN will form nitrogen trichloride, which may be explosive, when mixed with chlorine and hypochlorite. Metallic powders. Combustible materials. Chromates. Zinc. Copper and its alloys. Chlorates.

10.6. Hazardous Decomposition Products

Nitrogen oxides. Ammonia. Carbon oxides (CO, CO₂). When the water in UAN evaporates, residue may include solid ammonium nitrate and urea. When sensitized or during decomposition, solid ammonium nitrate may become unstable and/or explosive. UAN pumps operated with blocked discharge have been known to detonate.

SECTION 11: TOXICOLOGICAL INFORMATION

11.1. Information on Toxicological Effects - Product

Acute Toxicity: Not classified

LD50 and LC50 Data: Not available

Skin Corrosion/Irritation: Not classified

pH: 6.5 - 7.8

Serious Eye Damage/Irritation: Causes serious eye irritation.

pH: 6.5 - 7.8

Respiratory or Skin Sensitization: Not classified

Germ Cell Mutagenicity: Not classified

Teratogenicity: Not classified

Carcinogenicity: Not classified

Specific Target Organ Toxicity (Repeated Exposure): Not classified

Reproductive Toxicity: Not classified

Specific Target Organ Toxicity (Single Exposure): Not classified

Aspiration Hazard: Not classified

Symptoms/Injuries After Inhalation: May cause irritation to the respiratory tract.

Symptoms/Injuries After Skin Contact: May cause skin irritation.

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Symptoms/Injuries After Eye Contact: Causes eye irritation. Symptoms may include: Redness, pain, swelling, itching, burning, tearing, and blurred vision.

Symptoms/Injuries After Ingestion: Ammonium Nitrate: Ingestion may cause methemoglobinemia. Initial manifestation of methemoglobinemia is cyanosis, characterized by navy lips, tongue and mucous membranes, with skin color being slate grey. Further manifestation is characterized by headache, weakness, dyspnea, dizziness, stupor, respiratory distress and death due to anoxia. If ingested, nitrates may be reduced to nitrites by bacteria in the digestive tract. Signs and symptoms of nitrite poisoning include methemoglobinemia, nausea, dizziness, increased heart rate, hypotension, fainting and possibly shock.

Chronic Symptoms: Overexposure to this material may result in methemoglobinemia.

11.2. Information on Toxicological Effects - Ingredient(s)

LD50 and LC50 Data:

Water (7732-18-5)	
LD50 Oral Rat	> 90000 mg/kg
Urea (57-13-6)	
LD50 Oral Rat	8471 mg/kg
Ammonium nitrate (6484-52-2)	
LD50 Oral Rat	2217 mg/kg
LC50 Inhalation Rat	> 88.8 mg/l/4h

SECTION 12: ECOLOGICAL INFORMATION

12.1. Toxicity

No additional information available

Urea (57-13-6)	
LC50 Fish 1	16200 - 18300 mg/l (Exposure time: 96 h - Species: Poecilia reticulata)
EC50 Daphnia 1	3910 mg/l (Exposure time: 48 h - Species: Daphnia magna [Static])

12.2. Persistence and Degradability

Urea Ammonium Nitrate Solution- 28%, 30%, 32% N (UAN) (15978-77-5)	
Persistence and Degradability	Not established.

12.3. Bioaccumulative Potential

Urea Ammonium Nitrate Solution- 28%, 30%, 32% N (UAN) (15978-77-5)	
Log Pow	-1.14
Bioaccumulative Potential	Not established.
Urea (57-13-6)	
BCF Fish 1	< 10
Log Pow	-1.59 (at 25 °C)
Ammonium nitrate (6484-52-2)	
BCF Fish 1	(no bioaccumulation expected)
Log Pow	-3.1 (at 25 °C)

12.4. Mobility in Soil

Not available

12.5. Other Adverse Effects

Other Information: Avoid release to the environment.

SECTION 13: DISPOSAL CONSIDERATIONS

13.1. Waste treatment methods

Sewage Disposal Recommendations: Do not empty into drains; dispose of this material and its container in a safe way.

Waste Disposal Recommendations: Dispose of waste material in accordance with all local, regional, national, provincial, territorial and international regulations.

Urea Ammonium Nitrate Solution - 28%, 30%, 32% N (UAN)

Safety Data Sheet

Classified according to the UN-GHS as adopted in the US Hazard Communication Standard (HCS 2012), the Canada Hazardous Products Regulations (WHMIS 2015) and Mexico NOM-018-STPS-2015

SECTION 14: TRANSPORT INFORMATION

14.1. In Accordance with DOT

Not regulated for transport

14.2. In Accordance with IMDG

Not regulated for transport

14.3. In Accordance with IATA

Not regulated for transport

14.4. In Accordance with TDG

Not regulated for transport

SECTION 15: REGULATORY INFORMATION

15.1. US Federal Regulations

Urea Ammonium Nitrate Solution - 28%, 30%, 32% N (UAN) (15978-77-5)

SARA Section 311/312 Hazard Classes	Immediate (acute) health hazard
--	---------------------------------

Water (7732-18-5)

Listed on the United States TSCA (Toxic Substances Control Act) inventory

Urea (57-13-6)

Listed on the United States TSCA (Toxic Substances Control Act) inventory

Ammonium nitrate (6484-52-2)

Listed on the United States TSCA (Toxic Substances Control Act) inventory

15.2. US State Regulations

Urea (57-13-6)

U.S. - Minnesota - Hazardous Substance List

U.S. - Texas - Effects Screening Levels - Long Term

U.S. - Texas - Effects Screening Levels - Short Term

Ammonium nitrate (6484-52-2)

U.S. - California - Toxic Air Contaminant List (AB 1807, AB 2728)

U.S. - Delaware - Accidental Release Prevention Regulations - Sufficient Quantities

U.S. - Delaware - Pollutant Discharge Requirements - Reportable Quantities

U.S. - Massachusetts - Oil & Hazardous Material List - Groundwater Reportable Concentration - Reporting Category 1

U.S. - Massachusetts - Oil & Hazardous Material List - Groundwater Reportable Concentration - Reporting Category 2

U.S. - Massachusetts - Oil & Hazardous Material List - Reportable Quantity

U.S. - Massachusetts - Oil & Hazardous Material List - Soil Reportable Concentration - Reporting Category 1

U.S. - Massachusetts - Oil & Hazardous Material List - Soil Reportable Concentration - Reporting Category 2

RTK - U.S. - Massachusetts - Right To Know List

RTK - U.S. - New Jersey - Right to Know Hazardous Substance List

U.S. - New Jersey - Special Health Hazards Substances List

RTK - U.S. - Pennsylvania - RTK (Right to Know) - Environmental Hazard List

RTK - U.S. - Pennsylvania - RTK (Right to Know) List

U.S. - Texas - Effects Screening Levels - Long Term

U.S. - Texas - Effects Screening Levels - Short Term

15.3. Canadian Regulations

Urea Ammonium Nitrate Solution- 28%, 30%, 32% N (UAN) (15978-77-5)

WHMIS Classification	Class D Division 2 Subdivision B - Toxic material causing other toxic effects
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Urea Ammonium Nitrate Solution - 28%, 30%, 32% N (UAN)

Safety Data Sheet

Classified according to the UN-GHS as adopted in the US Hazard Communication Standard (HCS 2012), the Canada Hazardous Products Regulations (WHMIS 2015) and Mexico NOM-018-STPS-2015

Water (7732-18-5)	
Listed on the Canadian DSL (Domestic Substances List)	
WHMIS Classification	Uncontrolled product according to WHMIS classification criteria
Urea (57-13-6)	
Listed on the Canadian DSL (Domestic Substances List)	
WHMIS Classification	Uncontrolled product according to WHMIS classification criteria
Ammonium nitrate (6484-52-2)	
Listed on the Canadian DSL (Domestic Substances List)	
WHMIS Classification	Class C - Oxidizing Material Class D Division 2 Subdivision B - Toxic material causing other toxic effects

This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations (CPR) and the SDS contains all of the information required by CPR.

SECTION 16: OTHER INFORMATION, INCLUDING DATE OF PREPARATION OR LAST REVISION

Revision Date : 29 September 2018
Revision Comments : This document has undergone extensive revisions and should be reviewed in its entirety.

GHS Full Text Phrases:

Eye Irrit. 2A	Serious eye damage/eye irritation Category 2A
Ox. Sol. 3	Oxidizing solids Category 3
H272	May intensify fire; oxidizer
H319	Causes serious eye irritation

NFPA Rating

Health Hazard

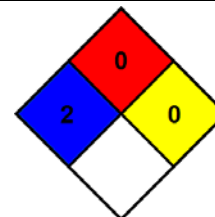
: 2 - Intense or continued exposure could cause temporary incapacitation or possible residual injury unless prompt medical attention is given.

Fire Hazard

: 0 - Materials that will not burn.

Reactivity

: 0 - Normally stable, even under fire exposure conditions, and are not reactive with water.



HMIS III Rating

Health

: 2 Moderate Hazard – Temporary or minor injury may occur

Flammability

: 0 Minimal Hazard

Physical

: 0 Minimal Hazard

Party Responsible for the Preparation of This Document

CF Industries, Corporate EHS Department, 847-405-2400

This information is based on our current knowledge and is intended to describe the product for the purposes of health, safety and environmental requirements only. It should not therefore be construed as guaranteeing any specific property of the product.

CF believes the information contained herein is accurate; however, CF makes no guarantees or warranties with respect to such accuracy and assumes no liability in connection with the use of the information contained herein by any party. The provision of the information contained herein by CF is not intended to be and should not be construed as legal advice or as ensuring compliance by other parties. Judgments as to the suitability of the information contained herein for the party's own use or purposes are solely the responsibility of that party. Any party handling, transferring, transporting, storing, applying or otherwise using this product should review thoroughly all applicable laws, rules, regulations, standards and good engineering practices. Such thorough review should occur before the party handles, transfers, transports, stores, applies or otherwise uses this product.

SAFETY DATA SHEET

HYDRI-GRO BORON 10%
 Product ID: HC2148
 Revised: 03-07-2018
 Replaces: 08-13-2014

1. IDENTIFICATION

Product Identifier: HYDRI-GRO BORON 10%
Other Identifiers: R21830A
CAS Number: MIXTURE
Recommended Use: For use as a micronutrient fertilizer.
Restrictions on Use: No data available.

Hydrite Chemical Co.
 300 N. Patrick Blvd.
 Brookfield, WI 53008-0948
 (262) 792-1450

EMERGENCY RESPONSE NUMBERS:
24 Hour Emergency #: (414) 277-1311
CHEMTREC Emergency #: (800) 424-9300

2. HAZARD(S) IDENTIFICATION

GHS Classification(s): Skin Corrosion/Irritation Category 2
 Serious Eye Damage/Eye Irritation Category 2
 Reproductive Toxicity Category 2

GHS Label Elements:

GHS Hazard Symbols:



Signal Word: Warning

Hazard Statements: Causes skin irritation.
 Causes serious eye irritation.
 Suspected of damaging fertility or the unborn child.

Precautionary Statements:

Prevention: Obtain special instructions before use.
 Do not handle until all safety precautions have been read and understood.
 Wash thoroughly after handling.
 Wear protective gloves/protective clothing/eye protection/face protection.

Response: IF ON SKIN: Wash with plenty of water
 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
 IF exposed or concerned: Get medical advice or attention.
 Specific treatment (see First Aid on SDS or on this label).
 If skin irritation occurs: Get medical advice or attention.
 If eye irritation persists: Get medical advice or attention.
 Take off contaminated clothing and wash before reuse.

Storage: Store in a secure manner.

Disposal: Dispose of in accordance with local, regional and international regulations.

Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 65.9 %

HYDRI-GRO BORON 10%
Product ID: HC2148

Dermal:	65.9 %
Inhalation Vapor:	65.9 %
Inhalation Dust/Mist:	65.9 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

Substances/Mixtures:

Chemical or Common Name/Synonyms	CAS Number	% by Wt.
Boric acid (H ₃ BO ₃), compound with 2-aminoethanol (1:?)	26038-87-9	< 75 %

Note: Any chemical identity and/or exact percentage not expressly stated is being withheld as a trade secret or is due to batch variation.

4. FIRST-AID MEASURES

Description of Necessary Measures:

Eye Contact: If in eyes: Immediately flush eyes with plenty of water for at least 15 minutes while holding eyelids open. Tilt head to avoid contaminating unaffected eye. Get immediate medical attention.

Skin Contact: If on skin: Flush skin with plenty of water while removing contaminated clothing and shoes. Do not reuse clothing or shoes until cleaned. If irritation develops or persists, get medical attention.

Inhalation: If inhaled: Remove to fresh air. Get medical attention if breathing becomes difficult or respiratory irritation occurs.

Ingestion: If a large amount is swallowed, get medical attention. DO NOT induce vomiting. Give 2 glasses of water to drink.

Most Important Symptoms/Effects, Acute and Delayed:

Eye Contact: No hazard expected under normal use. May cause: irritation.

Skin Contact: No hazard expected under normal use. Contact may cause: mild irritation. drying. Prolonged contact may cause: redness. peeling. skin damage.

Skin Absorption: Poorly absorbed through intact skin. May be absorbed through damaged skin. Effects may include those described for swallowing.

Inhalation: May cause mild irritation. Dusts may irritate: nose. throat. May irritate:

Ingestion: Small amounts (e.g., a teaspoonful) swallowed accidentally are not likely to cause effects; swallowing amounts larger than that may cause gastrointestinal symptoms. May cause: nausea. vomiting. diarrhea. weakness. depression. headache. skin rashes. cracked lips. loss of hair. shock.

Indication of Immediate Medical Attention and Special Treatment Needed: Observation only is required for adult ingestion in the range of 4-8 grams of boric acid. For ingestion of larger amounts, maintain adequate kidney function and force fluids. Gastric lavage is recommended for symptomatic patients only. Hemodialysis should be reserved for massive acute ingestion or patients with renal failure. Boron analyses of urine or blood are only useful for documenting exposure and should not be used to evaluate severity of poisoning or to guide treatment.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: For fires in area use appropriate media. For example: Water spray. Carbon dioxide. Dry chemical. Foam.

Specific Hazards Arising from the Chemical:

Fire and Explosion Hazards: Material will not ignite or burn.

Hazardous Combustion Products: None known.

Special Protective Equipment and Precautions for Fire-Fighters: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-Approved self-contained breathing apparatus.

HYDRI-GRO BORON 10%
Product ID: HC2148

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions, Protective Equipment, Emergency Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8. Never exceed any occupational exposure limit.

Methods and Materials for Containment and Clean Up: Contain spill, place into drums for proper disposal. Soak up residue with inert absorbent material. Place in non-leaking containers for immediate disposal. Flush remaining area with water to remove trace residue and dispose of properly. Avoid direct discharge to sewers and surface waters. Notify authorities if entry occurs.

7. HANDLING AND STORAGE

Precautions for Safe Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling.

Conditions for Safe Storage, Including any Incompatibilities: Store in a cool, well ventilated area, out of direct sunlight. Store in a dry location away from heat. Keep away from incompatible materials. Keep containers tightly closed. Do not store in unlabeled or mislabeled containers. Store at an ambient temperature.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

ACGIH Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

Engineering Controls: General room ventilation is required. To keep exposures to a minimum, local exhaust may be necessary. Maintain adequate ventilation. Avoid creating dust or mist.

Individual Protection Measures:

Eye/Face Protection: Wear safety glasses with side shields while handling this product. If dust may be generated, then wear chemical safety goggles. If splashing of liquid may occur, then wear chemical safety goggles and/or face shield.

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Protective gloves: Chemical-resistant.

Respiratory Protection: Respiratory protection must be worn if ventilation does not eliminate symptoms or keep levels below recommended exposure limits. If exposure limits are exceeded, wear: NIOSH-Approved respirator for dusts and mists. DO NOT exceed limits established by the respirator manufacturer. All respiratory protection programs must comply with OSHA 29 CFR 1910.134 and ANSI Z88.2 requirements and must be followed whenever workplace conditions require a respirator's use.

Other Protective Equipment: Eye-wash station. Safety shower. Protective clothing.

General Hygiene Conditions: Wash with soap and water before meal times and at the end of each work shift.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Liquid.

Color: Clear. Colorless to yellow.

Odor: Mild amine.

Odor Threshold: N.D.

HYDRI-GRO BORON 10%
Product ID: HC2148

pH: 8 (as is)
Freezing Point (deg. F): N.D.
Melting Point (deg. F): N.D.
Initial Boiling Point or Boiling Range: N.D.
Flash Point: N.D.
Flash Point Method: N.A.
Evaporation Rate (nBuAc = 1): N.D.
Flammability (solid, gas): N.D.
Lower Explosion Limit: N.A.
Upper Explosion Limit: N.A.
Vapor Pressure (mm Hg): N.D.
Vapor Density (air=1): N.D.
Specific Gravity or Relative Density: 1.34 @ 25 Deg. C
Solubility in Water: Appreciable
Partition Coefficient (n-octanol/water): N.D.
Autoignition Temperature: No Data
Decomposition Temperature: N.D.
Viscosity: N.D.
% Volatile (wt%): N.D.
VOC (wt%): N.D.
VOC (lbs/gal): N.D.
Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.

Chemical Stability: Stable under normal conditions.

Possibility of Hazardous Reactions: Hazardous polymerization will not occur under normal conditions. Reacts with alkalines to form salts.

Conditions to Avoid: Avoid elevated temperatures. Boric acid is a stable product, but when heated it loses water, first forming metaboric acid (HBO₂), and on further heating it is converted into boric oxide (B₂O₃).

Incompatible Materials: Boric acid reacts as a weak acid which may cause corrosion of base metals. Reaction with strong reducing agents, such as metal hydrides or alkali metals, will generate hydrogen gas, which could create an explosive hazard.

Hazardous Decomposition Products: None known.

11. TOXICOLOGICAL INFORMATION

Routes of Exposure: Inhalation. Ingestion. Eyes. Skin.

Symptoms/Effects: Acute, Delayed and Chronic:

Eye Contact: No hazard expected under normal use. May cause: irritation.

Skin Contact: No hazard expected under normal use. Contact may cause: mild irritation. drying. Prolonged contact may cause: redness. peeling. skin damage.

Skin Absorption: Poorly absorbed through intact skin. May be absorbed through damaged skin. Effects may include those described for swallowing.

Inhalation: May cause mild irritation. Dusts may irritate: nose. throat. May irritate:

Ingestion: Small amounts (e.g., a teaspoonful) swallowed accidentally are not likely to cause effects; swallowing amounts larger than that may cause gastrointestinal symptoms. May cause: nausea. vomiting. diarrhea. weakness. depression. headache. skin rashes. cracked lips. loss of hair. shock.

Numerical Measures of Toxicity:

HYDRI-GRO BORON 10%
Product ID: HC2148

<u>Component</u>	<u>Oral LD50</u>	<u>Dermal LD50</u>	<u>Inhalation LC50</u>
No components found or no data available for product.			

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

Medical Conditions Aggravated by Exposure to Product: No data available.

Other: Animal ingestion studies in several species, at high does, indicate that borates cause reproductive and developmental effects. A human study of occupational exposure to borate dust showed no adverse effect on reproduction. No target organ has been identified in humans. High dose animal ingestion studies indicate the testes are the target organs in male animals.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: General: Boron (B) is the element in boric acid which is used by convention to report borate product ecological effects. It occurs naturally in sea-water at an average concentration of 5 mg B/L and generally occurs in fresh water at concentrations up to 1 mg B/L. In dilute aqueous solutions the predominant boron species present is undissociated boric acid. To convert boric acid into equivalent boron (B) content, multiply by 0.1748. Phytotoxicity: Boron is an essential micronutrient for healthy growth of plants; however, it can be harmful to boron sensitive plants in high quantities. Care should be taken to minimize the amount of boric acid released into the environment. Algal toxicity: Green algae, *Scenedesmus subspicatus* 96-hr EC10=24 mg B/L*; Invertebrate toxicity: Daphnids, *Daphnia magna* straus 48-hr LC50=133 mg B/L**, 21-day NOEC-LOEC=6-13 mg B/L**; Fish toxicity: Sea water: Dab, *Limanda limanda* 96-hr LC50=74 mg/L*; Fresh water: Rainbow trout, *S. gairdneri* (embryo-larval stage) 24-day LC50= 150 mg B/L**, 32-day LC50=100 mg B/L**; Goldfish, *Carassius auratus* (embryo-larval stage) 7-day LC50=46 mg B/L**, 3-day LC50=178 mg/B/L**; Test Substance: * Sodium tetraborate, ** Boric acid.

Chemical Fate Information: Persistence/degradation: Boron is naturally occurring and ubiquitous in the environment. Boric acid decomposes in the environment to natural borate. Octanol/water partition coefficient: Log Pow: -0.7570 at 25 Deg. C. Soil mobility: Boric acid is soluble in water and is leachable through normal soil.

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations. Regulations may vary in different locations. Waste characterizations and compliance with applicable laws are the responsibility solely of the waste generator.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: All components of this product are on the TSCA Inventory or are exempt from TSCA Inventory requirements.

SARA Title III Section 311/312 Category Hazards: Please see Section 2 of this SDS.

Regulated Components:	CAS	CERCLA	SARA	SARA	U.S.	WI	Prop
Component	Number	RQ	EHS	313	HAP	HAP	65
No components found.							

HYDRI-GRO BORON 10%
Product ID: HC2148

16. OTHER INFORMATION

Hazard Rating System

Health: 2*

Flammability: 0

Reactivity: 0

* = Chronic Health Hazard

NFPA Rating System

Health: 2

Flammability: 0

Reactivity: 0

Special Hazard: None

SDS Abbreviations

N.A. = Not Applicable

N.D. = Not Determined

HAP = Hazardous Air Pollutant

VOC = Volatile Organic Compound

C = Ceiling Limit

N.E./Not Estab. = Not Established

SDS Prepared by: JAK

Reason for Revision: Section 2.

Revised: 03-07-2018

Replaces: 08-13-2014

The data in this Safety Data Sheet relates to the specific material designated and does not relate to its use in combination with any other material or process. The data contained is believed to be correct. However, since conditions of use are outside our control it should not be taken as warranty or representation for which HYDRITE CHEMICAL CO. assumes legal responsibility. This information is provided solely for your consideration, investigation, and verification.

Attachment: Attachment 4 - Hydri-Gro Boron 10%-SDS (CUP 2020-04 Western Milling)

SAFETY DATA SHEET

HYDRI-GRO CA
 Product ID: HC2146
 Revised: 12-08-2014
 Replaces: 12-08-2014

1. IDENTIFICATION

Product Name: HYDRI-GRO CA
Synonyms: R22087A
CAS Number: mixture
Recommended Use: No data available.
Restrictions on Use: No data available.

2. HAZARD(S) IDENTIFICATION



Signal Word: Warning

GHS Classification: Serious Eye Damage/Eye Irritation Category 2B
 Specific Target Organ Systemic Toxicity (STOT) - Single Exposure Category 3

Hazard Statements: Causes eye irritation
 May cause respiratory irritation.

Precautionary Statements:

Prevention: Avoid breathing dust, gas, mist, vapors or spray.
 Wash thoroughly after handling.
 Use only outdoors or in a well-ventilated area.

Response: IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing.
 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
 Call a POISON CENTER or doctor if you feel unwell.
 If eye irritation persists: Get medical advice or attention.

Storage: Store in a well-ventilated place. Keep container tightly closed.
 Store in a secure manner.

Disposal: Dispose of in accordance with local, regional and international regulations.

Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 30.6 %
Dermal: 30.6 %
Inhalation Vapor: 30.6 %
Inhalation Dust/Mist: 30.6 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

HYDRI-GRO CA
Product ID: HC2146

<u>Component</u>	<u>CAS Number</u>	<u>% by Wt.</u>
Ethylenediaminetetraacetic acid calcium disodium salt	62-33-9	< 5 %

4. FIRST-AID MEASURES

Eye Contact: If in eyes: Flush affected eye with plenty of water to remove chemical, regardless of hazard. Tilt head to avoid contaminating unaffected eye. If irritation occurs, get medical attention.

Skin Contact: If on skin: Flush skin with plenty of water while removing contaminated clothing and shoes. Do not reuse clothing or shoes until cleaned. If irritation develops or persists, get medical attention.

Inhalation: If inhaled: Remove to fresh air. Get medical attention if breathing becomes difficult or respiratory irritation occurs.

Ingestion: If swallowed: Call a physician immediately. DO NOT induce vomiting unless directed to do so by a physician. Never give anything by mouth to an unconscious person. If vomiting occurs spontaneously, keep head below hips to prevent aspiration of liquid into the lungs.

Most Important Symptoms/Effects:

Eye Contact: Causes mild to moderate irritation.

Skin Contact: May cause mild to moderate irritation.

Skin Absorption: No absorption hazard expected under normal use.

Inhalation: May cause mild irritation.

Ingestion: No evidence of adverse effects based on available information.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Water spray. Alcohol resistant foam. Dry chemical. Carbon dioxide.

Fire Fighting Methods: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-Approved self-contained breathing apparatus. Remain upwind of fire to avoid hazardous vapors and decomposition products.

Fire and Explosion Hazards: None known.

Hazardous Combustion Products: Carbon oxides. Nitrogen oxides. Sodium oxides. Calcium oxides.

6. ACCIDENTAL RELEASE MEASURES

Spill Clean-Up Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8. Contain spill, place into drums for proper disposal.

7. HANDLING AND STORAGE

Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling.

Storage: Store in a cool, well ventilated area, out of direct sunlight. Store in a dry location away from heat. Keep away from incompatible materials. Keep containers tightly closed. Do not store in unlabeled or mislabeled containers. See Section 10 for incompatible materials.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
------------------	---------------

HYDRI-GRO CA
Product ID: HC2146

No components found.

ACGIH Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

Engineering Controls: General room ventilation is required.

Eye/Face Protection: Wear safety glasses while handling this product.

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Protective gloves: Impervious.

Respiratory Protection: Respiratory protection may be required to avoid overexposure when handling this product. NIOSH-Approved respirator.

Other Protective Equipment: Eye-wash station. Safety shower.

General Hygiene Conditions: Wash with soap and water before meal times and at the end of each work shift. Handle in accordance with good industrial hygiene and safety practice.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Liquid.

Color: Colorless. Light yellow.

Odor: No odor.

Odor Threshold: N.D.

pH: 8 (as is)

Freezing Point (deg. F): N.D.

Melting Point (deg. F): N.D.

Initial Boiling Point or Boiling Range: N.A.

Flash Point: N.A.

Flash Point Method: N.A.

Evaporation Rate (nBuAc = 1): N.D.

Flammability (solid, gas): N.D.

Lower Explosion Limit: N.A.

Upper Explosion Limit: N.A.

Vapor Pressure (mm Hg): N.D.

Vapor Density (air=1): N.D.

Specific Gravity or Relative Density: 1.23 @ 25 Deg. C

Solubility in Water: Soluble

Partition Coefficient (n-octanol/water): N.D.

Autoignition Temperature: No Data

Decomposition Temperature: N.D.

Viscosity: N.D.

% Volatile (wt%): N.D.

VOC (wt%): N.D.

VOC (lbs/gal): N.D.

Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.

Chemical Stability: Stable under normal conditions.

Possibility of Hazardous Reactions: No hazardous polymerization data.

Conditions to Avoid: None known.

Incompatible Materials: Strong oxidizing agents.

HYDRI-GRO CA
Product ID: HC2146

Hazardous Decomposition Products: None known.

11. TOXICOLOGICAL INFORMATION

<u>Component</u>	<u>Oral LD50</u>	<u>Dermal LD50</u>	<u>Inhalation LC50</u>
No components found or no data available for product.			

Routes of Exposure: None known. Eyes. Skin. Inhalation.

Eye Contact: Causes mild to moderate irritation.

Skin Contact: May cause mild to moderate irritation.

Skin Absorption: No absorption hazard expected under normal use.

Inhalation: May cause mild irritation.

Ingestion: No evidence of adverse effects based on available information.

Medical Conditions Aggravated by Exposure to Product: None known.

Other: None known.

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: No data available.

Chemical Fate Information: No data available.

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: This product or all components of this product are listed on the EPA/TSCA Inventory of Chemical Substances.

SARA Title III Section 311/312 Category Hazards:

<u>Immediate (Acute)</u>	<u>Delayed (Chronic)</u>	<u>Fire Hazard</u>	<u>Pressure Release</u>	<u>Reactive</u>			
Yes	No	No	No	No			
Regulated Components:							
<u>Component</u>	<u>CAS Number</u>	<u>CERCLA RQ</u>	<u>SARA EHS</u>	<u>SARA 313</u>	<u>U.S. HAP</u>	<u>WI HAP</u>	<u>Prop 65</u>
No components found.							

16. OTHER INFORMATION**Hazard Rating System**

Health: 2

Flammability: 0

Reactivity: 0

* = Chronic Health Hazard

NFPA Rating System

Health: 2

Flammability: 0

Reactivity: 0

Special Hazard: None

SDS Abbreviations

N.A. = Not Applicable

N.D. = Not Determined

HAP = Hazardous Air Pollutant

VOC = Volatile Organic Compound

C = Ceiling Limit

N.E./Not Estab. = Not Established

SDS Prepared by: CSH

Reason for Revision: New product.

Revised: 12-08-2014

Replaces: 12-08-2014

SAFETY DATA SHEET

HYDRI-GRO CU
 Product ID: HC2142
 Revised: 05-29-2014
 Replaces: 11-01-2013

1. IDENTIFICATION

Product Name: HYDRI-GRO CU
Synonyms: R18567A
CAS Number: MIXTURE
Recommended Use: No data available.
Restrictions on Use: No data available.

Hydrite Chemical Co.
 300 N. Patrick Blvd.
 Brookfield, WI 53008-0948
 (262) 792-1450

EMERGENCY RESPONSE NUMBERS:
 24 Hour Emergency #: (414) 277-1311
 CHEMTREC Emergency #: (800) 424-9300

2. HAZARD(S) IDENTIFICATION

GHS Classification: This product is not classified as defined by OSHA 29 CFR 1910.1200.

Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 100.0 %
Dermal: 100.0 %
Inhalation Vapor: 100.0 %
Inhalation Dust/Mist: 100.0 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

Component	CAS Number	% by Wt.
Diammonium copper ethylenediaminetetraacetate solution	67989-88-2	< 50 %

4. FIRST-AID MEASURES

Eye Contact: If in eyes: Immediately flush eyes thoroughly with plenty of water. Tilt head to avoid contaminating unaffected eye. If irritation occurs, get medical attention.

Skin Contact: If on skin: Flush skin with plenty of water while removing contaminated clothing and shoes. Do not reuse clothing or shoes until cleaned. If irritation develops or persists, get medical attention. Wash with soap and water.

Inhalation: If inhaled: Remove to fresh air. Get medical attention if breathing becomes difficult or respiratory irritation occurs.

Ingestion: If swallowed: Call a physician immediately. DO NOT induce vomiting unless directed to do so by a physician. Never give anything by mouth to an unconscious person. If vomiting occurs spontaneously, keep head below hips to prevent aspiration of liquid into the lungs.

Most Important Symptoms/Effects:

Eye Contact: May cause mild irritation. May cause: redness. tearing. stinging.

Skin Contact: May cause mild irritation. Liquid may cause: redness. swelling. stinging.

Skin Absorption: No data available.

HYDRI-GRO CU
Product ID: HC2142

Inhalation: May cause mild irritation. May cause: coughing. difficulty breathing. tightness of the chest. soreness in respiratory tract.

Ingestion: May cause mild irritation. May cause: abdominal cramps. nausea.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Alcohol foam. Carbon dioxide. Dry chemical. Water spray.

Fire Fighting Methods: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-approved self-contained breathing apparatus. Remain upwind of fire to avoid hazardous vapors and decomposition products. Use water spray to cool fire-exposed containers.

Fire and Explosion Hazards: None known.

Hazardous Combustion Products: No data available.

6. ACCIDENTAL RELEASE MEASURES

Spill Clean-Up Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8. Never exceed any occupational exposure limit. Contain spill, place into drums for proper disposal. Soak up residue with inert absorbent material. Place in non-leaking containers for immediate disposal. Flush remaining area with water to remove trace residue and dispose of properly. Avoid direct discharge to sewers and surface waters. Notify authorities if entry occurs.

7. HANDLING AND STORAGE

Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling. Empty containers retain product residue (vapor, dust, or liquid) and can be dangerous. DO NOT pressurize, cut, weld, braze, solder, drill, grind, or expose such containers to heat, flame, sparks, static electricity, or other source of ignition. They may explode and cause injury or death.

Storage: Store in a cool, well ventilated area, out of direct sunlight. Store in a dry location away from heat. Keep away from incompatible materials. Keep containers tightly closed. Do not store in unlabeled or mislabeled containers. Do not freeze. See Section 10 for incompatible materials.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

ACGIH Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
Diammonium copper ethylenediaminetetraacetate solution	1 mg/m ³ TWA (dust and mist, as Cu)

Engineering Controls: Not required for normal use. Maintain adequate ventilation. Do not use in closed or confined spaces. Avoid creating dust or mist.

Eye/Face Protection: Wear safety glasses while handling this product. If splashing of liquid may occur, then wear a face shield.

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Protective gloves: Nitrile.

Respiratory Protection: Respiratory protection may be required to avoid overexposure when handling this product. If dust or mist is present, wear: NIOSH-Approved respirator for dusts and mists. DO NOT exceed limits established by the respirator manufacturer. All respiratory protection programs must comply with OSHA 29 CFR

HYDRI-GRO CU
Product ID: HC2142

1910.134 and ANSI Z88.2 requirements and must be followed whenever workplace conditions require a respirator's use.

Other Protective Equipment: Eye-wash station. Safety shower.

General Hygiene Conditions: Wash with soap and water before meal times and at the end of each work shift. Good manufacturing practices require gross amounts of any chemical be removed from skin as soon as practical, especially before eating or smoking. Handle in accordance with good industrial hygiene and safety practice.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Liquid.

Color: Blue. Clear.

Odor: Mild ammonia.

Odor Threshold: N.D.

pH: 6.90 (as is)

Freezing Point (deg. F): -39

Melting Point (deg. F): N.D.

Initial Boiling Point or Boiling Range: N.A.

Flash Point: N.A.

Flash Point Method: N.A.

Evaporation Rate (nBuAc = 1): N.D.

Flammability (solid, gas): N.D.

Lower Explosion Limit: N.A.

Upper Explosion Limit: N.A.

Vapor Pressure (mm Hg): N.D.

Vapor Density (air=1): N.D.

Specific Gravity or Relative Density: 1.28 @ 25 Deg. C

Solubility in Water: Appreciable

Partition Coefficient (n-octanol/water): N.D.

Autoignition Temperature: No Data

Decomposition Temperature: N.D.

Viscosity: N.D.

% Volatile (wt%): N.D.

VOC (wt%): N.D.

VOC (lbs/gal): N.D.

Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.

Chemical Stability: Stable under normal conditions.

Possibility of Hazardous Reactions: Hazardous polymerization will not occur under normal conditions.

Conditions to Avoid: Do not freeze. Avoid elevated temperatures.

Incompatible Materials: Brass.

Hazardous Decomposition Products: Ammonia. Carbon dioxide. Carbon monoxide. Nitrogen oxides.

11. TOXICOLOGICAL INFORMATION

Component

Oral LD50

Dermal LD50

Inhalation LC50

No components found or no data available for product.

Routes of Exposure: Eyes. Ingestion. Inhalation. Skin.

HYDRI-GRO CU
Product ID: HC2142

Eye Contact: May cause mild irritation. May cause: redness. tearing. stinging.

Skin Contact: May cause mild irritation. Liquid may cause: redness. swelling. stinging.

Skin Absorption: No data available.

Inhalation: May cause mild irritation. May cause: coughing. difficulty breathing. tightness of the chest. soreness in respiratory tract.

Ingestion: May cause mild irritation. May cause: abdominal cramps. nausea.

Medical Conditions Aggravated by Exposure to Product: Skin disorders.

Other: None known.

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: No data available.

Chemical Fate Information: No data available.

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations. DO NOT pressurize, cut, weld, solder, drill, grind or expose empty containers to heat, flame, sparks or other sources of ignition. Since emptied containers retain product residue, follow label warnings even after container is emptied. Disposal methods identified are for the product as sold. For proper disposal of used material, an assessment must be completed to determine the proper and permissible waste management options permitted under applicable rules, regulations and/or laws governing your location.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: All components of this product are on the TSCA Inventory or are exempt from TSCA Inventory requirements.

SARA Title III Section 311/312 Category Hazards:

<u>Immediate (Acute)</u>	<u>Delayed (Chronic)</u>	<u>Fire Hazard</u>	<u>Pressure Release</u>			<u>Reactive</u>	
No	No	No	No	No	No	No	No
Regulated Components:	CAS	CERCLA	SARA	SARA	U.S.	WI	Prop
<u>Component</u>	<u>Number</u>	<u>RQ</u>	<u>EHS</u>	<u>313</u>	<u>HAP</u>	<u>HAP</u>	<u>65</u>
Diammonium copper	67989-88-2	No	No	Yes	No	Yes	No
ethylenediaminetetraacetate							
solution							

***Prop 65 - May Contain the Following Trace Components:**

This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

16. OTHER INFORMATION

HYDRI-GRO CU
Product ID: HC2142

Hazard Rating System

Health: 1

Flammability: 0

Reactivity: 0

* = Chronic Health Hazard

NFPA Rating System

Health: 1

Flammability: 0

Reactivity: 0

Special Hazard: None

MSDS Abbreviations

N.A. = Not Applicable

N.D. = Not Determined

HAP = Hazardous Air Pollutant

VOC = Volatile Organic Compound

C = Ceiling Limit

N.E./Not Estab. = Not Established

MSDS Prepared by: CSH

Reason for Revision: New format. Changes made throughout the SDS.

Revised: 05-29-2014

Replaces: 11-01-2013

The data in this Safety Data Sheet relates to the specific material designated and does not relate to its use in combination with any other material or process. The data contained is believed to be correct. However, since conditions of use are outside our control it should not be taken as warranty or representation for which HYDRITE CHEMICAL CO. assumes legal responsibility. This information is provided solely for your consideration, investigation, and verification.

SAFETY DATA SHEET

HYDRI-GRO FE
Product ID: HC2144
Revised: 05-19-2015
Replaces: 05-30-2014

1. IDENTIFICATION

Product Name: HYDRI-GRO FE
Synonyms: R18642A
CAS Number: MIXTURE
Recommended Use: No data available.
Restrictions on Use: No data available.

Hydrite Chemical Co.
 300 N. Patrick Blvd.
 Brookfield, WI 53008-0948
 (262) 792-1450

EMERGENCY RESPONSE NUMBERS:
24 Hour Emergency #: (414) 277-1311
CHEMTREC Emergency #: (800) 424-9300

2. HAZARD(S) IDENTIFICATION

GHS Classification: This product is not classified as defined by OSHA 29 CFR 1910.1200.

Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 31.5 %
Dermal: 31.5 %
Inhalation Vapor: 31.5 %
Inhalation Dust/Mist: 31.5 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

Component	CAS Number	% by Wt.
Ethylenediaminetetracetic Acid, Ferric Ammonium Salt	21265-50-9	< 40 %

4. FIRST-AID MEASURES

Eye Contact: If in eyes: Immediately flush eyes with plenty of water for at least 15 minutes while holding eyelids open. Tilt head to avoid contaminating unaffected eye. Get immediate medical attention. Do not use eye ointment.

Skin Contact: If on skin: Flush skin with plenty of water while removing contaminated clothing and shoes. Do not reuse clothing or shoes until cleaned. If irritation develops or persists, get medical attention. Wash with soap and water.

Inhalation: If inhaled: Remove to fresh air. Get medical attention if breathing becomes difficult or respiratory irritation occurs.

Ingestion: If swallowed: Call a physician immediately. DO NOT induce vomiting unless directed to do so by a physician. Never give anything by mouth to an unconscious person. If vomiting occurs spontaneously, keep head below hips to prevent aspiration of liquid into the lungs.

Most Important Symptoms/Effects:

Eye Contact: May cause mild to moderate irritation.

Skin Contact: May cause mild to moderate irritation.

Skin Absorption: No data available.

HYDRI-GRO FE
Product ID: HC2144

Inhalation: May cause moderate irritation. Mists may cause: coughing, choking, shortness of breath.

Ingestion: May cause mild irritation.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: This material does not burn.

Fire Fighting Methods: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-Approved self-contained breathing apparatus. Remain upwind of fire to avoid hazardous vapors and decomposition products.

Fire and Explosion Hazards: None known.

Hazardous Combustion Products: None known.

6. ACCIDENTAL RELEASE MEASURES

Spill Clean-Up Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8. Never exceed any occupational exposure limit. Dilute spill with large amounts of water to a concentration of 5% hydrogen peroxide; hold in a pond or diked area until peroxide is completely decomposed or dispose of according to all local, state and federal regulations. Hydrogen peroxide may be decomposed by adding sodium metabisulfite or sodium sulfite after diluting to 5%. Absorb spill with inert material and dispose of properly.

7. HANDLING AND STORAGE

Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling. Empty containers retain product residue (vapor, dust, or liquid) and can be dangerous. DO NOT pressurize, cut, weld, braze, solder, drill, grind, or expose such containers to heat, flame, sparks, static electricity, or other source of ignition. They may explode and cause injury or death.

Storage: Store in a cool, well ventilated area, out of direct sunlight. Store in a dry location away from heat. Keep away from incompatible materials. Keep containers tightly closed. Do not store in unlabeled or mislabeled containers. See Section 10 for incompatible materials.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

ACGIH Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
Ethylenediaminetetracetic Acid,	1 mg/m ³ TWA (as Fe)
Ferric Ammonium Salt	

Engineering Controls: Local exhaust or other engineering controls are needed to minimize exposures.

Eye/Face Protection: Wear safety glasses with side shields while handling this product.

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Protective gloves: Impervious.

Respiratory Protection: Respiratory protection must be worn if ventilation does not eliminate symptoms or keep levels below recommended exposure limits. If mist or spray is present, wear: NIOSH-Approved respirator.

Other Protective Equipment: Eye-wash station. Safety shower.

General Hygiene Conditions: Wash with soap and water before meal times and at the end of each work shift. Handle in accordance with good industrial hygiene and safety practice.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Liquid.
Color: Red. Clear.
Odor: Slight ammonia odor.
Odor Threshold: N.D.
pH: 8.00 (as is)
Freezing Point (deg. F): 17
Melting Point (deg. F): N.D.
Initial Boiling Point or Boiling Range: N.A.
Flash Point: N.A.
Flash Point Method: N.A.
Evaporation Rate (nBuAc = 1): N.D.
Flammability (solid, gas): N.D.
Lower Explosion Limit: N.A.
Upper Explosion Limit: N.A.
Vapor Pressure (mm Hg): N.D.
Vapor Density (air=1): N.D.
Specific Gravity or Relative Density: 1.1800 @ 25 Deg. C
Solubility in Water: Appreciable
Partition Coefficient (n-octanol/water): N.D.
Autoignition Temperature: No Data
Decomposition Temperature: N.D.
Viscosity: N.D.
% Volatile (wt%): N.D.
VOC (wt%): N.D.
VOC (lbs/gal): N.D.
Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.
Chemical Stability: Stable under normal conditions.
Possibility of Hazardous Reactions: Hazardous polymerization will not occur under normal conditions.
Conditions to Avoid: Avoid contact with aluminum, copper, copper alloys and nickel.
Incompatible Materials: Oxidizing agents. Metals.
Hazardous Decomposition Products: None known.

11. TOXICOLOGICAL INFORMATION

Component	Oral LD50	Dermal LD50	Inhalation LC50
No components found or no data available for product.			

Routes of Exposure: Eyes. Inhalation. Ingestion.
Eye Contact: May cause mild to moderate irritation.
Skin Contact: May cause mild to moderate irritation.
Skin Absorption: No data available.
Inhalation: May cause moderate irritation. Mists may cause: coughing, choking, shortness of breath.
Ingestion: May cause mild irritation.

HYDRI-GRO FE
Product ID: HC2144

Medical Conditions Aggravated by Exposure to Product: None known.

Other: None known.

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: No data available.

Chemical Fate Information: No data available.

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations. Since emptied containers retain product residue, follow label warnings even after container is emptied.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: All components of this product are on the TSCA Inventory or are exempt from TSCA Inventory requirements.

SARA Title III Section 311/312 Category Hazards:

<u>Immediate (Acute)</u>	<u>Delayed (Chronic)</u>	<u>Fire Hazard</u>	<u>Pressure Release</u>			<u>Reactive</u>	
No	No	No	No			No	
Regulated Components:	CAS	CERCLA	SARA	SARA	U.S.	WI	Prop
<u>Component</u>	<u>Number</u>	<u>RQ</u>	<u>EHS</u>	<u>313</u>	<u>HAP</u>	<u>HAP</u>	<u>65</u>
Ethylenediaminetetracetic Acid,	21265-50-9	No	No	Yes	No	Yes	No
Ferric Ammonium Salt							

16. OTHER INFORMATION

Hazard Rating System

Health: 1

Flammability: 0

Reactivity: 0

* = Chronic Health Hazard

NFPA Rating System

Health: 1

Flammability: 0

Reactivity: 0

Special Hazard: None

MSDS Abbreviations

N.A. = Not Applicable

N.D. = Not Determined

HAP = Hazardous Air Pollutant

VOC = Volatile Organic Compound

HYDRI-GRO FE
Product ID: HC2144

C = Ceiling Limit

N.E./Not Estab. = Not Established

MSDS Prepared by: CSH

Reason for Revision: Changes made in section 9.

Revised: 05-19-2015

Replaces: 05-30-2014

The data in this Safety Data Sheet relates to the specific material designated and does not relate to its use in combination with any other material or process. The data contained is believed to be correct. However, since conditions of use are outside our control it should not be taken as warranty or representation for which HYDRITE CHEMICAL CO. assumes legal responsibility. This information is provided solely for your consideration, investigation, and verification.

SAFETY DATA SHEET

HYDRI-GRO MG
Product ID: HC2147
Revised: 09-04-2014
Replaces: None

1. IDENTIFICATION

Product Name: HYDRI-GRO MG
Synonyms: None
CAS Number: MIXTURE
Recommended Use: No data available.
Restrictions on Use: No data available.

Hydrite Chemical Co.
 300 N. Patrick Blvd.
 Brookfield, WI 53008-0948
 (262) 792-1450

EMERGENCY RESPONSE NUMBERS:
24 Hour Emergency #: (414) 277-1311
CHEMTREC Emergency #: (800) 424-9300

2. HAZARD(S) IDENTIFICATION

Signal Word: Warning
GHS Classification: Serious Eye Damage/Eye Irritation Category 2B
Hazard Statements: Causes eye irritation
Precautionary Statements:
Prevention: Wash thoroughly after handling.
Response: IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
 If eye irritation persists: Get medical advice or attention.
Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 42.2 %
Dermal: 42.2 %
Inhalation Vapor: 42.2 %
Inhalation Dust/Mist: 42.2 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

Component	CAS Number	% by Wt.
Ethylenediaminetetraacetic acid, dipotassium magnesium salt	15708-48-2	< 50 %
Dipotassium Ethylenediaminetetraacetate	2001-94-7	< 5 %

4. FIRST-AID MEASURES

Eye Contact: If in eyes: Immediately flush eyes thoroughly with plenty of water. Tilt head to avoid contaminating unaffected eye. If irritation occurs, get medical attention.

Skin Contact: If on skin: Flush skin with plenty of water while removing contaminated clothing and shoes. Do not reuse clothing or shoes until cleaned. If irritation develops or persists, get medical attention.

Inhalation: If inhaled: Remove to fresh air. Get medical attention if breathing becomes difficult or respiratory irritation occurs.

HYDRI-GRO MG
Product ID: HC2147

Ingestion: If swallowed: Call a physician immediately. DO NOT induce vomiting unless directed to do so by a physician. Never give anything by mouth to an unconscious person. If vomiting occurs spontaneously, keep head below hips to prevent aspiration of liquid into the lungs.

Most Important Symptoms/Effects:

Eye Contact: Causes mild to moderate irritation.

Skin Contact: May cause mild to moderate irritation. Prolonged and repeated contact with skin can cause defatting and drying of the skin which may result in skin irritation and dermatitis.

Skin Absorption: No data available.

Inhalation: Mists may irritate: upper respiratory tract.

Ingestion: Harmful if swallowed.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Use agent suitable for surrounding fire.

Fire Fighting Methods: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-approved self-contained breathing apparatus. Remain upwind of fire to avoid hazardous vapors and decomposition products. Use water spray to cool fire-exposed containers.

Fire and Explosion Hazards: Closed containers subject to heat may explode.

Hazardous Combustion Products: Toxic and/or hazardous gases. Carbon oxides.

6. ACCIDENTAL RELEASE MEASURES

Spill Clean-Up Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8. Never exceed any occupational exposure limit. Contain spill, place into drums for proper disposal. Soak up residue with inert absorbent material. Place in non-leaking containers for immediate disposal. Flush remaining area with water to remove trace residue and dispose of properly. Avoid direct discharge to sewers and surface waters. Notify authorities if entry occurs.

7. HANDLING AND STORAGE

Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling.

Storage: Store in a cool, well ventilated area, out of direct sunlight. Store in a dry location away from heat. Keep away from incompatible materials. Keep containers tightly closed. Do not store in unlabeled or mislabeled containers. Do not freeze. Do not store in metal containers. See Section 10 for incompatible materials.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

ACGIH Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

Engineering Controls: General room ventilation and local exhaust are required. Maintain adequate ventilation, especially in confined areas.

Eye/Face Protection: Wear safety glasses with side shields while handling this product. Wear additional eye protection such as chemical safety goggles when the possibility exists for eye contact with splashing or spraying liquid, or airborne material.

HYDRI-GRO MG
Product ID: HC2147

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Chemical-resistant. Impervious.

Respiratory Protection: Respiratory protection may be required to avoid overexposure when handling this product. If irritation occurs, wear: NIOSH-Approved respirator. DO NOT exceed limits established by the respirator manufacturer. All respiratory protection programs must comply with OSHA 29 CFR 1910.134 and ANSI Z88.2 requirements and must be followed whenever workplace conditions require a respirator's use.

Other Protective Equipment: Eye-wash station. Safety shower. Chemical safety shoes. Protective clothing.

General Hygiene Conditions: Handle in accordance with good industrial hygiene and safety practice.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Liquid.

Color: Straw yellow.

Odor: No odor.

Odor Threshold: N.D.

pH: 8.00 (as is)

Freezing Point (deg. F): N.D.

Melting Point (deg. F): N.D.

Initial Boiling Point or Boiling Range: N.D.

Flash Point: N.A.

Flash Point Method: N.A.

Evaporation Rate (nBuAc = 1): N.D.

Flammability (solid, gas): N.D.

Lower Explosion Limit: N.D.

Upper Explosion Limit: N.D.

Vapor Pressure (mm Hg): N.D.

Vapor Density (air=1): N.D.

Specific Gravity or Relative Density: 1.27 @ 25C

Solubility in Water: Soluble

Partition Coefficient (n-octanol/water): N.D.

Autoignition Temperature: No Data

Decomposition Temperature: N.D.

Viscosity: N.D.

% Volatile (wt%): N.D.

VOC (wt%): N.D.

VOC (lbs/gal): N.D.

Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.

Chemical Stability: Stable under normal conditions.

Possibility of Hazardous Reactions: Hazardous polymerization will not occur under normal conditions.

Conditions to Avoid: Avoid excessive heat.

Incompatible Materials: Strong acids. Strong bases. Do not store in metal containers.

Hazardous Decomposition Products: Toxic and/or hazardous gases. Carbon oxides. Sulfur oxides. Nitrogen oxides.

11. TOXICOLOGICAL INFORMATION

Component	Oral LD50	Dermal LD50	Inhalation LC50
No components found or no data			

HYDRI-GRO MG
Product ID: HC2147

available for product.

Routes of Exposure: Eyes. Ingestion. Inhalation. Skin.

Eye Contact: Causes mild to moderate irritation.

Skin Contact: May cause mild to moderate irritation. Prolonged and repeated contact with skin can cause defatting and drying of the skin which may result in skin irritation and dermatitis.

Skin Absorption: No data available.

Inhalation: Mists may irritate: upper respiratory tract.

Ingestion: Harmful if swallowed.

Medical Conditions Aggravated by Exposure to Product: None known.

Other: None known.

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: No data available.

Chemical Fate Information: No data available.

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: This product or all components of this product are listed on the EPA/TSCA Inventory of Chemical Substances.

SARA Title III Section 311/312 Category Hazards:

<u>Immediate (Acute)</u>	<u>Delayed (Chronic)</u>	<u>Fire Hazard</u>	<u>Pressure Release</u>			<u>Reactive</u>	
Yes	No	No	No	No	No	No	No
Regulated Components:	CAS	CERCLA	SARA	SARA	U.S.	WI	Prop
Component	Number	RQ	EHS	313	HAP	HAP	65

No components found.

***Prop 65 - May Contain the Following Trace Components:**

This product may contain chemicals known to the State of California to cause cancer and birth defects or reproductive harm.

16. OTHER INFORMATION

Hazard Rating System

Health: 1

Flammability: 0

HYDRI-GRO MG
Product ID: HC2147

Reactivity: 0
* = Chronic Health Hazard

NFPA Rating System

Health: 1
Flammability: 0
Reactivity: 0
Special Hazard: None

SDS Abbreviations

N.A. = Not Applicable
N.D. = Not Determined
HAP = Hazardous Air Pollutant
VOC = Volatile Organic Compound
C = Ceiling Limit
N.E./Not Estab. = Not Established

SDS Prepared by: JB

Reason for Revision: New format. Changes made throughout the SDS.

Revised: 09-04-2014

Replaces: None

The data in this Safety Data Sheet relates to the specific material designated and does not relate to its use in combination with any other material or process. The data contained is believed to be correct. However, since conditions of use are outside our control it should not be taken as warranty or representation for which HYDRITE CHEMICAL CO. assumes legal responsibility. This information is provided solely for your consideration, investigation, and verification.

SAFETY DATA SHEET

Hydri-Gro Mn
 Product ID: HC2143
 Revised: 05-29-2014
 Replaces: 01-20-2014

1. IDENTIFICATION

Product Name: Hydri-Gro Mn
Synonyms: R19641
CAS Number: MIXTURE
Recommended Use: No data available.
Restrictions on Use: No data available.

Hydrite Chemical Co.
 300 N. Patrick Blvd.
 Brookfield, WI 53008-0948
 (262) 792-1450

EMERGENCY RESPONSE NUMBERS:
 24 Hour Emergency #: (414) 277-1311
 CHEMTREC Emergency #: (800) 424-9300

2. HAZARD(S) IDENTIFICATION

GHS Classification: This product is not classified as defined by OSHA 29 CFR 1910.1200.

Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 48.2 %
Dermal: 48.2 %
Inhalation Vapor: 48.2 %
Inhalation Dust/Mist: 48.2 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

<u>Component</u>	<u>CAS Number</u>	<u>% by Wt.</u>
Proprietary	Proprietary	< 50 %
Proprietary	Proprietary	< 5 %

4. FIRST-AID MEASURES

Eye Contact: If in eyes: Immediately flush eyes with plenty of water for at least 15 minutes while holding eyelids open. Tilt head to avoid contaminating unaffected eye. Get immediate medical attention.

Skin Contact: If on skin: Immediately flush skin with plenty of water for at least 15 minutes while removing contaminated clothing and shoes. Get medical attention immediately. Do not reuse clothing and shoes until cleaned. Do not apply oils or ointments unless ordered by the physician.

Inhalation: If inhaled: Remove to fresh air. If breathing is difficult, administer oxygen. If not breathing, give artificial respiration, preferably mouth-to-mouth. GET MEDICAL ATTENTION IMMEDIATELY.

Ingestion: If swallowed: Call a physician immediately. DO NOT induce vomiting unless directed to do so by a physician. Never give anything by mouth to an unconscious person. If vomiting occurs spontaneously, keep head below hips to prevent aspiration of liquid into the lungs.

Most Important Symptoms/Effects:

Eye Contact: May cause mild irritation.

Skin Contact: May cause mild irritation.

Skin Absorption: No data available.

Hydri-Gro Mn
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Inhalation: Vapors or mists may irritate: respiratory tract.

Ingestion: No data available. Do not swallow.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Use extinguishing agents appropriate for surrounding fire.

Fire Fighting Methods: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-Approved self-contained breathing apparatus.

Fire and Explosion Hazards: None known.

Hazardous Combustion Products: Carbon dioxide. Carbon monoxide. Nitrogen oxides.

6. ACCIDENTAL RELEASE MEASURES

Spill Clean-Up Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8. Never exceed any occupational exposure limit. Contain spill, place into drums for proper disposal. Soak up residue with inert absorbent material. Place in non-leaking containers for immediate disposal. Flush remaining area with water to remove trace residue and dispose of properly. Avoid direct discharge to sewers and surface waters. Notify authorities if entry occurs.

7. HANDLING AND STORAGE

Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling.

Storage: Store in a cool, dry place. Keep away from incompatible materials. Do not freeze. See Section 10 for incompatible materials.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
Proprietary	5 mg/m ³ Ceiling (as Mn)

ACGIH Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

Engineering Controls: General room ventilation and local exhaust are required. Maintain adequate ventilation.

Eye/Face Protection: Wear safety glasses with side shields while handling this product. Wear additional eye protection such as chemical safety goggles when the possibility exists for eye contact with splashing or spraying liquid, or airborne material.

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Protective gloves: Chemical-resistant.

Respiratory Protection: Respiratory protection may be required to avoid overexposure when handling this product. If exposure limits are exceeded, wear: NIOSH-Approved respirator. DO NOT exceed limits established by the respirator manufacturer. All respiratory protection programs must comply with OSHA 29 CFR 1910.134 and ANSI Z88.2 requirements and must be followed whenever workplace conditions require a respirator's use.

Other Protective Equipment: Eye-wash station. Safety shower.

General Hygiene Conditions: Handle in accordance with good industrial hygiene and safety practice. Wash with soap and water before meal times and at the end of each work shift.

9. PHYSICAL AND CHEMICAL PROPERTIES

Hydri-Gro Mn
Product ID: HC2143

Physical State: Liquid.
Color: Clear. Light pink.
Odor: No odor.
Odor Threshold: N.D.
pH: 7.20 (as is)
Freezing Point (deg. F): 9
Melting Point (deg. F): N.D.
Initial Boiling Point or Boiling Range: N.D.
Flash Point: N.A.
Flash Point Method: N.A.
Evaporation Rate (nBuAc = 1): N.D.
Flammability (solid, gas): N.D.
Lower Explosion Limit: N.A.
Upper Explosion Limit: N.A.
Vapor Pressure (mm Hg): N.D.
Vapor Density (air=1): N.D.
Specific Gravity or Relative Density: 1.330 @ 25C
Solubility in Water: Soluble
Partition Coefficient (n-octanol/water): N.D.
Autoignition Temperature: No Data
Decomposition Temperature: N.D.
Viscosity: N.D.
% Volatile (wt%): N.D.
VOC (wt%): N.D.
VOC (lbs/gal): N.D.
Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.

Chemical Stability: Stable under normal conditions.

Possibility of Hazardous Reactions: Hazardous polymerization will not occur under normal conditions.

Conditions to Avoid: Avoid high temperatures. Do not freeze.

Incompatible Materials: Reducing agents. Oxidizing agents.

Hazardous Decomposition Products: Carbon dioxide. Carbon monoxide. Nitrogen oxides.

11. TOXICOLOGICAL INFORMATION

Component	Oral LD50	Dermal LD50	Inhalation LC50
No components found or no data available for product.			

Routes of Exposure: Eyes. Skin. Inhalation. Ingestion.

Eye Contact: May cause mild irritation.

Skin Contact: May cause mild irritation.

Skin Absorption: No data available.

Inhalation: Vapors or mists may irritate: respiratory tract.

Ingestion: No data available. Do not swallow.

Medical Conditions Aggravated by Exposure to Product: None known.

Other: None known.

Hydri-Gro Mn
Product ID: HC2143

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: No data available.

Chemical Fate Information: No data available.

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations. DO NOT pressurize, cut, weld, solder, drill, grind or expose empty containers to heat, flame, sparks or other sources of ignition.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: All components of this product are on the TSCA Inventory or are exempt from TSCA Inventory requirements.

SARA Title III Section 311/312 Category Hazards:

<u>Immediate (Acute)</u>	<u>Delayed (Chronic)</u>	<u>Fire Hazard</u>	<u>Pressure Release</u>			<u>Reactive</u>	
No	No	No	No			No	
Regulated Components:	CAS	CERCLA	SARA	SARA	U.S.	WI	Prop
<u>Component</u>	<u>Number</u>	<u>RQ</u>	<u>EHS</u>	<u>313</u>	<u>HAP</u>	<u>HAP</u>	<u>65</u>
Proprietary	Proprietary	No	No	Yes	Yes	No	No

***Prop 65 - May Contain the Following Trace Components:**

No data available

16. OTHER INFORMATION

Hazard Rating System

Health: 1

Flammability: 0

Reactivity: 0

* = Chronic Health Hazard

NFPA Rating System

Health: 1

Flammability: 0

Reactivity: 0

Special Hazard: None

MSDS Abbreviations

N.A. = Not Applicable

N.D. = Not Determined

HAP = Hazardous Air Pollutant

VOC = Volatile Organic Compound

C = Ceiling Limit

N.E./Not Estab. = Not Established

Hydri-Gro Mn
Product ID: HC2143

MSDS Prepared by: CSH

Reason for Revision: Changes made throughout the SDS. New format.

Revised: 05-29-2014

Replaces: 01-20-2014

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SAFETY DATA SHEET

HYDRI-GRO ZN
 Product ID: HC2141
 Revised: 02-24-2017
 Replaces: 05-19-2015

1. IDENTIFICATION

Product Identifier: HYDRI-GRO ZN
 Other Identifiers: R18323A
 CAS Number: MIXTURE
 Recommended Use: No data available.
 Restrictions on Use: No data available.

Hydrite Chemical Co.
 300 N. Patrick Blvd.
 Brookfield, WI 53008-0948
 (262) 792-1450

EMERGENCY RESPONSE NUMBERS:
 24 Hour Emergency #: (414) 277-1311
 CHEMTREC Emergency #: (800) 424-9300

2. HAZARD(S) IDENTIFICATION

GHS Classification(s): Skin Corrosion/Irritation Category 2
 Serious Eye Damage/Eye Irritation Category 2B

GHS Label Elements:

GHS Hazard Symbols:



Signal Word: Warning
 Hazard Statements: Causes skin and eye irritation
 Precautionary Statements:

Prevention: Wash thoroughly after handling.
 Wear protective gloves/protective clothing/eye protection/face protection.

Response: IF ON SKIN: Wash with plenty of water
 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
 Specific treatment (see First Aid on SDS or on this label).
 If skin irritation occurs: Get medical advice or attention.
 If eye irritation persists: Get medical advice or attention.
 Take off contaminated clothing and wash before reuse.

Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 54.2 %
 Dermal: 54.2 %
 Inhalation Vapor: 54.2 %
 Inhalation Dust/Mist: 54.2 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

Substances/Mixtures:

<u>Chemical or Common Name/Synonyms</u>	<u>CAS Number</u>	<u>% by Wt.</u>
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HYDRI-GRO ZN
Product ID: HC2141

Zinc Diammonium Ethylenediaminetetraacetate (Zn (NH₄)₂ EDTA)

67859-51-2

< 60 %

Note: Any chemical identity and/or exact percentage not expressly stated is being withheld as a trade secret or is due to batch variation.

4. FIRST-AID MEASURES

Description of Necessary Measures:

Eye Contact: If in eyes: Immediately flush eyes with plenty of water for at least 15 minutes while holding eyelids open. Tilt head to avoid contaminating unaffected eye. Get immediate medical attention.

Skin Contact: If on skin: Flush skin with plenty of water while removing contaminated clothing and shoes. Do not reuse clothing or shoes until cleaned. If irritation develops or persists, get medical attention.

Inhalation: If inhaled: Remove to fresh air. Get medical attention if breathing becomes difficult or respiratory irritation occurs.

Ingestion: If swallowed: If fully conscious, drink a quart of water. DO NOT induce vomiting. CALL A PHYSICIAN IMMEDIATELY. If unconscious or in convulsions, take immediately to a hospital or a physician. NEVER induce vomiting or give anything by mouth to an unconscious victim. If vomiting occurs spontaneously, keep head below hips to prevent aspiration of liquid into the lungs.

Most Important Symptoms/Effects, Acute and Delayed:

Eye Contact: Causes mild to severe irritation. Prolonged contact may cause: inflammation. redness. possible corneal damage.

Skin Contact: Causes mild to severe irritation. Prolonged or repeated exposure may cause: burns.

Skin Absorption: No data available.

Inhalation: May cause moderate irritation. May cause: headache. nausea. weakness.

Ingestion: May cause mild to severe irritation. May cause: nausea. vomiting. diarrhea. digestive disorders. burns.

Indication of Immediate Medical Attention and Special Treatment Needed:

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Water spray. Foam. Carbon dioxide. Dry chemical.

Specific Hazards Arising from the Chemical:

Fire and Explosion Hazards: None known.

Hazardous Combustion Products: None known.

Special Protective Equipment and Precautions for Fire-Fighters: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-Approved self-contained breathing apparatus. Remain upwind of fire to avoid hazardous vapors and decomposition products.

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions, Protective Equipment, Emergency Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8.

Methods and Materials for Containment and Clean Up: Avoid direct discharge to sewers and surface waters. Notify authorities if entry occurs.

7. HANDLING AND STORAGE

HYDRI-GRO ZN
Product ID: HC2141

Precautions for Safe Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling. Empty containers retain product residue (vapor, dust, or liquid) and can be dangerous. DO NOT pressurize, cut, weld, braze, solder, drill, grind, or expose such containers to heat, flame, sparks, static electricity, or other source of ignition. They may explode and cause injury or death.

Conditions for Safe Storage, Including any Incompatibilities: Store in a cool, well ventilated area, out of direct sunlight. Store in a dry location away from heat. Keep away from incompatible materials. Keep containers tightly closed. Do not store in unlabeled or mislabeled containers. Do not use aluminum equipment for storage and/or transfer.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

ACGIH Exposure Guidelines:

<u>Component</u>	<u>Limits</u>
No components found.	

Engineering Controls: Not required for normal use. Maintain adequate ventilation. Do not use in closed or confined spaces. Avoid creating dust or mist.

Individual Protection Measures:

Eye/Face Protection: Wear chemical safety goggles while handling this product. Wear additional eye protection such as a face shield when the possibility exists for eye contact with splashing or spraying liquid, or airborne material.

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Protective gloves: Chemical-resistant.

Respiratory Protection: Respiratory protection may be required to avoid overexposure when handling this product. If vapors or mists are present, wear: NIOSH-Approved respirator. DO NOT exceed limits established by the respirator manufacturer. All respiratory protection programs must comply with OSHA 29 CFR 1910.134 and ANSI Z88.2 requirements and must be followed whenever workplace conditions require a respirator's use.

Other Protective Equipment: Eye-wash station. Safety shower.

General Hygiene Conditions: Wash with soap and water before meal times and at the end of each work shift. Food, beverages, and tobacco products should not be carried, stored or consumed where this material is in use.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Liquid.

Color: Clear. Yellow.

Odor: Mild ammonia.

Odor Threshold: N.D.

pH: 7.5 (as is)

Freezing Point (deg. F): 0

Melting Point (deg. F): N.D.

Initial Boiling Point or Boiling Range: N.A.

Flash Point: N.A.

Flash Point Method: N.A.

Evaporation Rate (nBuAc = 1): N.D.

Flammability (solid, gas): N.D.

Lower Explosion Limit: N.A.

Upper Explosion Limit: N.A.

Vapor Pressure (mm Hg): N.D.

HYDRI-GRO ZN
Product ID: HC2141

Vapor Density (air=1): N.D.
Specific Gravity or Relative Density: 1.31 @ 25 Deg. C
Solubility in Water: Soluble
Partition Coefficient (n-octanol/water): N.D.
Autoignition Temperature: No Data
Decomposition Temperature: N.D.
Viscosity: N.D.
% Volatile (wt%): N.D.
VOC (wt%): N.D.
VOC (lbs/gal): N.D.
Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.

Chemical Stability: Stable under normal conditions.

Possibility of Hazardous Reactions: Hazardous polymerization will not occur under normal conditions.

Conditions to Avoid: Avoid heat or high temperatures.

Incompatible Materials: Strong acids.

Hazardous Decomposition Products: None known.

11. TOXICOLOGICAL INFORMATION

Routes of Exposure: Eyes. Ingestion. Inhalation. Skin.

Symptoms/Effects: Acute, Delayed and Chronic:

Eye Contact: Causes mild to severe irritation. Prolonged contact may cause: inflammation. redness. possible corneal damage.

Skin Contact: Causes mild to severe irritation. Prolonged or repeated exposure may cause: burns.

Skin Absorption: No data available.

Inhalation: May cause moderate irritation. May cause: headache. nausea. weakness.

Ingestion: May cause mild to severe irritation. May cause: nausea. vomiting. diarrhea. digestive disorders. burns.

Numerical Measures of Toxicity:

Component	Oral LD50	Dermal LD50	Inhalation LC50
No components found or no data available for product.			

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

Medical Conditions Aggravated by Exposure to Product: None known.

Other: None known.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: No data available.

Chemical Fate Information: No data available.

HYDRI-GRO ZN
Product ID: HC2141

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations. DO NOT pressurize, cut, weld, solder, drill, grind or expose empty containers to heat, flame, sparks or other sources of ignition. Since emptied containers retain product residue, follow label warnings even after container is emptied.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: This product or all components of this product are listed on the EPA/TSCA Inventory of Chemical Substances.

SARA Title III Section 311/312 Category Hazards:

<u>Immediate (Acute)</u>	<u>Delayed (Chronic)</u>	<u>Fire Hazard</u>	<u>Pressure Release</u>			<u>Reactive</u>		
Yes	No	No	No			No		
Regulated Components:		CAS	CERCLA	SARA	SARA	U.S.	WI	Prop
Component		Number	RQ	EHS	313	HAP	HAP	65
Zinc Diammonium		67859-51-2	No	No	Yes	No	No	No
Ethylenediaminetetraacetate (Zn (NH4)2 EDTA)								

***Prop 65 - May Contain the Following Trace Components:**

This product may contain a detectable level of (a) chemical(s) subject to California proposition 65.

16. OTHER INFORMATION

Hazard Rating System

Health: 2

Flammability: 0

Reactivity: 0

* = Chronic Health Hazard

NFPA Rating System

Health: 2

Flammability: 0

Reactivity: 0

Special Hazard: None

SDS Abbreviations

N.A. = Not Applicable

N.D. = Not Determined

HAP = Hazardous Air Pollutant

VOC = Volatile Organic Compound

C = Ceiling Limit

N.E./Not Estab. = Not Established

SDS Prepared by: CSH

Reason for Revision: Changes made throughout the SDS. New format.

HYDRI-GRO ZN
Product ID: HC2141

Revised: 02-24-2017
Replaces: 05-19-2015

The data in this Safety Data Sheet relates to the specific material designated and does not relate to its use in combination with any other material or process. The data contained is believed to be correct. However, since conditions of use are outside our control it should not be taken as warranty or representation for which HYDRITE CHEMICAL CO. assumes legal responsibility. This information is provided solely for your consideration, investigation, and verification.

Attachment: Attachment 10 - Hydri-Gro ZN-SDS (CUP 2020-04 Western Milling)

SAFETY DATA SHEET

HYDRI-GRO MICROMAX

Product ID: HC2145

Revised: 06-12-2020

Replaces: 02-25-2020

1. IDENTIFICATION

Product Identifier: HYDRI-GRO MICROMAX
 CAS Number: MIXTURE
 Recommended Use: No data available.
 Restrictions on Use: No data available.

Hydrite Chemical Co.
 300 N. Patrick Blvd.
 Brookfield, WI 53008-0948
 (262) 792-1450

EMERGENCY RESPONSE NUMBERS:
 24 Hour Emergency #: (414) 277-1311
 CHEMTREC Emergency #: (800) 424-9300

2. HAZARD(S) IDENTIFICATION

GHS Classification(s): Skin Corrosion/Irritation Category 2
 Serious Eye Damage/Eye Irritation Category 2B
 Reproductive Toxicity Category 2

GHS Label Elements:

GHS Hazard Symbols:



Signal Word: Warning

Hazard Statements: Causes skin and eye irritation
 Suspected of damaging fertility or the unborn child.

Precautionary Statements:

Prevention: Obtain special instructions before use.
 Do not handle until all safety precautions have been read and understood.
 Wash thoroughly after handling.
 Wear protective gloves/protective clothing/eye protection/face protection.

Response: IF ON SKIN: Wash with plenty of water
 IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing.
 IF exposed or concerned: Get medical advice or attention.
 Specific treatment (see First Aid on SDS or on this label).
 If skin irritation occurs: Get medical advice or attention.
 If eye irritation persists: Get medical advice or attention.

Storage: Store in a secure manner.

Disposal: Dispose of in accordance with local, regional and international regulations.

Hazards Not Otherwise Classified: None known.

Percentage of Components with Unknown Acute Toxicity:

Oral: 30 %
 Dermal: 30 %
 Inhalation Vapor: 30 %
 Inhalation Dust/Mist: 30 %

3. COMPOSITION/INFORMATION ON INGREDIENTS

Substances/Mixtures:

<u>Chemical or Common Name/Synonyms</u>	<u>CAS Number</u>	<u>% by Wt.</u>
Proprietary	Proprietary	< 20 %
Proprietary	Proprietary	< 20 %
Proprietary	Proprietary	< 10 %
Proprietary	Proprietary	< 10 %
Proprietary	Proprietary	< 1.0 %

Note: Any chemical identity and/or exact percentage not expressly stated is being withheld as a trade secret or is due to batch variation.

4. FIRST-AID MEASURES

Description of Necessary Measures:

Eye Contact: If in eyes: Immediately flush eyes with plenty of water for at least 15 minutes while holding eyelids open. Tilt head to avoid contaminating unaffected eye. Get immediate medical attention. Do not use eye ointment.

Skin Contact: If on skin: Immediately flush skin with plenty of water for at least 15 minutes while removing contaminated clothing and shoes. Get medical attention immediately. Do not reuse clothing and shoes until cleaned. Do not apply oils or ointments unless ordered by the physician. Wash with soap and water.

Inhalation: If inhaled: Remove to fresh air. Get medical attention if breathing becomes difficult or respiratory irritation occurs.

Ingestion: If swallowed: Call a physician immediately. DO NOT induce vomiting unless directed to do so by a physician. Never give anything by mouth to an unconscious person. If vomiting occurs spontaneously, keep head below hips to prevent aspiration of liquid into the lungs. Give several glasses of water to drink to dilute.

Most Important Symptoms/Effects, Acute and Delayed:

Eye Contact: Causes mild to severe irritation.

Skin Contact: Causes mild to severe irritation. Non-irritating to intact skin. Prolonged or repeated exposure may cause: redness. peeling. skin damage.

Skin Absorption: Poorly absorbed through intact skin. May result in absorption of boron leading to systemic poisoning as seen with ingestion.

Inhalation: May cause moderate irritation. Vapors or mists may irritate: respiratory tract.

Ingestion: May cause mild to severe irritation. May cause: gastrointestinal irritation. cramps. vomiting. diarrhea. convulsions. Large amounts may cause: headache. dizziness. mental impairment. death.

Indication of Immediate Medical Attention and Special Treatment Needed: Observation only is required for adult ingestion in the range of 4-8 grams of Sodium Tetraborate Decahydrate. For ingestion of larger amounts, maintain adequate kidney function and force fluids. Gastric lavage is recommended for symptomatic patients only. Hemodialysis should be reserved for massive acute ingestion or patients with renal failure. Boron analyses of urine or blood are only useful for documenting exposure and should not be used to evaluate severity of poisoning or to guide treatment.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Use extinguishing agents appropriate for surrounding fire.

Specific Hazards Arising from the Chemical:

Fire and Explosion Hazards: None known.

Hazardous Combustion Products: Metal oxides. Nitrogen oxides. Ammonia.

HYDRI-GRO MICROMAX
Product ID: HC2145

Special Protective Equipment and Precautions for Fire-Fighters: Evacuate area of unprotected personnel. Wear protective clothing including NIOSH-Approved self-contained breathing apparatus. Remain upwind of fire to avoid hazardous vapors and decomposition products. Run-off from fire control may cause pollution.

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions, Protective Equipment, Emergency Procedures: Evacuate unprotected personnel from area. Maintain adequate ventilation. Follow personal protective equipment recommendations found in Section 8. Never exceed any occupational exposure limit.

Methods and Materials for Containment and Clean Up: Contain spill, place into drums for proper disposal. Soak up residue with inert absorbent material. Place in non-leaking containers for immediate disposal. Avoid direct discharge to sewers and surface waters. Notify authorities if entry occurs.

7. HANDLING AND STORAGE

Precautions for Safe Handling: Avoid contact with eyes, skin, and clothing. Use with adequate ventilation. Do not swallow. Avoid breathing vapors, mists, or dust. Do not eat, drink, or smoke in work area. Wash thoroughly after handling.

Conditions for Safe Storage, Including any Incompatibilities: Store in a cool, well ventilated area, out of direct sunlight. Store in a dry location away from heat. Keep away from incompatible materials. Keep containers tightly closed. Do not store in unlabeled or mislabeled containers. Store in accordance with good industrial practices. Avoid containers, piping, or fittings made of aluminum, copper-containing alloys or galvanized metal. Do not freeze.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

OSHA Exposure Guidelines:

Component	Limits
Proprietary	5 mg/m ³ Ceiling (as Mn); 5 mg/m ³ TWA (fume); 15 mg/m ³ TWA (total dust); 5 mg/m ³ TWA (respirable fraction); 50 ppm TWA; 35 mg/m ³ TWA
Proprietary	5 mg/m ³ Ceiling (as Mn)

ACGIH Exposure Guidelines:

Component	Limits
Proprietary	1 mg/m ³ TWA (as Fe); 1 mg/m ³ TWA (dust and mist, as Cu); 2 mg/m ³ TWA (inhalable particulate matter, listed under Borate compounds, inorganic); 6 mg/m ³ STEL (inhalable particulate matter, listed under Borate compounds, inorganic); 2 mg/m ³ TWA (respirable particulate matter); 10 mg/m ³ STEL (respirable particulate matter); 25 ppm TWA; 35 ppm STEL
Proprietary	1 mg/m ³ TWA (as Fe)
Proprietary	1 mg/m ³ TWA (dust and mist, as Cu)
Proprietary	2 mg/m ³ TWA (inhalable particulate matter, listed under Borate compounds, inorganic); 6 mg/m ³ STEL (inhalable particulate matter, listed under Borate compounds, inorganic)

Engineering Controls: General room ventilation and local exhaust are required. Maintain adequate ventilation.

Individual Protection Measures:

Eye/Face Protection: Wear safety glasses with side shields while handling this product. Wear additional eye protection such as chemical safety goggles when the possibility exists for eye contact with splashing or spraying liquid, or airborne material.

Skin Protection: Prevent contact with this product. Wear gloves and protective clothing depending on condition of use. Protective gloves: Chemical-resistant.

HYDRI-GRO MICROMAX
Product ID: HC2145

Respiratory Protection: Respiratory protection may be required to avoid overexposure when handling this product. If exposure limits are exceeded, wear: NIOSH-Approved respirator. DO NOT exceed limits established by the respirator manufacturer. All respiratory protection programs must comply with OSHA 29 CFR 1910.134 and ANSI Z88.2 requirements and must be followed whenever workplace conditions require a respirator's use.

Other Protective Equipment: Eye-wash station. Safety shower. Protective clothing.

General Hygiene Conditions: Handle in accordance with good industrial hygiene and safety practice. Wash with soap and water before meal times and at the end of each work shift.

9. PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Liquid.

Color: Dark brown.

Odor: Slight odor.

Odor Threshold: N.D.

pH: 8 (as is)

Freezing Point (deg. F): -3

Melting Point (deg. F): N.D.

Initial Boiling Point or Boiling Range: N.D.

Flash Point: N.A.

Flash Point Method: N.A.

Evaporation Rate (nBuAc = 1): N.D.

Flammability (solid, gas): N.D.

Lower Explosion Limit: N.A.

Upper Explosion Limit: N.A.

Vapor Pressure (mm Hg): N.D.

Vapor Density (air=1): N.D.

Specific Gravity or Relative Density: 1.221 @ 25C

Solubility in Water: Soluble

Partition Coefficient (n-octanol/water): N.D.

Autoignition Temperature: No Data

Decomposition Temperature: N.D.

Viscosity: N.D.

% Volatile (wt%): N.D.

VOC (wt%): N.D.

VOC (lbs/gal): N.D.

Fire Point: N.D.

10. STABILITY AND REACTIVITY

Reactivity: No data available.

Chemical Stability: Stable under normal conditions.

Possibility of Hazardous Reactions: No hazardous polymerization data.

Conditions to Avoid: Avoid excessive heat.

Incompatible Materials: Strong reducing agents. Metal hydrides. Alkali metals. Elemental zirconium. Brass. Oxidizing agents. Metals. Strong acids. Reducing agents.

Hazardous Decomposition Products: Ammonia. Metal oxides. Nitrogen oxides.

11. TOXICOLOGICAL INFORMATION

Routes of Exposure: Eyes. Skin. Inhalation. Ingestion. Absorption.

Symptoms/Effects: Acute, Delayed and Chronic:

HYDRI-GRO MICROMAX
Product ID: HC2145

Eye Contact: Causes mild to severe irritation.

Skin Contact: Causes mild to severe irritation. Non-irritating to intact skin. Prolonged or repeated exposure may cause: redness. peeling. skin damage.

Skin Absorption: Poorly absorbed through intact skin. May result in absorption of boron leading to systemic poisoning as seen with ingestion.

Inhalation: May cause moderate irritation. Vapors or mists may irritate: respiratory tract.

Ingestion: May cause mild to severe irritation. May cause: gastrointestinal irritation. cramps. vomiting. diarrhea. convulsions. Large amounts may cause: headache. dizziness. mental impairment. death.

Numerical Measures of Toxicity:

Component	Oral LD50	Dermal LD50	Inhalation LC50
Proprietary	Rat: > 90 ml/kg Rat: 3493 mg/kg	Rabbit: > 10000 mg/kg	4H Rat: > 2 mg/m3
Proprietary	Rat: 3493 mg/kg	Rabbit: > 10000 mg/kg	4H Rat: > 2 mg/m3

Cancer Information:

This product does not contain 0.1% or more of the known or potential carcinogens listed in NTP, IARC, or OSHA.

Medical Conditions Aggravated by Exposure to Product: Skin disorders. Lung disorders.

Other: Chronic ingestion may cause damage to heart, liver, and blood-forming tissues.

12. ECOLOGICAL INFORMATION

Ecotoxicological Information: No data available.

Chemical Fate Information: No data available.

13. DISPOSAL CONSIDERATIONS

Hazardous Waste Number: N.A.

Disposal Method: Dispose of in accordance with all local, state and federal regulations. Do not allow into drinking water. Since emptied containers retain product residue, follow label warnings even after container is emptied.

14. TRANSPORT INFORMATION

DOT (Department of Transportation):

Proper Shipping Name: Not regulated by the DOT.

15. REGULATORY INFORMATION

TSCA Inventory Status: All components of this product are on the TSCA Inventory or are exempt from TSCA Inventory requirements.

SARA Title III Section 311/312 Category Hazards: Please see Section 2 of this SDS.

Regulated Components:	CAS	CERCLA	SARA	SARA	U.S.	WI	Prop
Component	Number	RQ	EHS	313	HAP	HAP	65
Proprietary	Proprietary	No	No	Yes	Yes	No	No
Proprietary	Proprietary	No	No	Yes	No	No	No
Proprietary	Proprietary	No	No	Yes	No	Yes	No
Proprietary	Proprietary	No	No	Yes	No	Yes	No
Proprietary	Proprietary	No	No	No	No	Yes	No

***Prop 65 - May Contain the Following Trace Components:**

HYDRI-GRO MICROMAX
Product ID: HC2145

This product may contain a detectable level of (a) chemical(s) subject to California proposition 65.

16. OTHER INFORMATION**Hazard Rating System****Health:** 1***Flammability:** 0**Reactivity:** 0

* = Chronic Health Hazard

NFPA Rating System**Health:** 1**Flammability:** 0**Reactivity:** 0**Special Hazard:** None**SDS Abbreviations****N.A.** = Not Applicable**N.D.** = Not Determined**HAP** = Hazardous Air Pollutant**VOC** = Volatile Organic Compound**C** = Ceiling Limit**N.E./Not Estab.** = Not Established**SDS Prepared by:** CSH**Reason for Revision:** Changes made throughout the SDS.**Revised:** 06-12-2020**Replaces:** 02-25-2020

The data in this Safety Data Sheet relates to the specific material designated and does not relate to its use in combination with any other material or process. The data contained is believed to be correct. However, since conditions of use are outside our control it should not be taken as warranty or representation for which HYDRITE CHEMICAL CO. assumes legal responsibility. This information is provided solely for your consideration, investigation, and verification.

SAFETY DATA SHEET

3.0



1. Identification

Product identifier RNA 0-0-30
Other means of identification None.
Recommended use Ag Product - Plant Nutrition
Recommended restrictions None known.
Manufacturer/Importer/Supplier/Distributor information
Manufacturer
Company name RNA
Address RNA
22312 Railroad Avenue
San Joaquin, CA 93660
United States
Telephone RNA (559) 693-4520
E-mail SDS@RNASDS.com
Emergency phone number Chemtrec- Domestic (800) 424-9300
Chemtrec - International +1 703-741-5970

2. Hazard(s) identification

Physical hazards Not classified.
Health hazards Skin corrosion/irritation Category 2
Serious eye damage/eye irritation Category 2A
Specific target organ toxicity, single exposure Category 3 respiratory tract irritation
Environmental hazards Not classified.
OSHA defined hazards Not classified.
Label elements



Signal word Warning
Hazard statement Causes skin irritation. Causes serious eye irritation.
Precautionary statement
Prevention Wash thoroughly after handling. Wear protective gloves. Wear eye/face protection.
Response If on skin: Wash with plenty of water. If in eyes: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Specific treatment (see this label). If skin irritation occurs: Get medical attention. If eye irritation persists: Get medical attention. Take off contaminated clothing and wash before reuse.
Storage Store away from incompatible materials.
Disposal Dispose of waste and residues in accordance with local authority requirements.
Hazard(s) not otherwise classified (HNOC) None known.
Supplemental information None.

3. Composition/information on ingredients

Mixtures

Chemical name	Common name and synonyms	CAS number	%
Potassium Carbonate		584-08-7	40 - < 50*
Other components below reportable levels			50 - < 60

Percentage ranges of composition to protect confidentiality or due to batch variation.

Material name: RNA 0-0-30

268 Version #: 02 Revision date: 08-24-2017 Issue date: 05-07-2015

SDS US

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Packet Pg. 412

Attachment: Attachment 12 - RNA 0-0-30 SDS (CUP 2020-04 Western Milling)

4. First-aid measures

Inhalation	Move to fresh air. Call a physician if symptoms develop or persist.
Skin contact	Remove contaminated clothing. Wash with plenty of soap and water. If skin irritation occurs: Get medical attention. Wash contaminated clothing before reuse.
Eye contact	Immediately flush eyes with plenty of water for at least 15 minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Get medical attention if irritation develops and persists.
Ingestion	Rinse mouth. Get medical attention if symptoms occur.
Most important symptoms/effects, acute and delayed	Severe eye irritation. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Skin irritation. May cause redness and pain.
Indication of immediate medical attention and special treatment needed	Provide general supportive measures and treat symptomatically. Keep victim under observation. Symptoms may be delayed.
General information	Ensure that medical personnel are aware of the material(s) involved, and take precautions to protect themselves.

5. Fire-fighting measures

Suitable extinguishing media	Water fog. Foam. Dry chemical powder. Carbon dioxide (CO ₂).
Unsuitable extinguishing media	Do not use water jet as an extinguisher, as this will spread the fire.
Specific hazards arising from the chemical	During fire, gases hazardous to health may be formed.
Special protective equipment and precautions for firefighters	Self-contained breathing apparatus and full protective clothing must be worn in case of fire.
Fire fighting equipment/instructions	Move containers from fire area if you can do so without risk.
Specific methods	Use standard firefighting procedures and consider the hazards of other involved materials.
General fire hazards	No unusual fire or explosion hazards noted.

6. Accidental release measures

Personal precautions, protective equipment and emergency procedures	Keep unnecessary personnel away. Keep people away from and upwind of spill/leak. Keep out of low areas. Wear appropriate protective equipment and clothing during clean-up. Do not touch damaged containers or spilled material unless wearing appropriate protective clothing. Ensure adequate ventilation. Local authorities should be advised if significant spillages cannot be contained. For personal protection, see section 8 of the SDS.
Methods and materials for containment and cleaning up	Large Spills: Stop the flow of material, if this is without risk. Dike the spilled material, where this is possible. Cover with plastic sheet to prevent spreading. Absorb in vermiculite, dry sand or earth and place into containers. Prevent entry into waterways, sewer, basements or confined areas. Following product recovery, flush area with water. Small Spills: Wipe up with inert absorbent material. Clean surface thoroughly to remove residual contamination. Never return spills to original containers for re-use. For waste disposal, see section 13 of the SDS.
Environmental precautions	Avoid discharge into drains, water courses or onto the ground.

7. Handling and storage

Precautions for safe handling	Avoid contact with eyes, skin, and clothing. Provide adequate ventilation. Wear appropriate personal protective equipment. Observe good industrial hygiene practices.
Conditions for safe storage, including any incompatibilities	Store in original tightly closed container. Store away from incompatible materials (see Section 10 of the SDS).

8. Exposure controls/personal protection

Occupational exposure limits	This mixture has no ingredients that have PEL, TLV, or other recommended exposure limit.
Biological limit values	No biological exposure limits noted for the ingredient(s).
Appropriate engineering controls	Good general ventilation (typically 10 air changes per hour) should be used. Ventilation rates should be matched to conditions. If applicable, use process enclosures, local exhaust ventilation, or other engineering controls to maintain airborne levels below recommended exposure limits. If exposure limits have not been established, maintain airborne levels to an acceptable level. Eye wash facilities and emergency shower must be available when handling this product.

Individual protection measures, such as personal protective equipment

Eye/face protection Wear safety glasses with side shields (or goggles).

Skin protection

Hand protection Wear appropriate chemical resistant gloves.

Other Wear appropriate chemical resistant clothing.

Respiratory protection In case of insufficient ventilation, wear suitable respiratory equipment.

Thermal hazards Wear appropriate thermal protective clothing, when necessary.

General hygiene considerations

Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment to remove contaminants.

9. Physical and chemical properties**Appearance**

Physical state Liquid.

Form Liquid.

Color Colourless to light yellow.

Odor Odorless.

Odor threshold Not available.

pH Not available.

Melting point/freezing point Not available.

Initial boiling point and boiling range Not available.

Flash point Not available.

Evaporation rate Not available.

Flammability (solid, gas) Not available.

Upper/lower flammability or explosive limits

Flammability limit - lower (%) Not available.

Flammability limit - upper (%) Not available.

Explosive limit - lower (%) Not available.

Explosive limit - upper (%) Not available.

Vapor pressure Not available.

Vapor density Not available.

Relative density Not available.

Solubility(ies)

Solubility (water) Soluble

Partition coefficient (n-octanol/water) Not available.

Auto-ignition temperature Not available.

Decomposition temperature Not available.

Viscosity Not available.

Other information

Density 12.40 lb/gal

Specific gravity 1.49

10. Stability and reactivity

Reactivity The product is stable and non-reactive under normal conditions of use, storage and transport.

Chemical stability Material is stable under normal conditions.

Possibility of hazardous reactions No dangerous reaction known under conditions of normal use.

Conditions to avoid Contact with incompatible materials.

Incompatible materials
Hazardous decomposition products

Strong oxidizing agents.
 Irritating and/or toxic fumes and gases may be emitted upon the products decomposition.

3.0

11. Toxicological information

Information on likely routes of exposure

Inhalation	No adverse effects due to inhalation are expected.
Skin contact	Causes skin irritation.
Eye contact	Causes serious eye irritation.
Ingestion	Expected to be a low ingestion hazard.
Symptoms related to the physical, chemical and toxicological characteristics	Severe eye irritation. Symptoms may include stinging, tearing, redness, swelling, and blurred vision. Skin irritation. May cause redness and pain.

Information on toxicological effects

Acute toxicity

Product	Species	Test Results
RNA 0-0-30		
Acute		
Oral		
<i>Liquid</i>		
LD50	Rat	4382.3203 mg/kg estimated

Components	Species	Test Results
Potassium Carbonate (CAS 584-08-7)		
Acute		
Dermal		
LD50	Rabbit	> 2000 mg/kg, 24 Hours
Inhalation		
LC50	Rat	> 4.96 mg/l, 4.5 Hours
Oral		
LD50	Rat	1983 mg/kg

* Estimates for product may be based on additional component data not shown.

Skin corrosion/irritation	Causes skin irritation.
Serious eye damage/eye irritation	Causes serious eye irritation.

Respiratory or skin sensitization

Respiratory sensitization	Not available.
Skin sensitization	This product is not expected to cause skin sensitization.

Germ cell mutagenicity	No data available to indicate product or any components present at greater than 0.1% are mutagenic or genotoxic.
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Carcinogenicity	This product is not considered to be a carcinogen by IARC, ACGIH, NTP, or OSHA.
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IARC Monographs. Overall Evaluation of Carcinogenicity

Not listed.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Not regulated.

US. National Toxicology Program (NTP) Report on Carcinogens

Not listed.

Reproductive toxicity	This product is not expected to cause reproductive or developmental effects.
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Specific target organ toxicity - single exposure	Not classified.
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Specific target organ toxicity - repeated exposure	Not classified.
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12. Ecological information

Ecotoxicity	The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.
Persistence and degradability	No data is available on the degradability of this product.
Bioaccumulative potential	No data available.
Mobility in soil	No data available.
Other adverse effects	No other adverse environmental effects (e.g. ozone depletion, photochemical ozone creation potential, endocrine disruption, global warming potential) are expected from this component.

13. Disposal considerations

Disposal instructions	Collect and reclaim or dispose in sealed containers at licensed waste disposal site. Dispose of contents and container in accordance with government regulations.
Local disposal regulations	Dispose in accordance with all applicable regulations.
Hazardous waste code	The waste code should be assigned in discussion between the user, the producer and the waste disposal company.
Waste from residues / unused products	Dispose of in accordance with local regulations. Empty containers or liners may retain some product residues. This material and its container must be disposed of in a safe manner (see: Disposal instructions).
Contaminated packaging	Empty containers should be taken to an approved waste handling site for recycling or disposal. Since emptied containers may retain product residue, follow label warnings, if applicable, even after container is emptied.

14. Transport information

DOT

UN number	UN3082
UN proper shipping name	Environmentally hazardous substances, liquid, n.o.s., MARINE POLLUTANT
Transport hazard class(es)	
Class	9
Subsidiary risk	-
Label(s)	9
Packing group	III
Environmental hazards	
Marine pollutant	Yes
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
Special provisions	8, 146, 335, IB3, T4, TP1, TP29
Packaging exceptions	155
Packaging non bulk	203
Packaging bulk	241

IATA

UN number	UN3082
UN proper shipping name	Environmentally hazardous substance, liquid, n.o.s.
Transport hazard class(es)	
Class	9
Subsidiary risk	-
Packing group	III
Environmental hazards	Yes
ERG Code	9L
Special precautions for user	Read safety instructions, SDS and emergency procedures before handling.
Other information	
Passenger and cargo aircraft	Allowed with restrictions.
Cargo aircraft only	Allowed with restrictions.

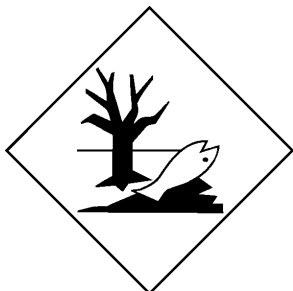
IMDG

UN number	UN3082
UN proper shipping name	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, LIQUID, N.O.S., MARINE POLLUTANT
Transport hazard class(es)	
Class	9
Subsidiary risk	-

Packing group III
Environmental hazards
Marine pollutant Yes
EmS F-A, S-F
Special precautions for user Read safety instructions, SDS and emergency procedures before handling.
Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code Not established.
DOT; IATA; IMDG



Marine pollutant



15. Regulatory information

US federal regulations This product is a "Hazardous Chemical" as defined by the OSHA Hazard Communication Standard, 29 CFR 1910.1200.
 All components are on the U.S. EPA TSCA Inventory List.

TSCA Section 12(b) Export Notification (40 CFR 707, Subpt. D)

Not regulated.

CERCLA Hazardous Substance List (40 CFR 302.4)

Not listed.

SARA 304 Emergency release notification

Not regulated.

OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

Not regulated.

Superfund Amendments and Reauthorization Act of 1986 (SARA)

Hazard categories Immediate Hazard - Yes
 Delayed Hazard - No
 Fire Hazard - No
 Pressure Hazard - No
 Reactivity Hazard - No

SARA 302 Extremely hazardous substance

Not listed.

SARA 311/312 Hazardous chemical No

SARA 313 (TRI reporting)
 Not regulated.

Other federal regulations

Clean Air Act (CAA) Section 112 Hazardous Air Pollutants (HAPs) List
 Not regulated.

Not regulated.

Safe Drinking Water Act (SDWA) Not regulated.

US state regulations**US. California Proposition 65**

California Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65): This material is not known to contain any chemicals currently listed as carcinogens or reproductive toxins.

International Inventories

Country(s) or region	Inventory name	On inventory (yes/no)*
Australia	Australian Inventory of Chemical Substances (AICS)	Yes
Canada	Domestic Substances List (DSL)	Yes
Canada	Non-Domestic Substances List (NDSL)	No
China	Inventory of Existing Chemical Substances in China (IECSC)	Yes
Europe	European Inventory of Existing Commercial Chemical Substances (EINECS)	Yes
Europe	European List of Notified Chemical Substances (ELINCS)	No
Japan	Inventory of Existing and New Chemical Substances (ENCS)	Yes
Korea	Existing Chemicals List (ECL)	Yes
New Zealand	New Zealand Inventory	Yes
Philippines	Philippine Inventory of Chemicals and Chemical Substances (PICCS)	Yes
United States & Puerto Rico	Toxic Substances Control Act (TSCA) Inventory	Yes

*A "Yes" indicates that all components of this product comply with the inventory requirements administered by the governing country(s)

A "No" indicates that one or more components of the product are not listed or exempt from listing on the inventory administered by the governing country(s).

16. Other information, including date of preparation or last revision

Issue date 05-07-2015
Revision date 08-24-2017
Version # 02
NFPA ratings Health: 2
 Flammability: 0
 Instability: 0

NFPA ratings**Disclaimer**

This information was developed from information on the constituent materials. No warranty is expressed or implied regarding the completeness or continuing accuracy of the information contained herein, and RNA and its affiliates disclaim all liability for reliance thereon. The user should satisfy himself that he has all current data relevant to his particular use.

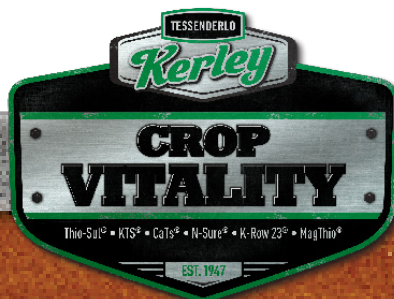


SAFETY DATA SHEET

SDS Number: 155 • Revision: June 10, 2016

SECTION 1: IDENTIFICATION

- 1.1 Product Name:** KTS®
- 1.2 Other Identification:** Chemical Family: Inorganic salt solution
Formula: $K_2S_2O_3$
- 1.3 Recommended Use of Chemical:** Agricultural Industry – Fertilizer use
- 1.4 Manufacturer Information:** Tessenderlo Kerley, Inc.
2255 N. 44th Street, Suite 300
Phoenix, Arizona 85008-3279
Information: (602) 889-8300
- 1.5 Emergency Contact:** Tessenderlo Kerley, Inc. (800) 877-1737
CHEMTREC (800) 424-9300, Domestic
(703) 527-3887, International



SECTION 2: HAZARD(S) IDENTIFICATION

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

SECTION 3: COMPOSITION / INFORMATION ON INGREDIENTS

Chemical Ingredients: (See Section 8 for exposure guidelines)

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

SECTION 4: FIRST AID MEASURES

4.1 Symptoms/Effects:

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

Chronic: No known chronic effects.

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

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

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

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

SECTION 5: FIRE FIGHTING MEASURES

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

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

5.2 Extinguishing Media:

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

5.2.2 Unsuitable Extinguishing Media: None known

5.3 Protection Of Firefighters:

5.3.1 Specific Hazards Arising from the Chemical:

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

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

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

SECTION 6: ACCIDENTAL RELEASE MEASURES

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

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

6.3 Methods of Containment:

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

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

6.4 Methods for Cleanup:

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

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

SECTION 7: HANDLING AND STORAGE

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

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

SECTION 8: EXPOSURE CONTROLS / PERSONAL PROTECTION

8.1 Exposure Guidelines:

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

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

8.3 Personal Protective Equipment (PPE):

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

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

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

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

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

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

SECTION 10: STABILITY AND REACTIVITY

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

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

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

10.4 Conditions to Avoid: High heat or fire conditions.

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

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

SECTION 11: TOXICOLOGICAL INFORMATION

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

SECTION 12: ECOLOGICAL INFORMATION

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

SECTION 13: DISPOSAL CONSIDERATIONS

Consult federal, state and local regulations for disposal requirements.

SECTION 14: TRANSPORT INFORMATION

14.1 Basic Shipping Description:

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

14.2 Additional Information:

14.2.1 Other DOT Requirements:

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

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

14.2.3 International Transportation:

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

14.2.4 Emergency Response Guide: Not applicable

14.2.5 ERAP – Canada: Not applicable

14.2.6 Special Precautions: None

SECTION 15: REGULATORY INFORMATION

15.1 US Federal Regulations

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

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

15.1.3 CERCLA: Reportable Quantity – No

15.1.4 SARA Title III:

15.1.4.1 Extremely Hazardous Substance (EHS): No

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

15.1.4.3 Section 313 (FORM R): Not applicable

15.1.5 RCRA: Not applicable



15.1.6 CAA: Hazardous Air Pollutant (HAP)

Not applicable

15.2 International Regulations:

15.2.1 Canada:

WHMIS:

Not hazardous

DSL/NDL:

Listed in DSL (No. 9451)

15.2 State Regulations:

15.3.1 CA Proposition 65:

Not applicable

SECTION 16: OTHER INFORMATION

Revisions: This SDS was reformatted to comply with the new Hazard Communication Standard dated March 26, 2012, by the Regulatory Affairs Department of Tessenderlo Kerley, Inc. 7/15/2013.

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

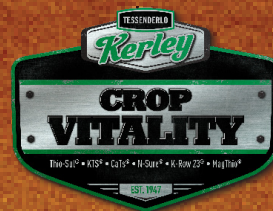
Revised sections 3, 6, 12, 14 and 15. 6/10/2016.

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

Attachment: Attachment 13 - KTS_SDS (CUP 2020-04 Western Milling)

Contact Information

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





Urea Ammonium Nitrate Solution (UAN)

UAN 28, 30 and 32% Total Nitrogen

PRODUCT SPECIFICATION SHEET

PRODUCT SPECIFICATIONS ¹			
Parameter	UAN-28	UAN-30	UAN-32
Total Nitrogen, wt. %	28.0	30.0	32.0
Ammonium Nitrate, wt. %	36 - 42	38 - 45	41 - 48
Urea, wt. %	29 - 33	30.5 - 35.6	32.6 - 38

TYPICAL CHEMICAL AND PHYSICAL PROPERTIES ²			
Parameter	UAN-28	UAN-30	UAN-32
Free ammonia, ppm	500 max	500 max	500 max
Corrosion inhibitor ³ , ppm	130-250	140-250	150-250
Density at 60 °F (lbs/gallon)	10.67	10.86	11.08
Density at 16 °C (kg/Liter)	1.28	1.30	1.33
Salt Out Temperature, °F	0 (-18 °C)	16 (-9 °C)	32 (0 °C)

Comments

¹ Product specifications for plant nutrients conform to the Association of American Plant Food Control Officials (AAPFCO) guidelines for investigational allowances.

² Typical chemical and physical properties do not constitute product specifications and are not guaranteed or warranted. These properties are provided for informational purposes only.

³ UAN contains a corrosion inhibitor which reduces the corrosion rate of carbon steel under ambient conditions. UAN is corrosive and precautions should be taken to prevent corrosion damage and/or loss of product.

PLEASE OBTAIN A SAFETY DATA SHEET FOR MORE INFORMATION. The Safety Data Sheet ("SDS") for this product contains important environmental, health and safety information regarding this product, including information concerning the handling and storage of this product. The most current version of the SDS for this product can be obtained at www.cfindustries.com or by contacting your sales representative.

WITHOUT LIMITING THE PROVISIONS OF ANY APPLICABLE SALES AGREEMENT, SELLER'S LIABILITY FOR DAMAGES OR LOSSES SHALL BE LIMITED TO REPLACEMENT OF THE PRODUCT OR REFUND OF THE PURCHASE PRICE, AT SELLER'S OPTION.

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN

VICE-MAYOR
JOHN DRAXLER

COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART BRIENO

CITY MANAGER
MIKE OLIVOS

CITY ATTORNEY
ROBERT M. DOWD

DATE: November 15, 2019

PROJECT: Site Plan Review 2019-05 (502-1054) **Revision dated 11/12/19**

APPLICANT: Western Milling, LLC

LOCATION: SWC of Idaho Avenue and 10th Avenue (APN 028-030-032)

PROPOSAL: Fertilizer Storage Facility – Installation of (3) 2,033,336 gallon liquid fertilizer storage tanks and approximately 790.11 linear feet of railroad track (2 spurs)

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 13, 2019; May 29, 2019; June 20, 2019; Revision reviewed November 6, 2019 – correction submitted 11/12/2019

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
☐ Fire
☐ Solid Waste
☐ Wastewater

☐ Building
☐ Engineering
☐ Police
☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council
☐ Parking and Traffic Commission
☐ Other: _____
☐ Planning Commission
☐ Parks and Recreation Commission

Signed, Gabrielle Myers
Gabrielle Myers, Senior Planner
Community Development Department

November 15, 2019
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the California Environmental Quality Act (CEQA), an initial study was conducted and, on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-29 has been prepared for the project.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ PLANNING – all previous comments apply; rail extension permitted (2 rail spurs)
- ☒ BUILDING – all previous comments apply
- ☒ ENGINEERING – all previous comments apply
- ☒ SOLID WASTE – all previous comments apply
- ☒ WASTEWATER – all previous comments apply
- ☐ 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. 2019-05 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



A.P.M.
06-100-448

Coverage
WESTERN UNION INT'L.
P.O. BOX 900 • NEW YORK, N.Y. 10108
RECEIVED JAN 1974

CLUB OF THE PHOENIX
NEWARK, N.J. 07102
RECEIVED JAN 1974



1	1-800-368-5848
2	201-528-2200 x2000
3	800-441-2222
4	1-800-368-5848
5	201-528-2200 x2000
6	800-441-2222
7	1-800-368-5848

Abstract **doi:** 10.1111/j.1365-2231.2012.04811.x

Source: U.S. Census Bureau, *Marriage, Divorce, Remarriage in the 1990s*, p. 10.

WESTERN MILKING

Project
NEW FERTILIZER TRANSFER
FACILITY
EDDIE AVENUE
HAWFORD, CA
Prepared For
WESTERN MILLING, LLC



LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • ENVIRONMENTAL
979 North Holliston Street
Tulare, California 93274
559.428.1363
www.laneengineers.com

[illegible]

1

GRAPHIC SCALE

1 MCM = 150 FT.

SITE PLAN

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
SUE SORENSEN

VICE MAYOR
JOHN DRAHLER

COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ART GRENDS

CITY MANAGER
MIKE OLIVOS

CITY ATTORNEY
ROBERT M. DOWD

DATE: October 16, 2019

PROJECT: Site Plan Review 2019-05 (502-1054)

APPLICANT: Western Milling, LLC

LOCATION: SWC of Idaho Avenue and 10th Avenue (APN 028-030-032)

PROPOSAL: Fertilizer Storage Facility – Installation of (3) 2,033,336 gallon liquid fertilizer storage tanks and approximately 790.11 linear feet of railroad track.

ZONING: I-H Heavy Industrial

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☐ Planning

☐ Fire

☐ Solid Waste

☐ Wastewater

☐ Building

☐ Engineering

☐ Police

☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

☐ City Council

☐ Parking and Traffic Commission

☐ Other: _____

☒ Planning Commission TPM

☐ Parks and Recreation Commission

Signed, Gabrielle Myers
Gabrielle Myers, Senior Planner
Community Development Department

October 16, 2019
DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the California Environmental Quality Act (CEQA), an initial study was conducted and, on the basis on the initial study, the Community Development Department has determined that the project would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2019-29 has been prepared for the project.

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. 2019-05 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: June 20, 2019

SITE PLAN NUMBER: 2019-05 REV. 2

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

General Plan Designation: Heavy Industrial

Zoning: I-H

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Required Entitlements:

- Tentative Parcel Map – for lot split

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

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2019-05, with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Conditions:

- ☒ The site plan pertains to the installation of three 2,033,336 gallon liquid fertilizer storage tanks, the installation of approximately 790 linear feet of railroad track, and the installation of rail-unloading and truck-loading stations. (2 rail spurs permitted)

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

Cultural Resources:

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

Building Setback Areas (17.36.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback shall be a minimum of 10 feet along Idaho Avenue
 - ☒ The rear building setback may be zero.
 - ☒ The side building setbacks may be zero.

Height of Structures: (Section 17.36.080)

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

Driveways: (Section 17.36.090)

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That gated entrances shall be setback at least 100 feet from the public right of way, unless a shorter distance is approved by the City Engineer.

General Provisions and Standards:

- ☒ That no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed, permanently fixed structure.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash, and debris.
- ☒ That no use shall be permitted and no process, equipment or material shall be employed which is found by the Planning Department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundaries of the site.

- ☒ That no solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system, except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and City ordinances and policies.
- ☒ That no use shall be permitted and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity, or other forms of energy.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 2 parking stalls on site, one of which is ADA-accessible, as shown on the approved site plan, based on the following ratio: one space for each two employees of the maximum working shift.
- ☐ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars. There shall be no more than four compact spaces adjacent to each other. (Section 17.54.110 B. and C).
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ That in all industrial zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking spaces.

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.36.130)

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

- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.34.120).

- ☒ Landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
 - ☒ The size of groundcover at planting shall be one (1) gallon or larger.

- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

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

Dust Control:

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

BUILDING DIVISION
SPR 2019-005(502-1054) Fertilizer Plant

2-13-09

Idaho & 10th Ave

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable.****
- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 Compliance with the City of Hanford Landscape Ordinance
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
13. That the address will be assigned during the permit submittal process

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

Date: 3/12/19

Project #: 2019-005 (502-1054) Western Milling

General Instructions

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

The following comments are applicable if checked:

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

7. ☐ **Fire Riser Room:** All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- o At least one man door shall be provided - only exterior door(s) are allowed,
 - o The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipes to the fire riser or FDC; suggested size 4' x 4' room.
 - o One-hour rated construction,
 - o Fire sprinkler head coverage required,
 - o Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - o The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - o For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. *A separate fire department permit is required* for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. Knox FDC Plugs, Model #3401, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☒ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
 - c. Or as required by Appendix C of the California Fire Code
- Reduce by 100 feet for a dead end hydrant

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.
Shall maintain vertical clearance at all access roads
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)
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.

- b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
- c. Access roads 32 feet in width or more: No fire lanes required.
- 24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
- 25. ☒ Locked gates installed across fire department access roads:
 - a. Manual gates with a chain lock require a Knox Padlock, Model #3770, to be installed on them; or a Knox Box, Model 3200 Series, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. Electric gates shall be equipped with an electric Knox Key Switch, Model 3502, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below 20-feet wide through or at any gates along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
- 26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
- 27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- o Downtown area (existing buildings): 4-inch numbers,
 - o Buildings 20-ft. or less from the street: 6-inch numbers,
 - o Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - o Buildings more than 40-ft. from street: 12 inch numbers.
- 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# 2019-05 – Western Milling –Fertilizer Loading Area – 10th 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 Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. All services will be required to be connected to Idaho Avenue and will require backflow prevention devices, including fire services.

Sewer:

1. Developer will required to connect to the existing Sanitary Sewer Main within Idaho Avenue along the property frontage.

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

1/25/19
DATE

Attachment: Attachment 15 - SPR 2019-05 Original Approval (CUP 2020-04 Western Milling)



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 2019-05 – Western Milling –Fertilizer Loading Area – 10th 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 & Engineering Director (559) 585-2571

7/10/19

DATE

Attachment: Attachment 15 - SPR 2019-05 Original Approval (CUP 2020-04 Western Milling)



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 all project drainage shall be contained in an onsite drainage basin located as shown on the site plan, including street drainage fronting the property. Applicant's engineer shall submit drainage calculations for Public Works Department review and approval prior to issuance of a building permit.

Curb, Gutter and Requirements:

1. That the developer install concrete curbs and gutters along the Idaho Avenue project frontage in conformance with City Standard CO-11 and CO-15. The locations of any such curbs, gutters, and sidewalks required to be reconstructed shall be shown on the engineered site improvement plans.

Drive Approach Requirements:

1. That a City Standard drive approaches be installed conforming to City Std. CO-39.

Parking Lot Requirements:

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

7/10/19
DATE

Attachment: Attachment 15 - SPR 2019-05 Original Approval (CUP 2020-04 Western Milling)



City of Hanford Department of Public Works

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1. That the design and construction of ingress and egress of truck be accessible perpendicular to Idaho Avenue.

Street Light Requirements:

1. That a new 88 watt LED street lights in conformance with City Std. GE-56 shall be installed along the Idaho Avenue frontage at a location determined by the City Engineer.

Street Requirements:

1. That street improvements in accordance with City Standard ST-23 shall be constructed within the Idaho Avenue right-of-way along the entire property frontage in conformance with City Standards. Improvements shall include the installation of asphalt pavement, street lights, and concrete curbs, gutters, and driveway approaches.
2. The street transition paving and restriping as necessary to transition traffic from the East edge of the property to the existing alignment of Idaho Avenue for East bound traffic shall be consistent with a design speed of 45 mph.
3. A right of way dedication along the frontage of 10th Avenue and Idaho Avenue to a 42' half width.

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.
 - A. That the development is subject to a **\$10,214.00 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 **\$0.00 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$0.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is subject to a **\$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 **\$0.00 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is subject to a **\$0.00 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

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

7/10/19
DATE

Attachment: Attachment 15 - SPR 2019-05 Original Approval (CUP 2020-04 Western Milling)



City of Hanford

Department of Public Works

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- G. That the development is subject to a **\$0.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$0.00 9th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Attachment 15 - SPR 2019-05 Original Approval (CUP 2020-04 Western Milling)

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

7/10/19
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 2019-05 – Western Milling –Fertilizer Loading Area – 10th Avenue

General Requirements:

1. That a 10' x 15' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. 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. 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

7/10/19
DATE

Attachment: Attachment 15 - SPR 2019-05 Original Approval (CUP 2020-04 Western Milling)

Addendum No. 1 to
Initial Study/ Mitigated Negative Declaration No.2019-29
For: Conditional Use Permit No. 2020-04 and Site Plan Review No. 2019-05 Amendment #1

Overview

On October 22, 2019, the City of Hanford Planning Commission reviewed Tentative Parcel Map Waiver No. 2019-03 and Site Plan Review No. 2019-05, for which an initial study was prepared and Mitigated Negative Declaration No. 2019-29 was adopted. A Notice of Determination was filed with Kings County on October 25, 2019. A request to add fertilizer mixing on site, under Conditional Use Permit No. 2020-04, was received on July 7, 2020.

An operational statement was provided for the conditional use permit, detailing the proposed use on the site:

The proposed improvements to the Western Milling Hanford Fertilizer Facility are to facilitate addition of micro ingredients and bulk active growth supplements to the UAN 32 fertilizer that is received and shipped to and out of the newly finished facility. We have provided a list of items that we intend to provide at the facility. The products that we will be adding to the base fertilizer in liquid form is not unlike presently provided at several local like facilities operated by competing vendors. The provided list is complete in the sense it is what is presently in use by the local farming community.

The bulk of the additives and supplements will be delivered in bulk by rail with some of it being by single truck loads, the micro ingredients will be delivered in totes. The addition of the product will all be in the manifold that was installed in phase one just before it is loaded in the outbound trucks. This operation does not require premixing and storage on site like services offered at other facilities. Thus, the process is contained in the pipes eliminating any onsite mixing or storage of mixed fertilizer preventing any exposure to the public or staff.

As with the phase one truck load out procedure, it will be accessed by card lock system monitored electronically as well as by CCTV remotely. Response for assisting new drivers and system alarms will be provided by our adjoining facility next door to the west. The facility will be inspected for abnormalities several times a day and receive a full maintenance and inspections biweekly by qualified staff. There will not be any fulltime staff at the facility after a 60 to 90-day startup. We are in the process now of startup on phase one with staff onsite daily.

The inbound truck volume will be increased by 3 to 8 additional trucks a week during high volume demand for product twice a year for 30 to 45 days and just a truck load as needed the remainder of the time. Out bound truck volume will most likely not increase. Trucks that now load out will receive straight base UAN 32 or receive the base with additives. If there is an increase it will be insignificant. Truck that now load out with UAN 32 now sometimes go to other facilities to load the needed additives and or supplements to the loads.

The rail delivered will consist of 1 to 5 cars being delivered as needed to replenish product. The rail cars most likely will be delivered and placed with other cars being dropped off at our facility to the west then placed on the fertilizer spur installed with phase one.

Phase 2 will not require any additional site improvements just some additional equipment that will be connected to electric that was installed with the plans in phase one and some hose connection to stubs provided in phase one.

Staff determined an addendum to Initial Study and Mitigated Negative Declaration No. 2019-29 would adequately address the amendments proposed under Conditional Use Permit No. 2020-04.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the addition of the mixing on site (by use of a new microsystem and blending tanks), proposed under Conditional Use Permit No. 2020-04, would not result in any of the conditions under which a subsequent Environmental Impact Report (EIR) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

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

CEQA Guidelines Section 15162(a) states:

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

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

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

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

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

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

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

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

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

The following analysis demonstrates that the amendments proposed under Conditional Use Permit No. 2020-04 and Site Plan Review No. 2019-05 Amendment #1 do not raise any new environmental issues and requires only minor changes or additions to the previous Negative Declaration No. 2019-29 to satisfy the requirements of CEQA.

Project Description

Conditional Use Permit No. 2020-04: is a request by Western Milling to allow liquid fertilizer mixing on an existing fertilizer storage site in the I-H Heavy Industrial zone district.

Site Plan Review No. 2019-05 Amendment #1 is a request to install six additional 12'-diameter, 15,000 gallon blending tanks, miscellaneous smaller tanks, and a new microsystem are proposed to be added to the site.

Operating Conditions

Structures

Under the original site plan, there were three 2,033,336-gallon liquid fertilizer storage tanks proposed for the site. Mixing and load-out tanks were also shown on the original site plan as future activities.

Six additional 12'-diameter, 15,000 gallon blending tanks, miscellaneous smaller tanks, and a new microsystem are proposed to be added to the site, as shown on the site plan (Attachment 1).

Truck Loading and Unloading Areas

Phase I (Original Site Plan)

Liquid fertilizer will be delivered by rail in unit train quantities of 80 – 110 plus cars, pumped from railcars via a pipeline to two (three in the future) two-million-gallon storage tanks. From the two million-gallon storage tanks, the liquid fertilizer will be loaded out to tanker trucks through a fully automated card-lock loading system, operated by the truck drivers. Card-lock lead-out will be available for truck loading 24/7/365.

The facility will receive 10-15 trains a year that will take 24 continuous hours to unload each. Loading out 100-150 truckloads a week.

Truck loading and unloading activities are described in the operational statement provided by the applicant. The applicant states, "liquid fertilizer will be delivered by rail in unit train quantities of 80 -110 plus cars, pumped from railcars via a pipeline to two two-million gallon storage tanks. From the [two] million gallon storage tanks, the liquid fertilizer will be loaded out to tanker trucks through a fully automated card-lock loading system, operated by the truck drivers."

There will be approximately 6,000 truck trips per year or 16-17 per day.

"The trucks will enter from Idaho Avenue, head south to a turnaround approximately 700 feet, turn back to the north, enter the load-out station on the east side of the roadway, then proceed back to exit onto Idaho Avenue."

Phase II –Proposed Operations

As with the phase one truck load out procedure, it will be accessed by card lock system monitored electronically as well as by CCTV remotely. Response for assisting new drivers and system

alarms will be provided by the adjoining facility next door to the west (Lacey Milling Company). The facility will be inspected for abnormalities several times a day and receive a full maintenance and inspections biweekly by qualified staff. There will not be any fulltime staff at the facility after a 60 to 90-day startup. We are in the process now of startup on phase one with staff onsite daily.

The inbound truck volume will be increased by 3 to 8 additional trucks a week during high volume demand for product twice a year for 30 to 45 days and just a single truck load as needed the remainder of the time. Out bound truck volume will most likely not increase. Trucks that now load out will receive straight base UAN 32 or receive the base with additives. If there is an increase it will be insignificant. Trucks that now load out with UAN 32 sometimes go to other facilities to load the needed additives and or supplements to the loads.

The rail delivered will consist of 1 to 5 cars being delivered as needed to replenish product. The rail cars most likely will be delivered and placed with other cars being dropped off at our facility to the west then placed on the fertilizer spur installed with phase one.

Material Data Sheets

The applicant proposes to install fertilizer mixing of micro-ingredients and bulk active growth supplements to the 32-0-0 urea ammonium nitrate solution (UAN-32; Safety Data Sheet – Attachment 3). The micro-ingredients and bulk active growth supplements are as follows:

- HYDRI-GRO BORON 10%
- HYDRI-GRO CA
- HYDRI-GRO CU
- HYDRI-GRO FE
- HYDRI-GRO MG
- HYDRI-GRO Mn
- HYRDI-GRO ZN
- HYDRI-GRO MICROMAX

RNA 0-0-30 Potassium Carbonate

KTS Potassium Thiosulfate

UAN Urea Ammonia Nitrate 28- 30- and 32

Personnel

Phase I

According to the operational statement submitted by the applicant, there will not be additional employees required for the site. "The fertilizer will be offloaded from the rail cars by 2-3 employees from the adjacent Hanford Milling Company facility. General operations, maintenance and administrative activities will all be performed by the Hanford Milling Company Facility staff. No site assigned employees required."

Phase II

As with the phase one truck load out procedure, the site will be accessed by card lock system monitored electronically, as well as by CCTV remotely. Response for assisting new drivers and system alarms will be provided by the adjoining facility next door (Lacey Milling Company) to the west. The facility will be inspected for abnormalities several times a day and receive a full maintenance and inspections biweekly by qualified staff. There will not be any fulltime staff at the facility after a 60 to 90-day startup. We are in the process now of startup on phase one with staff onsite daily

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

17.36.030 Site Area

In the I-H Heavy Industrial zone district, the minimum site area shall be 20,000 square feet.

The parcel is 20 acres and exceeds the minimum site area of the I-H Heavy Industrial zone district.

17.36.040 Lot Dimensions

The minimum lot frontage in the I-H Heavy Industrial zone district shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office.

The parcel has 60.01 feet of lot frontage along Idaho Avenue.

At its minimum point, the parcel is 60.01 feet wide. At the maximum, the parcel is 790.11 feet wide. There is no minimum for parcel width, as long as 60 feet of street frontage is accommodated.

At its minimum point, the parcel is 1086.53 feet deep. At the maximum, the parcel is 1,284.11 feet deep. There is no minimum for parcel depth, as long as 60 feet of street frontage is accommodated.

17.36.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. The project meets all building setback area requirements, open space requirements, and off-street parking and loading requirements; therefore, the maximum lot coverage is not exceeded.

17.36.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the I-H Heavy Industrial zone district, the front building setback area shall be a minimum of 10 feet. The rear, side, and street side setbacks may be zero, as the property does not abut a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

The proposed microsystem is located approximately 261 feet from the front property line on Idaho Avenue. There is not a required setback for the rear and side property line.

17.36.070 Distances Between Structures

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

17.36.080 Height of Structures

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

The storage tanks are the tallest structures on site and are 32 feet high, which does not exceed the maximum height of the I-H Heavy Industrial zone district.

17.36.090 Driveways

Whenever possible, developments in the I-H Heavy Industrial zone district shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius of the curb, unless otherwise specifically approved by the City Engineer. Gated entrances shall be setback at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

There is a single driveway on the site along Idaho Avenue. There is a gate setback approximately 190 feet from Idaho Avenue.

17.36.100 Off-Street Parking

In accordance with Section 17.54.040, parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. According to the operational statement submitted by the applicant, there will not be additional employees required for the site. "The fertilizer will be offloaded from the rail cars by 2-3 employees from the adjacent Hanford Milling Company facility. General operations, maintenance and administrative activities will all be performed by the Hanford Milling Company Facility staff. No site assigned employees required."

Based on the number of employees of the maximum shift, a minimum of two parking stalls, one of which is ADA-accessible is required for the site. The applicant satisfies the minimum parking requirement.

17.36.110 Usable Open Space

There is no minimum requirement for usable open space.

17.36.120 Landscaping

In the I-H Heavy Industrial zone district, landscaping shall be provided and permanently maintained in a setback area not less than 10 feet from a lot line adjoining a street.

The site has 60.01 feet of street frontage along Idaho Avenue. The driveway encompasses 34 feet of the 60.01 feet. Therefore, there is 10 feet west of the driveway and 16 feet east of the driveway. Either side of the driveway is required to be landscaped within the first 10 feet of the front-yard setback.

17.36.130 Screening, Fences, and Walls

In the I-H Heavy Industrial zone district, a block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The parcel does not abut an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

No fence or wall shall be placed in front of or within any landscaped area located next to a street. No fence or wall is proposed to be located within any landscaped area.

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, except as may be modified under site plan review. Such storage shall not be visible above the wall or fence. Open storage of materials and equipment is not proposed for the site.

17.36.140 Signs

Signs placed in the I-H Heavy Industrial zone district shall be subject to the requirements and standards prescribed in Section 17.56 of the Hanford Municipal Code. Signage requires a separate application and will be evaluated at the time of submittal.

17.36.150 General Provisions and Standards

In the I-H Heavy Industrial zone district, no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure.

According to the operational statement provided by the applicant, the mixing process is contained in the pipes, eliminating any on-site mixing or storage of mixed fertilizer preventing any exposure to the public or staff.

In the I-H Heavy Industrial zone district, no use shall be permitted and no process, equipment or material shall be employed which is found by the Planning Department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or involve any hazards of fire, explosion, hazardous or toxic waste, or radioactivity or emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundary of the site.

The use of fertilizer mixing is a use that has been established and is occurring within the project vicinity of the industrial park. The use, process, equipment and material has not been found to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or involve any hazards of fire, explosion, hazardous or toxic waste, or radioactivity or emit electrical disturbances, which adversely affect commercial or electronic equipment outside the boundary of the site.

Compliance with the safety data sheets for the chemicals is required.

All requirements, provisions, and standards of the I-H Heavy Industrial zone district have been satisfied by the proposed project.

Impact Analysis

Aesthetics

No greater Impact than identified in MND 2019-29. Less than Significant with Mitigation Incorporation - The project and proposed changes/additions to the project will have a less than significant effect on Aesthetics with the incorporation of previously cited mitigation measures. The project is required to mitigate the effect on aesthetics by hooding and directing lighting on-site, so not to introduce new light sources into the area.

Agriculture Resources

No greater Impact than identified in MND 2019-29. Less than Significant - The California Division of Land Resource Protection designates the land within the City limits, within the boundary of the project as "Urban and Built-Up 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 and has no value as agricultural resources. The property located west, east, and south of the boundary of the developed projects is within the Kings County jurisdiction and is presently vacant land, or land use for agricultural purposes. The City of Hanford General Plan and the Kings County General Plan maintain policy for preserving agricultural land.

Air Quality

No greater Impact than identified in MND 2019-29. Less than Significant with Mitigation Incorporation – The project and proposed changes/additions to the project will have a less than significant effect on Air Quality with the incorporation of previously cited mitigation measures. The project will contribute emissions for ozone and PM10, however, through implementation of the Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District, the projects will cumulatively yield a less than significant impact

Biological Resources

No greater Impact than identified in MND 2019-29. No Impact – the project and proposed changes/additions to the project will have no impact on biological resources. The area of the Industrial Park does not contain any natural, undisturbed habitat for local wildlife.

Cultural Resources

Cultural Resources

No greater Impact than identified in MND 2019-29. Less than significant impact with mitigation incorporation– the effect of the project and proposed changes/additions to the project is anticipated to be less than significant, as culturally sensitive resources have not been identified within the area of the projects' boundaries. As a standard condition on all projects, the City requires, "In the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98." All projects requiring an initial study are required to enter into a Burial Treatment Plan prior to any earth disturbing activities.

Geology and Soils

No greater Impact than identified in MND 2019-29. Less than Significant Impact with Mitigation Incorporation – the project and proposed changes/additions to the project will have a less than significant effect on geology and soils with the requirement that all projects comply with the California Uniform Building Code.

Greenhouse Gas Emissions

No greater Impact than identified in MND 2019-29. Less than Significant Impact with Mitigation Incorporation - The project related effects of GHG emissions are cumulative, therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified. Mitigations in place to reduce the impact of the cumulative projects include:

- a) Compliance with the Regional Climate Action Plan, or

- b) Use of Best Performance Standards for Stationary Sources, as identified by the San Joaquin Valley Air Pollution Control District, or
- c) Archival of AB32 targeted 29% emission reductions compared with Business as Usual (BAU)?

Hazards and Hazardous Materials

No greater Impact than identified in MND 2019-29. Less than Significant with Mitigation Incorporation – the project is located within the Kings Industrial Park, which is anticipated to contain hazardous materials. In order to mitigate the impact of the hazardous materials, each application to the City is required to comply with the Uniform Fire Code to ensure proper regulation/storage of hazardous substances. All projects are required to submit and comply with Safety Data Sheets for any chemicals used. Additionally, the applicant is required to coordinate with SJVAPCD to ensure proper permitting and air emissions, as well as coordinate with the Kings County Department of Health.

Hydrology/Water Quality

No greater Impact than identified in MND 2019-29. Less than Significant Impact with Mitigation Incorporation – The project and project amendment/addition is required to comply with all City ordinances, standards and policies to assure the project does not violate any water quality standard or waste discharge requirements, cause depletion of groundwater supplies, or interfere with groundwater recharge, substantially alter the existing drainage pattern of the site or increase the rate of surface runoff exceeding the existing drainage system.

Land Use Planning and Population

No greater Impact than identified in MND 2019-29. Less than Significant Impact – the development of the Kings Industrial Park is considered an advancement of the goals of the General Plan to grow the local economy, thus creating local jobs, resulting in a need for housing and population growth. The development of the site has been considered in the General Plan EIR, for which a statement of overriding considerations was certified.

Mineral Resources

No greater Impact than identified in MND 2019-29. No Impact – The project and changes to the project will have no effect on mineral resources, as the City of Hanford has no known mineral resources.

Noise

No greater Impact than identified in MND 2019-29. Less than Significant Impact with Migration Incorporation - The Industrial Park is anticipated to be a noisier area and is therefore planned a significant distance from any sensitive receptors. Noise impacts are mitigated to a less than significant level through compliance with the General Plan, which prescribes a noise decibel maximum for stationary sources.

Public Services

No greater Impact than identified in MND 2019-29. Less than Significant with Mitigation Incorporation (Payment of Impact Fees) – the project and proposed amendments/additions to the project are subject to payment of impact fees mitigate the impacts of development on public services, which in the Industrial Park, include police, fire, traffic, and utilities.

Recreation

No greater Impact than identified in MND 2019-29. No Impact – There will be no impact to recreation from the project.

Transportation/Circulation

No greater Impact than identified in MND 2019-29. **Less than Significant with Mitigation Incorporation** – the project and proposed changes/addition to the project has been evaluated in a site plan review to evaluate traffic impacts. The changes to the project did not increase traffic to the area by a significant amount. The project is required to pay traffic impact fees to mitigate the effect of the project on traffic.

Utilities and Service Systems

No greater Impact than identified in MND 2019-29. Less than Significant Impact with Mitigation Incorporation (payment of Impact Fees) – The City of Hanford maintains a Wastewater Master Plan, Storm Water Master Plan, and an Urban Water Management Plan. The project was evaluated for consistency with these plans and are required to expand service lines, provide basins, pay impact fees, or a combination of the three. With the incorporation of mitigation measures, the cumulative effect of the project/changes to the project are anticipated to be less than significant.

Environmental Analysis and Conclusions

The changes proposed to add fertilizer blending under Conditional Use Permit No. 2020-04 and the changes Site Plan Review No. 2019-05 (Amendment 1) do not further affect any of the environmental factors evaluated under Mitigated Negative Declaration No. 2019-29.

Conclusion

There is no substantial evidence that approval of Conditional Use Permit No. 2020-04 and Site Plan Review No. 2019-05 Amendment #1 would result in new significant environmental impacts or impacts that would be more severe than described in the previous Negative Declaration No. 2019-29. Consequently, a subsequent or supplemental EIR or IS/MND is not required.