

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, November 10, 2020

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

Approval of the Minutes of the October 27, 2020 Meeting

PUBLIC HEARING

Modifications to Live Oak Development Agreement (Amendment 2): a request to modify the existing Development Agreement for the Live Oak Development and extend the expiration of the Development Agreement for five years. Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD/Master Plan to delete requirements for affordable housing units (consistent with Development Agreement Amendment 1), amend the goals and policies of the Live Oak Master Plan, update Municipal Code references to reflect the 2017 Municipal Code, and allow for increased lot density within a portion of the development. Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement. Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units. The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099)

DIRECTOR'S COMMENTS

COMMISSIONER'S ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 11/10/2020	AGENDA SECTION:
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SUBJECT:

Approval of the Minutes of the October 27, 2020 Meeting

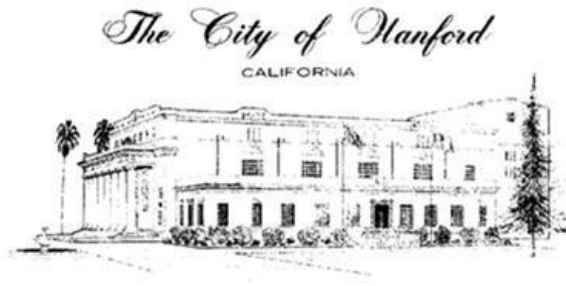
RECOMMENDATION:

Approve the minutes of the October 27, 2020 meeting

FISCAL IMPACT:

ATTACHMENTS:

10-27-2020



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, October 27, 2020

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	4:56 PM
Travis Paden		Present	4:52 PM
Savino Perico		Absent	
Angel Vee Galvan		Present	4:52 PM
Roger Snow		Present	4:55 PM
Jacob Sanchez		Absent	
Jason Kemp Van Ee		Present	4:41 PM

INVOCATION

Angie Stafford, Missions & Outreach Pastor, Glad Tidings Church

FLAG SALUTE

Commissioner KEMP VAN EE led the flag salute.

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:	Roger Snow
AYES:	Douglas, Paden, Galvan, Snow, Kemp Van Ee
ABSENT:	Perico, Sanchez

- 1. Approval of the Minutes of the October 13, 2020 meeting**
- 2. TIME EXTENSION 2020-05, a request to extend the life of Conditional Use Permit No. 2020-13 and Site Plan Review No.2018-38 for one year. The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).**

PUBLIC HEARING

Tentative Parcel Map No. 2019-01: a request to subdivide two parcels, totaling 38,332 sq. ft. (0.88 acres) into three parcels, Parcel A: 6,165 sq. ft., Parcel B – 9,866 sq. ft., and Parcel C – 11,429 sq. ft., in the R-L-5 Low-Density Residential zone district and utilize Section 17.50.210 to apply concessions to an affordable housing development. The property is located north and west of Parkside Drive, south of Woodland Drive (APN 011-100-065 and 011-100-066).

Chairperson DOUGLAS opened the public hearing at 5:36 p.m. and called for the staff report.

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

Following questions of staff, Chairperson DOUGLAS opened Public Comment:

FAVOR

Betsy McGovern-Garcia, of Self-Help Enterprises (SHE), provided background information, explained features of the project, and encouraged approval. Noting that the homes will be owner-occupied, she requested that references to "rent(s)" be deleted from the Conditions of Approval. She stated that the affordability covenant that was in the packet was not provided to SHE before the meeting. They would like to make sure it meets the requirements of the funders and reflects the home ownership opportunity they are presenting. She then answered questions from the Commissioners.

OPPOSED

Chet Adler, who lives on Peach Circle, reported that people have been speeding down Parkside Drive toward Hanford-Armona Road, and the homeless at the park have been vandalizing/stealing from property owners in the neighborhood. He requested something be provided to slow traffic in that area and asked if a perimeter sidewalk would be provided.

Michael Ryan, Hanford resident, asked if underground power being provided for this project will affect his property and/or others in the area. He also asked what type of fencing will be provided and what the elevations will look like.

Ms. McGovern-Garcia replied to Mr. Ryan's questions, stating that the underground power will not affect neighboring residences, and the project will provide a cedar (or other strong wood) fence. She will email him the information and renderings of the elevations. A sidewalk will not be provided.

Senior Planner Myers responded to questions/comments: 1) The affordability covenant was included in the packet as a draft. Conditions 2. and 3., which refer to rent, can be removed. 2) Regarding features in the circle of the street: The applicant provides the minimum turning radius to accommodate the Fire truck radius; therefore, landscape features could not be incorporated. 3) Speeding concerns on Parkside Drive have been forwarded to the Police Department. There are not enough units being added to warrant a traffic study. 4) Perimeter sidewalk: The City would not put the requirement for off-site improvements on a private developer. 5) The City cannot require the developer to provide a fence or block wall.

There was discussion regarding alley-like sidewalks in backyards of some of the neighboring residences. Ms. McGovern-Garcia stated that those were separate parcels and that the City had said that they would be purchasing those parcels, dedicating that property back to the property owners, and working with them to move their fences. Commissioner PADEN asked if the Planning Commission could address the sidewalk easements in the resolution. City Attorney Mizote cautioned the Commission not to pursue that, stating that he was not aware that the City had acquired those parcels.

Commissioner KEMP VAN EE thanked Self-Help for bringing affordable housing and new life to the area.

Chairperson DOUGLAS closed the public hearing at 6:10 p.m. and called for a motion.

Motion to adopt Resolution No. 2020-13, amended to remove language referring to rent (Conditions 2. And 3.), approving Tentative Parcel Map No. 2019-01.

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

DIRECTOR'S COMMENTS

Senior Planner Myers announced that there will be a meeting on November 10, as scheduled.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN commented that it was nice to see the outdoor dining downtown. He asked if there are future plans to close downtown streets, other than Friday nights. Senior Planner Myers stated that it was discussed with Main Street Hanford, and restaurant owners did not seem to be in favor of that. City Attorney Mizote added that some cities have been sued for closing streets.

Chairperson DOUGLAS noted that two commissioners would be termed out at the end of the year. He asked that they notify staff of their intentions to seek reappointment or not.

ADJOURNMENT

Chairperson DOUGLAS adjourned the meeting at 6:17 p.m.

Respectfully submitted,

Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 11/10/2020	AGENDA SECTION:
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SUBJECT:

Modifications to Live Oak Development Agreement (Amendment 2): a request to modify the existing Development Agreement for the Live Oak Development and extend the expiration of the Development Agreement for five years. Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD/Master Plan to delete requirements for affordable housing units (consistent with Development Agreement Amendment 1), amend the goals and policies of the Live Oak Master Plan, update Municipal Code references to reflect the 2017 Municipal Code, and allow for increased lot density within a portion of the development. Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement. Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units. The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099)

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - Live Oak (Amendment)
Resolution No. 2020-15 (PUD 2005-04 Amendment 1)
Resolution No. 2020-16 (865 Amendment)
Resolution No. 2020-17 (881 Amendment)
Resolution No. 2020-18 (909 Amendment 1)
Resolution No. 2020-19 (912 Amendment)

Attachment 1 - Memorandum describing changes requested
Attachment 2 - Development Agreement Amendment 2
Attachment 3 - Development Agreement Time Extension Request
Attachment 4 - Master Plan Mark Up
Attachment 5 - Resolution Mark Ups
Attachment 6 - Vesting Tentative Tract 909
Attachment 7 - Live Oak Addendum #1

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, November 10, 2020**

PROJECT: **Modifications to Live Oak Development Agreement (Amendment 2):** a request to modify the existing Development Agreement for the Live Oak Development and extend the expiration of the Development Agreement for five years.

Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD/Master Plan to delete requirements for affordable housing units (consistent with Development Agreement Amendment 1), amend the goals and policies of the Live Oak Master Plan, update Municipal Code references to reflect the 2017 Municipal Code, and allow for increased lot density within a portion of the development.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement.

Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units.

LOCATION: The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099)

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-15, recommending approval of Planned Unit Development No. 2005-04 Amendment #1 to the City Council.
2. Adopt Resolution No. 2020-16, recommending approval of an amendment to Tentative Tract 865 to the City Council.
3. Adopt Resolution No. 2020-17, recommending approval of an amendment to Tentative Tract 881 to the City Council.
4. Adopt Resolution No. 2020-18, recommending approval of an amendment to Tentative Tract 909 to the City Council.
5. Adopt Resolution No. 2020-19, recommending approval of an amendment to Tentative Tract 912 to the City Council.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2020-15, recommending approval of Planned Unit Development No. 2005-04 Amendment #1 to the City Council.
2. I move to adopt Resolution No. 2020-16, recommending approval of an amendment to Tentative Tract 865 to the City Council.
3. I move to adopt Resolution No. 2020-17, recommending approval of an amendment to Tentative Tract 881 to the City Council.
4. I move to adopt Resolution No. 2020-18, recommending approval of an amendment to Tentative Tract 909 to the City Council.
5. I move to adopt Resolution No. 2020-19, recommending approval of an amendment to Tentative Tract 912 to the City Council.

PROJECT DESCRIPTION

The Live Oak Development project was approved by the City Council in 2009 for the development of a master-planned community. The Live Oak Residential Project proposal covered approximately 390 ± acres within the Hanford City Limits. The applicant (at the time MMV Development, LLC) sought approval of the City of Hanford for a Planned Unit Development proposal, Vesting Tentative Subdivision Maps, a Development Agreement, and construction of infrastructure improvements to support the full development of the Project. The Project proposed to construct 1,560 dwelling units in a range of housing and lot types. The proposed units included single family and multi-family configurations, as well as, park facilities and open space. Single-family lot sizes were planned to range from a minimum of 12,000 square feet (sq. ft.) in the areas designated Very-Low Density Residential to 3,200 sq. ft. in the areas designated Low-Density Residential, and 4,000 sq. ft. for single-family homes in the areas designated Medium-Density Residential.

The applicant requested changes to the Project, as described in the Memorandum dated July 17, 2019, **Attachment 1**, and as described below:

1. Amend the Development Agreement, as shown in **Attachment 2 and Attachment 3**, by:
 - a) Removing reference to affordable housing, consistent with the First Amendment to the Development Agreement on September 20, 2016;
 - b) Adding a section regarding conflicting enactments to avoid potential confusion about the applicability of future actions taken by the City. The proposed language is commonplace in development agreements in California;
 - c) Amending language regarding formation of a financing district, consistent with the First Amendment of the Development Agreement;
 - d) Amending the coverage and insurance requirements, consistent with the First Amendment of the Development Agreement; and

- e) Extending the expiration of the Development Agreement by five years, from November 10, 2022 to November 10, 2027 – **Attachment 3**.
- 2. Modify Planned Unit Development No. 2005-04 by:
 - A. Amending the Live Oak Master Plan, as shown in **Attachment 4**, by:
 - a) Removing reference to the former Very Low-Density designation;
 - b) Removing reference to the Medium-Density designation;
 - c) Removing reference to affordable housing, consistent with the First Amendment to the Development Agreement;
 - d) Replacing figures to illustrate the tentative tract maps, as proposed to be modified;
 - e) Removing garage placement and structure visibility requirements, which references alleys (no longer planned);
 - f) Removing alley-loaded street references;
 - g) Updating section references to the current Municipal Code (2017);
 - h) Updating the street tree list to reflect current approved street trees;
 - i) Updating the Open Space Diagram and descriptions to account for revised tentative tract layouts;
 - B. Amending the Planned Unit Development No. 2005-04 Resolution by:
 - a) Removing reference to affordable housing, consistent with Amendment 1 to the Development Agreement; and
 - b) Updating Section references to reflect the current Municipal Code (2017)
- 3. Amend the resolutions for Tentative Tract TT 865, 881, 909, and 912 by removing reference to affordable housing dedication, consistent with Amendment 1 of the Development Agreement – **Attachment 5**; and
- 4. Amend Vesting Tentative Tract 909, as shown in **Attachment 6**, to increase the number of residential lots from 642 to 719 units, consistent with the designation change from Very Low-Density Residential to Low-Density Residential. The proposal will not result in an increase in the number of residences within the Live Oak Development.

BACKGROUND

The project site is designated by the General Plan as Low-Density Residential, Open Space, and Neighborhood Commercial. The Master Plan designations are consistent with the current General Plan Designations, see Figure 1 and 2.

The site is zoned R-L-5 Low-Density Residential, CO Conservation, PF Public Facilities, and C-N Neighborhood Commercial. See Figure 3. The Master Plan is consistent with the zoning designations.

The land use within the Master Plan area is currently vacant and characterized by flat, glassy land. See Figure 4.

Figure 1:
General Plan Designation (2017)

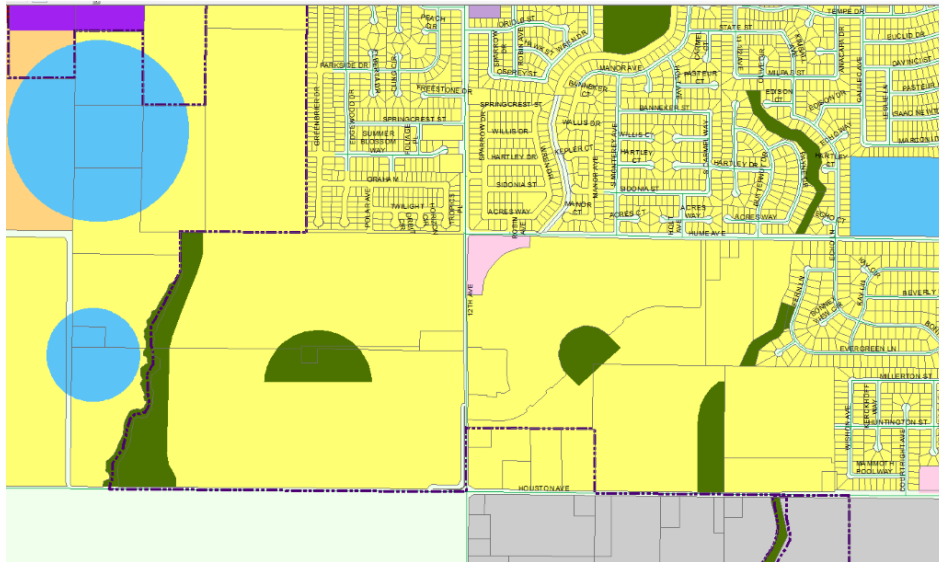


Figure 2:
Updated Master Plan Designation (consistent with current General Plan, 2017)

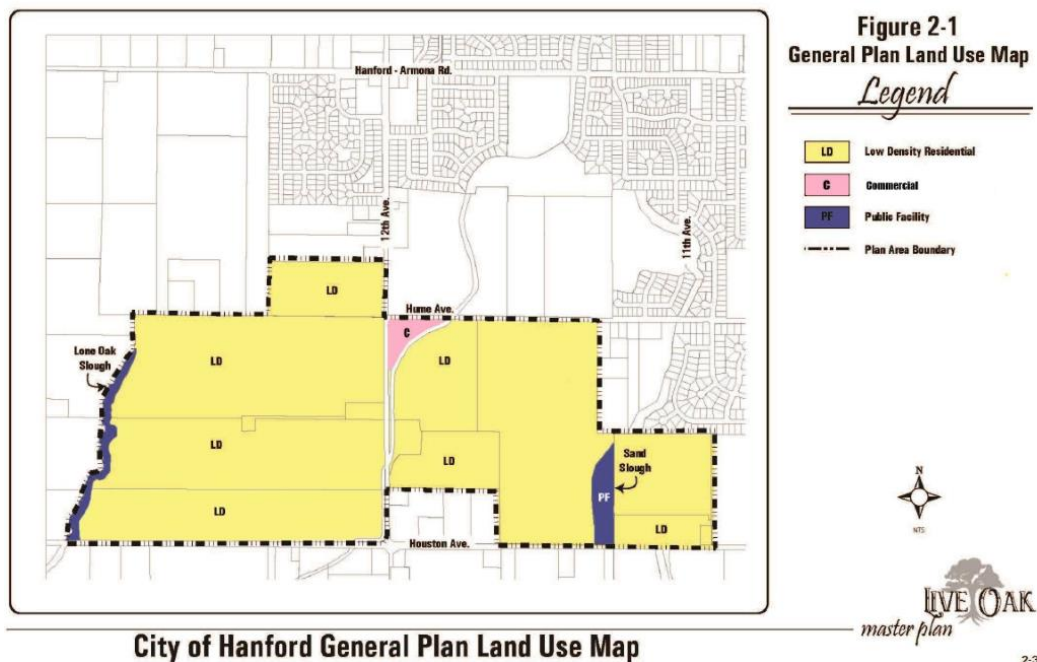


Figure 3:
Zoning Designation R-L-5 Low-Density Residential

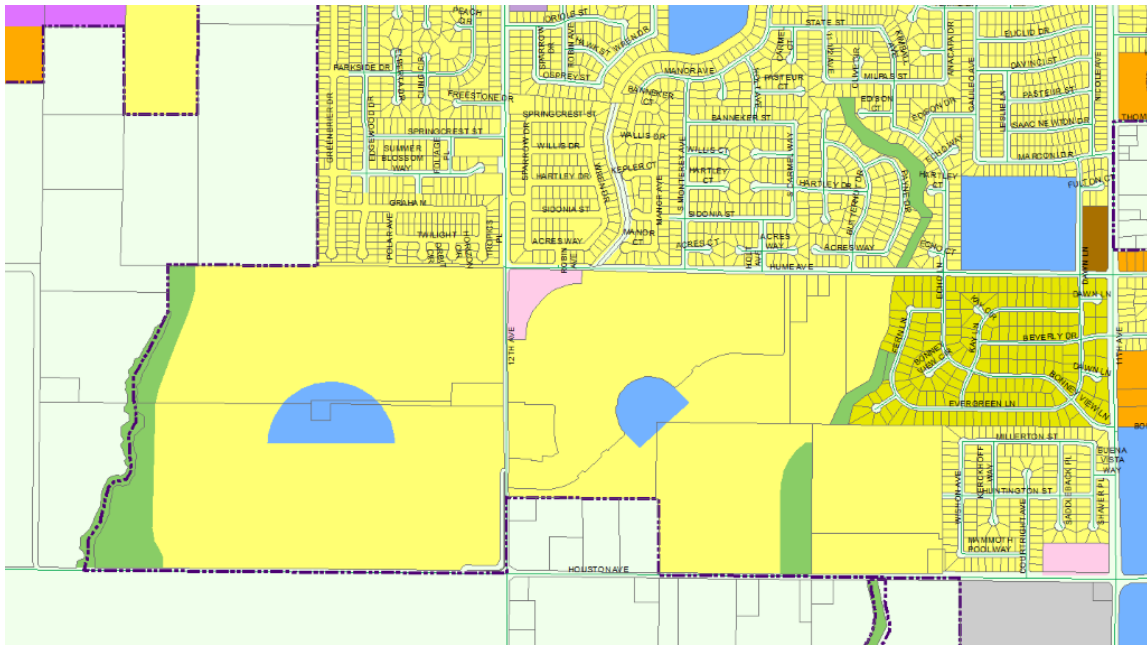


Figure 4:
Land Use (vacant)



PROJECT EVALUATION

The Live Oak Development Project was approved by the City Council in 2009 and included approval of a Development Agreement, Planned Unit Development No. 2005-04, the Live Oak Master Plan, and Vesting Tentative Tract Maps.

Development Agreement

The development agreement was prepared and entered into between the City of Hanford and MMV Development LLC. The agreement contains provisions for the timing of certain infrastructure. The agreement also contained a provision that required that the developer dedicate one housing unit for each ten units constructed that the City would find a low-to-moderate-income buyer to purchase and provide financial assistance for the purchase as funds were available.

Development Agreement Amendment #1

In 2016, the then developer, MMV Development requested Amendment 1 to the Development Agreement, requesting to remove the affordable housing requirement. It was determined that the condition was infeasible and the City did not have the staff or resources to fulfill the condition's intended obligation.

In exchange for the removal of the condition, the developers agreed to form a community facility district to maintain the city parks, streets, and other areas that are traditionally maintained by a landscape and lighting district. It was determined that the community facility district was a better mechanism for the long term maintenance of the facilities.

While the requirement was removed from the Development Agreement, it was not removed from the project resolutions (PUD 2005-04, the Live Oak Master Plan, and Vesting Tentative Tracts 865, 881, 909, and 912). Therefore, in order to ensure consistency and complete removal of the requirement, the applicant proposes to strike the requirement from the Master Plan and Resolutions.

Development Agreement Amendment #2

The applicant proposes a clean-up to the Development Agreement, removing reference to affordable housing, consistent with Amendment #1 of the Development Agreement and proposes to:

- a) Add a section regarding conflicting enactments to avoid potential confusion about the applicability of future actions taken by the City. The proposed language is as follows, "Any change in the Effective Standards, including, without limitation, any change in the General Plan or Master Plan, zoning, subdivision or building rule or regulation, adopted or becoming effective after the Effective Date, including, without limitation, any such change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, the Planning commission or any other board, agency, commission, committee, or department of City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Property and which would conflict in any way with or be more restrictive than the Effective standards (collectively, the **"Subsequent Rules"**) shall not be applied by City to the Property unless required to be

applied to the Property by State or Federal law, or as permitted by this Agreement. The term “more restrictive” shall mean that such rule would increase requirements on Developer or increase Developer’s obligations or would otherwise limit Developer’s rights under the Project Approvals. Developer may give City written notice of its election to have any Subsequent Rule applied to the Property or a portion thereof, in which case such Subsequent Rule shall be deemed a part of the Effective Standards.

Analysis: Staff is supportive of adding a section regarding conflicting enactments. The language was reviewed and approved by the City Attorney. The language is commonplace in development agreements in California.

- b) Amend language regarding formation of a financing district, consistent with the First Amendment of the Development Agreement;

Analysis: This is a clean-up regarding the formation of the financing district, consistent with Amendment #1.

- c) Amend the coverage and insurance requirements, consistent with the First Amendment of the Development Agreement; and

Analysis: This is a clean-up regarding insurance requirements, consistent with Amendment #1.

- d) Extend the expiration of the Development Agreement by five years, from November 10, 2022 to November 10, 2027 – see **Attachment 3**.

Analysis: The applicant has requested a five-year time extension to the 12-year time limit of the Development Agreement, thus extending the expiration of the Development Agreement from November 10, 2022 to November 10, 2027. The extension is requested due effects of the recession at the time of the project’s approval, recent development delays caused by COVID-19, and a lingering Williamson Act contract, which expired in 2015.

The applicant has noted they will be moving forward with recording a final map for Live Oak East (Tracts 865, 881, and 912) soon after approval of the changes to the Live Oak Development Project, requested herein. Grading has begun on Live Oak East.

Staff is able to support the time extension request as Live Oak North (Tract 902) has been recorded and a Final Map for Live Oak East (Tract 865, 881, and 912) will be submitted soon. Staff will not support additional time extension requests.

Planned Unit Development No. 2005-04/Live Oak Master Plan

Planned Unit Development (PUD) No. 2005-04 proposed the development of 1,560 lot residential lots on approximately 390 acres. The proposed residential units ranged in density from Very Low Density dwelling units to Medium Density dwelling units. The Master Plan featured 21 acres of park space and 31.6 acres of open space areas.

Planned Unit Development No. 2005-04/Live Oak Master Plan Amendment #1

The applicant proposes a clean-up and amendment of the Live Oak Master Plan and Planned Unit Development by:

- a) Eliminating and removing reference to the former Very-Low Density Residential and Medium-Density Residential areas and sections, consistent with the City's current General Plan, updated in 2017, and replacing the designations with Low-Density Residential;

Figure 5:
Previous Master Plan Designation

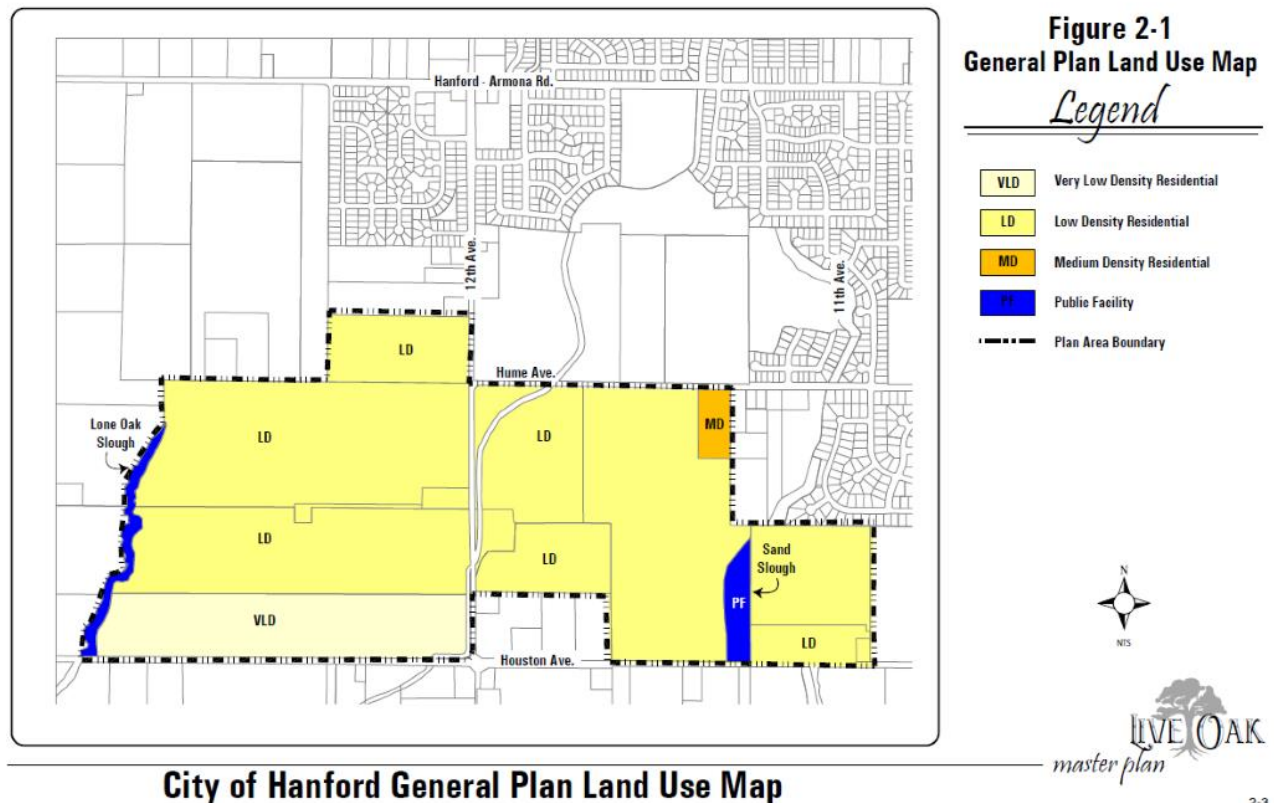
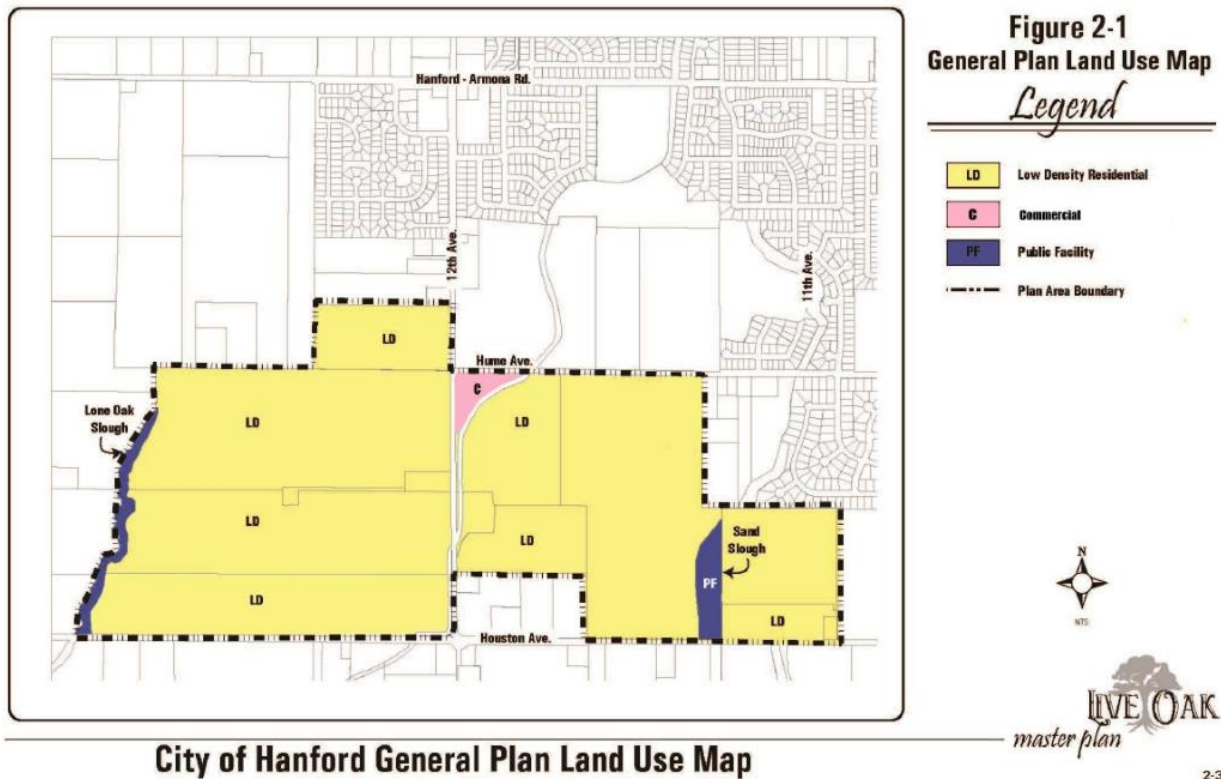


Figure 6:
Updated Master Plan Designation (consistent with current General Plan, 2017)



Analysis: Staff is supportive of this change, consistent with the General Plan. In 2017, the City conducted a comprehensive General Plan Update. Changes to the General Plan impacted the Live Oak Development plan by changing the designation on portions of the property. The applicant amended the Master Plan to change the designations to coincide with the current General Plan designations for the Project site – Low-Density Residential, Open Space, and Neighborhood Commercial.

- b) Removing reference to affordable housing, consistent with the First Amendment to the Development Agreement from the PUD resolution and Master Plan;

Analysis: Staff is supportive of this clean-up effort. In Amendment #1 to the Development Agreement, the requirement to provide for affordable housing was removed. Removing the reference to affordable housing from the Master Plan and Planned Unit Development No. 2005-04 resolution is consistent with the changes made to the Development Agreement.

- c) Replacing figures to illustrate the tentative tract maps, as proposed to be modified;

Analysis: Consistent with the changes made to the General Plan, the applicant is amending the Tentative Tract Map, specifically 909, to utilize the current designation, Low-Density Residential, formerly Very Low-Density Residential. The additional lots added to the project area are reflected in the Master Plan figures. See Figure 7 and 8, below.

Figure 7:
Original Master Plan Layout

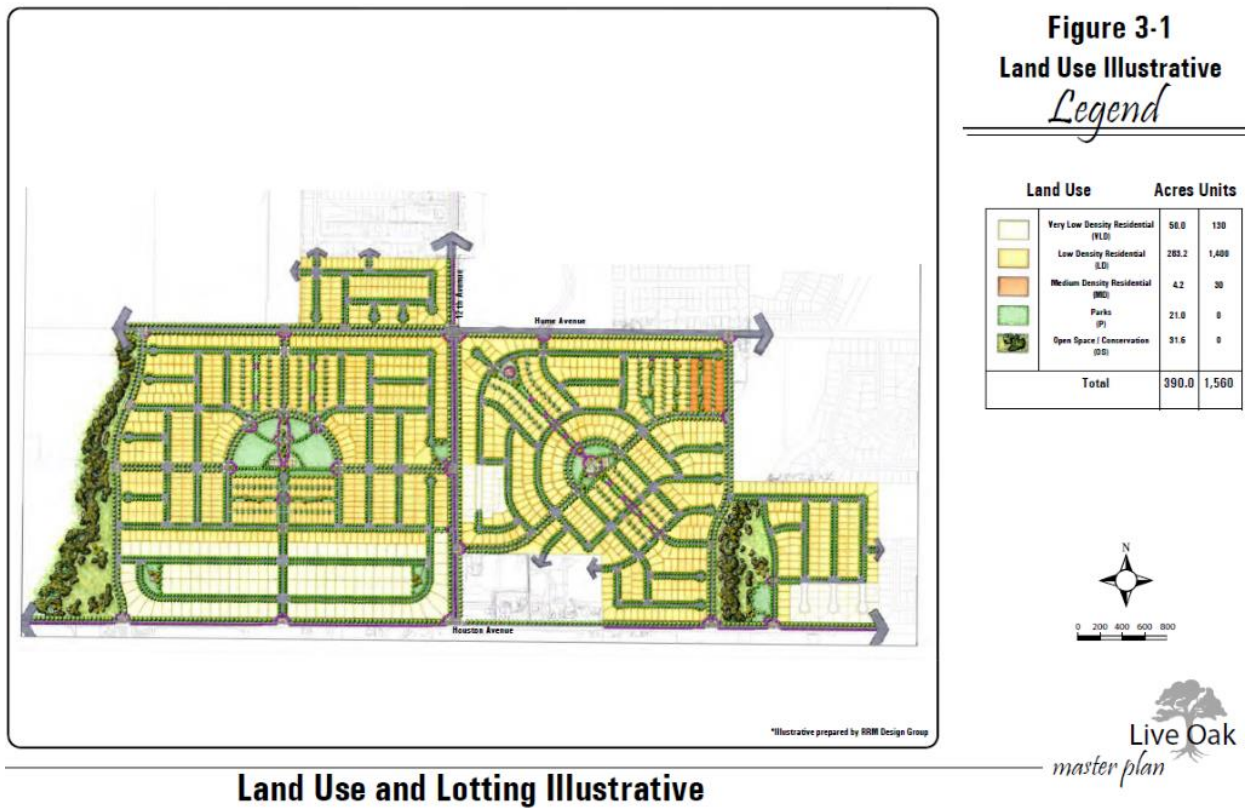


Figure 8:
Updated Master Plan (to reflect current GP)



- d) Removing garage placement and structure visibility requirements, which references alleys (no longer planned);
- e) Removing alley-loaded street references;

Analysis: Staff is supportive of the removal of alley-loaded lots. The Police Department and Public Works Department have cited issues surrounding alleyways, due to safety and servicing concerns.

- f) Updating section references to the current Municipal Code (2017);

Analysis: This is a clerical, clean-up item.

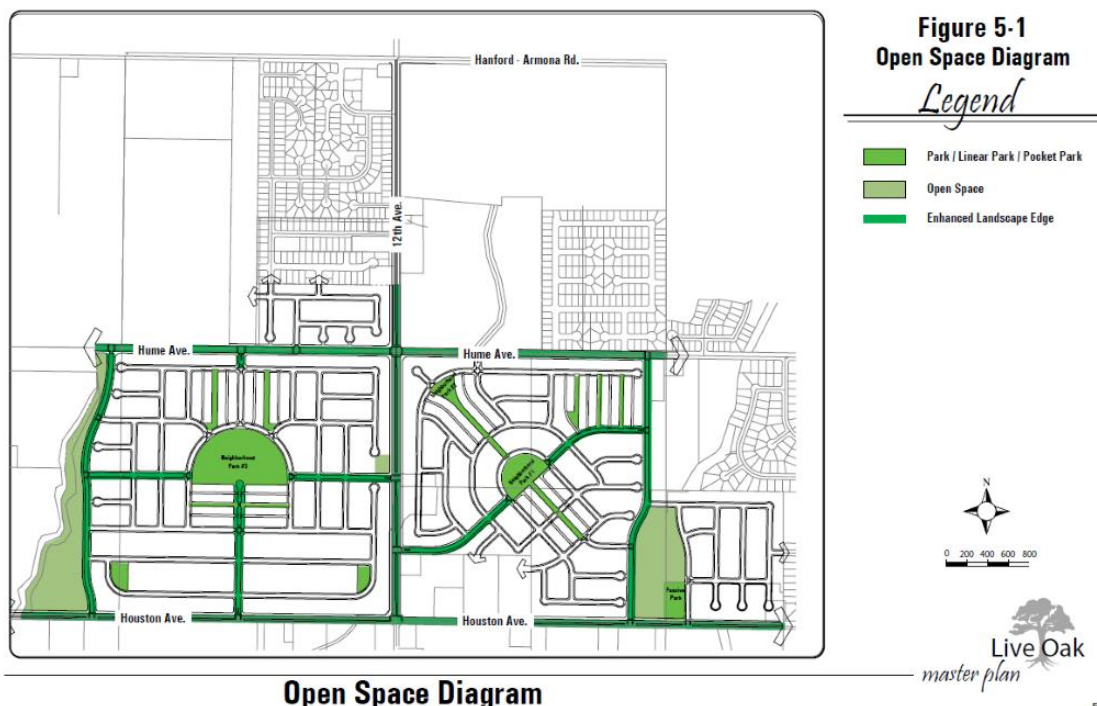
- g) Updating the street tree list to reflect current approved street trees;

Analysis: This is a clerical, clean-up item.

- h) Updating the Open Space Diagram and descriptions to account for revised tentative tract layouts;

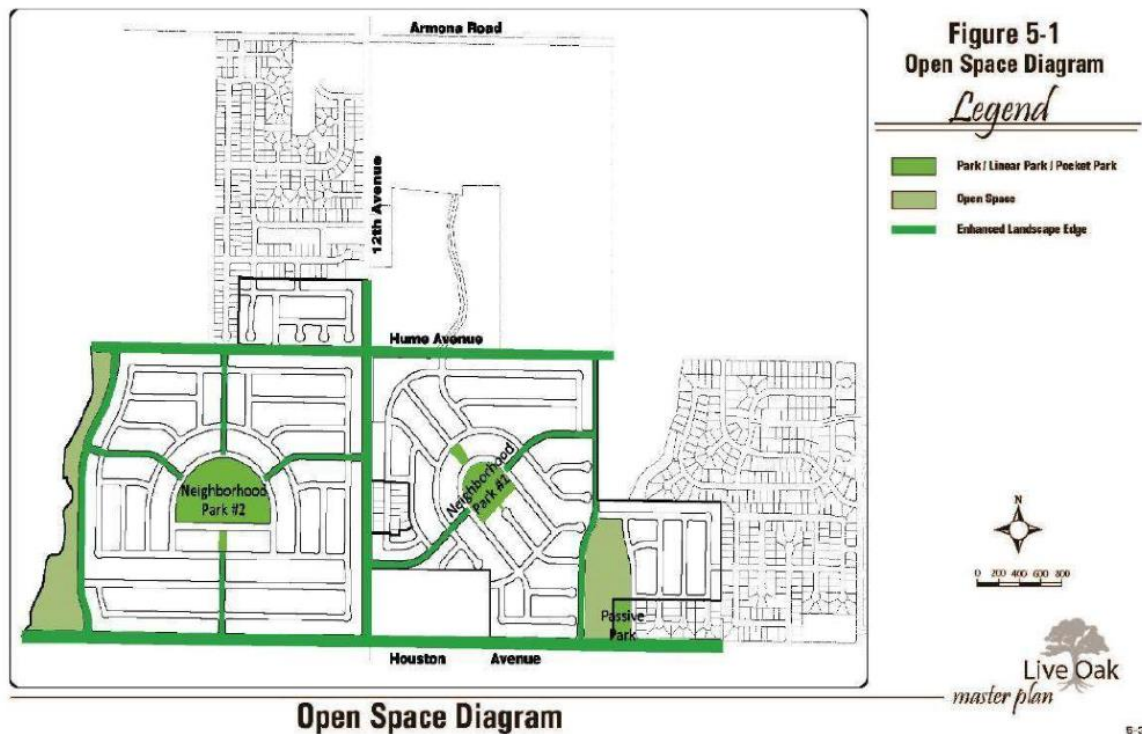
Analysis: In 2014, the applicant proposed changes to the open space configuration in the east-side planning area. The changes proposed were approved by the Planning Commission with the approval of an amendment to Vesting Tentative Tract 865 and 881. The open space layout has changed since the original approval of the Master Plan, however, there is still adequate park space provided within the Master Plan - see Figure 9 and 10.

Figure 9:
Original Open Space Layout



5-3

Figure 10: Updated Open Space Layout



Tentative Tract 865, 881, 909, and 912

The tentative tract maps for the Live Oak Master Plan were approved by the Planning Commission at various times. Due to reference to affordable housing and a condition of approval, "that 10% of all units be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision," the applicant is requesting a revision to all tentative tract resolutions to remove the requirement, consistent with Amendment #1 to the Development Agreement made in September 2016.

Figure 11:
Deletion

General:

1. 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.
2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.
3. That all approved proposals of the application be conditions of development if not mentioned herein.
4. That the site be developed according to the approved master plan with minor modifications to be approved by the Community Development Department.
5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
6. ~~That 10% of all units will be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.~~

Commented [TDM1]: Removed Condition per the current proposed Amendment

Analysis: Staff is supportive of the deletion, consistent with the Development Agreement Amendment #1.

Tentative Tract 909

Tentative Tract 909 was approved by the City of Hanford Planning Commission on September 23, 2014, approving the subdivision of 197.1 acres into 642 single-family residential lots in the Low- and Very Low-Density Residential land use designation, formerly zoned R-1-6 Low-Density Residential and R-1-12 Low-Density Residential.

Tentative Tract 909 Amendment

Consistent with the changes to the General Plan, the applicant proposes to remove the former Very Low-Density Residential lots and replace the lots with Low-Density Residential.

Changes to the Vesting Tentative Tract 909 Map are as follows:

- a) Revise the owner and subdivider information to reflect the new owner, Forebay Farms, Inc.;

Analysis: This change is clerical.

- b) Revise the total number of lots from 642 residential lots to 719 residential lots; the increase in lots proposed will not exceed the overall residential lot total approved for the overall Live Oak Master Plan;

Tract Number:	Approved Residential Units:	Requested Changes:
Tentative Tract 865	214	None requested
Tentative Tract 881	270	None requested
Tentative Tract 902	99	None requested
Tentative Tract 909	642	719
Tentative Tract 912	94	None requested
Total Number of Units:	1,319	1,396
Number of Units Allowed under Live Oak Master Plan:		1,560

Analysis: The addition of the 77 residential lots will not result in an increase in the number of approved lots in the Live Oak Master Plan, overall. The lots proposed are consistent with the Low-Density Residential land use designation.

- c) Revise the existing General Plan and zoning designations, consistent with the current General Plan and zoning Designation, Low-Density Residential;

Analysis: Staff is supportive of this change, consistent with the General Plan. In 2017, the City conducted a comprehensive General Plan Update. Changes to the General Plan impacted the Live Oak Development plan by changing the designation on portions of the property. The applicant amended the Master Plan to change the designations to coincide with the current General Plan designations for the Project site – Low-Density Residential, Open Space, and Neighborhood Commercial.

- d) Revise the number of units and size of units per phase, consistent with the General Plan and zoning designation change; and

Analysis: The applicant has proposed to change the lot sizes in Tentative Tract 909 to be consistent with the Low-Density Residential designation. The applicant has also proposed to reduce the phasing from five phases to three. Staff has approved the phasing planned.

- e) Revise the note to state that Park improvements shall be constructed as provided in the Development Agreement.

Analysis: Clerical.

Tentative Tract 909 Amendment Evaluation:

Vesting Tentative Tract 909 Amendment 1 is a request to subdivide 197.1 acres into 719 single-family residential lots, an 11.5-acre park, and a 14.5 acre open space/basin in the R-L-5 Low-Density Residential zone district.

See proposed subdivision, attached as **Attachment 6**.

APN(s): APN: 011-040-017, 011-040-018, 011-040-019, 011-040-020

Total Area: 197.1 acres

Number of Lots: 719 residential lots; 11.5 acre park; 14.5-acre basin/open-space

Number of Dwelling Units: 719 single-family residential dwelling units

Units per acre: 3.64 units per gross acre

Potential population increase: 3.11 persons per household x 719 households = 2,236 persons

Lot Sizes:

All proposed lots meet or exceed minimum depth, width and area requirements of the R-L-5 Low-Density Residential zone district.

Improvements will be constructed as specified in the Live Oak Development Agreement.

REQUIRED FINDINGS

The findings to support the various projects were able to be made at the time of original project approval. The findings have been amended, consistent with the proposed amendments, as follows:

Planned Unit Development No. 2005-04 Amendment #1

Pursuant to Section 17.82.060 of the Hanford Municipal Code, six findings must be made before approval of the planned unit development application:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is approximately 380-acres of combined property; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. The Live Oak Development is a master planned community that achieves a cohesive, functional, and aesthetically pleasing living environment.

The design of Planned Unit Development No. 2005-04 Amendment #1 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objective identified in Section 17.82.030:

D. To modify the required building setbacks that would otherwise be required by the Municipal Code.

3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Low-Density Residential, Open Space, and Neighborhood Commercial development by the General Plan.

Design and Conditions of Operation – 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 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.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of development cited in the resolution and Development

Agreement have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: That the Live Oak Development will be developed consistent with the Live Oak Master Plan, which permits certain deviations from City standard. The Master Plan and Live Oak Development Agreement have been thoroughly reviewed and the project will produce an environment of stable and desired character, consistent with the purpose of the Planned Unit Development Section of the Hanford Municipal Code.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The project will provide a harmonious living environment and be complementary of the neighboring land uses, including agricultural uses, for which a right-to-farm will be recorded for continued agricultural uses taking place in the County.

Tentative Tract 865, 881, 912 Amendments

Changes to Tentative Tract 865, 881, and 912 are minor; therefore, the findings used to approve the projects originally are still valid. The necessary findings have not changed since the original approval of the tentative tracts.

Vesting Tentative Tract 909 Amendment #1

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:

- A. Consistency Finding: A consistency finding can be made because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan and Zoning and Subdivision Ordinances;

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 requirement of the R-L-5 Low-Density Residential zone district is required, except where modified by Planned Unit Development No. 2005-04/Live Oak Master Plan.

- B. Design Finding: A design finding can be made because the design or improvement of the subdivision map is consistent with general and specific plans.

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 requirement of the R-L-5 Low-Density Residential zone district is required, except where modified by Planned Unit Development No. 2005-04/Live Oak Master Plan.

- C. Type of Development Finding: A type of development finding can be made because the site is physically suitable for the proposed type of development.

Analysis: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 909. 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.

- D. Density Finding: A density finding can be made because the site is physically suitable for the proposed density of development.

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 3.64 dwelling units per gross acre.

- E. Environmental Finding: An environmental finding can be appropriately made because the design of the subdivision map and/or the proposed improvements is not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009. The changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required.

- F. Public Health Finding: A public health finding can be appropriately made because the design of the subdivision map and/or type of improvement is not likely to cause serious public health problems.

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 to the interested agencies for review of the Live Oak Development, any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

G. Improvements & Access Findings:

Analysis: An improvements and access finding can be appropriately made because the design of the subdivision map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed parcels.

PUBLIC COMMENT

Noticing of changes proposed to the Live Oak Development Project were published in the newspaper on October 30, 2020, and mailed to property owners within 300 feet of the project site on October 29, 2020. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

On September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009. The changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required.

Addendum #1 – attached as **Attachment 7**.

Due to the size of the EIR, attachment of the document is not possible. The Live Oak EIR is available for public viewing at City Hall, 317 N. Douty Street.

RECOMMENDATION

Staff recommends that the Planning Commission:

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2020-15, recommending approval of Planned Unit Development No. 2005-04 Amendment #1 to the City Council.

2. Adopt Resolution No. 2020-16, recommending approval of an amendment to Tentative Tract 865 to the City Council.
3. Adopt Resolution No. 2020-17, recommending approval of an amendment to Tentative Tract 881 to the City Council.
4. Adopt Resolution No. 2020-18, recommending approval of an amendment to Tentative Tract 909 to the City Council.
5. Adopt Resolution No. 2020-19, recommending approval of an amendment to Tentative Tract 912 to the City Council.

Applicant:

Norman L. Allinder, AICP
1978 Business Park Way
Merced, CA 95348

Owner:

Forebay Farms
P.O. Box 2717
Merced, CA 95344

RESOLUTION NO. 2020-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 2005-04
AMENDMENT #1 TO THE CITY COUNCIL. PLANNED UNIT DEVELOPMENT NO. 2005-04
AMENDMENT #1: A REQUEST TO MODIFY THE PUD/MASTER PLAN TO DELETE
REQUIREMENTS FOR AFFORDABLE HOUSING UNITS (CONSISTENT WITH
DEVELOPMENT AGREEMENT AMENDMENT 1), AMEND THE GOALS AND POLICIES OF
THE LIVE OAK MASTER PLAN, UPDATE MUNICIPAL CODE REFERENCES TO REFLECT
THE 2017 MUNICIPAL CODE, AND ALLOW FOR INCREASED LOT DENSITY WITHIN A
PORTION OF THE DEVELOPMENT. THE PROJECT IS GENERALLY LOCATED IN THE
SOUTHWEST QUADRANT OF THE CITY OF HANFORD, EAST OF 13TH AVENUE, WEST OF
11TH AVENUE, NORTH OF HOUSTON AVENUE. APN (011-040-017 TO -020; 011-110-016, -
022, -029, AND 030; 011-540-001 THROUGH -099)**

At a regular meeting of the City of Hanford Planning Commission duly called and held on November 10, 2020 on motion of Commissioner _____ seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD/Master Plan to delete requirements for affordable housing units (consistent with Development Agreement Amendment 1), amend the goals and policies of the Live Oak Master Plan, update Municipal Code references to reflect the 2017 Municipal Code, and allow for increased lot density within a portion of the development, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099); and

WHEREAS, the site will be developed, as shown in the Final Live Oak Master Plan (Exhibit A), and

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

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation

measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in "The Mitigation Monitoring and Reporting Plan" in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, Planned Unit Development 2005-04 Amendment #1 shall be expire with the expiration of the Development Agreement; and

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

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.82.050 of the Hanford Municipal Code:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. The property is approximately 380-acres of combined property; therefore, the required minimum site area is met.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. The Live Oak Development is a master planned community that achieves a cohesive, functional, and aesthetically pleasing living environment.

The design of Planned Unit Development No. 2005-04 Amendment #1 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objective identified in Section 17.82.030:

D. To modify the required building setbacks that would otherwise be required by the Municipal Code.

3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location - The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099). The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for Low-Density Residential, Open Space, and Neighborhood Commercial development by the General Plan.

Design and Conditions of Operation – 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 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.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: The project has been reviewed by the Public Works Department and improvements and conditions of development cited in the resolution and Development Agreement have been placed on the project, in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: That the Live Oak Development will be developed consistent with the Live Oak Master Plan, which permits certain deviations from City standard. The Master Plan and Live Oak Development Agreement have been thoroughly reviewed and the project will produce an environment of stable and desired character, consistent with the purpose of the Planned Unit Development Section of the Hanford Municipal Code.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That the development will complement and harmonize with the existing and proposed land uses within the vicinity. The project will provide a harmonious living environment and be complementary of the neighboring land uses, including agricultural uses, for which a right-to-farm will be recorded for continued agricultural uses taking place in the County.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission recommends approval of Planned Unit Development No. 2005-04, Amendment #1, subject to the conditions below:

PLANNING DEPARTMENT

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

General:

1. 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.
2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.
3. That all approved proposals of the application be conditions of development if not mentioned herein.
4. That the site be developed according to the approved master plan with minor modifications to be approved by the Community Development Department.
5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
6. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
7. That no expansion of use beyond the scope and nature described in this PUD, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefore.
8. That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or designee shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work, which may be required.

Zoning:

1. That the proposed development is subject to the zone district standards, as modified by Planned Unit Development No. 2005-04. Setbacks, lot coverage, street frontages, parking, etc. will conform to the guidelines in the master plan.

2. That any changes to the proposed phasing be approved by the Community Development Department and Public Works Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of 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.
2. That automatic garage door openers be installed on all garage doors to encourage the use of garages for the purpose of parking cars. The garages are to be used only for the parking of cars, boats or similar items for storage purposes. They are not to be converted for any items of living or recreational activities.
3. That drive strips are not allowed. All driveways are to have the full width paved.

Architectural Conditions:

1. That the structures in the PUD be developed in substantial compliance with the architectural renderings, colors, etc., as shown in the PUD Master Plan Exhibits.
2. That any future changes to the architectural design features must maintain the overall integrity of the surrounding neighborhood and not detract from the consistent look and appearance of the planned unit development.
3. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either installed underground or screened.
6. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

1. That the developer complies with all mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) as certified with the Final Environmental Impact Report
2. 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.
3. That the developer shall abandon all existing water wells on the site, if any, according to California Department of Health requirements.

4. That all common areas be kept free of rubbish, debris and other unsightly and/or unsanitary materials.
5. That options offered as part of the Live Oak Master Plan, such as solar panels, be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. 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.
8. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
9. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Lighting:

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

Screening:

1. That all backflow device and electrical transformers be screened with landscaping.
2. That all backflow devices be painted hunter green.

Fencing/Walls:

1. That all proposed fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

Landscaping:

1. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

2. That the Developer shall enter into an agreement for a tax assessment district for the maintenance of neighborhood park landscaping, open space slough area, subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue, Butterfield Lane, Hume Avenue, 12th Avenue (including Sanchez "not-a-part" area), and Countryside Drive (Hume Avenue to Amber Harvest Drive). The creation of the District will be required prior to the recording of the first subdivision map.

Signage:

1. That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance and/or as outlined in the PUD Master Plan. A separate application is required for review and administrative approval.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., Jon Bimat: (559) 685-3202 or jon.bimat@sce.com

Or Southern California Edison Co., Eric Thomas: eric.thomas@sce.com

SBC/AT&T, Cindy Lee: (559) 228-7006: cindy.1.lee@att.com

Or SBC/AT&T, Lon Downer: (559) 228-7017 or ld2693@att.com

Southern California Gas Co., Jerry Alvarez: (559) 739-6455 or ajalvarez@semprautilities.com

Or Southern California Gas Co., Louise Lankford llankford@semprautilities.com

Comcast, Brian Copeland: (559) 455-4580 or brian_copeland@cable.comcast.com

USA: 1 (800) 642-2444

Public Utilities:

1. That all utilities including cable TV be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That existing utility poles and appurtenances along the property frontage of 12th Avenue, Hume Avenue, and Houston Avenue are to be installed underground, at developer's expense, to facilitate widening of streets.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director John Doyel at (559)585-2571

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

General Requirements:

1. That the developer complies with the City of Hanford Public Works Construction Standards and Specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.

2. That the developer is required to contact the City of Hanford Public Works department to discuss proposed off-site street improvements, right-of-way dedications and site drainage requirements prior to submittal of project master plans. Project master plans will be required with the first subdivision of the proposed project.
3. That the development is subject to an engineering review/construction inspection fee in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Drainage Requirements:

1. That all drainage from the proposed development shall be directed to the Sand Slough and Lone Oak drainage basins located as shown in the Live Oak Master Plan.
2. That applicant is required to comply with State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.
3. That applicant is required to comply with the approved layouts for the storm drainage basin size and location and the Live Oak Master Plan for all issues relating to drainage.
4. That developer's engineer provides a storm water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
5. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works Department and the People's Ditch Company. All costs to relocate and to underground People's Ditch with a pipeline and to backfill the abandoned open channel ditch as shown on the tentative subdivision map will be at developer's expense.
6. That all applicable conditions of approval of VTT 865 and VTT 881 relating to drainage requirements shall apply.

Street Right-of-Way Dedication & Easement Requirements:

1. That the developer shall dedicate to the City of Hanford all streets to the widths and locations as shown on the approved master plan and the tentative maps.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street right-of-way dedications and easement requirements shall apply.

Street Requirements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, traffic signal modifications, landscaping, site grading and pavement surfacing and all other improvements be installed in accordance with City of Hanford Public Works construction standards and specifications currently in effect.
2. That streetlights be installed along all public streets in conformance with City Standard GE-56 and PUD master plan guidelines. Street lights shall be located as designated by the city engineer.

3. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street requirements shall apply.

Sanitary Sewer Requirements:

1. That developer's engineer provides a sanitary sewer master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to sanitary sewer requirements shall apply.

Water System Requirements:

1. That developer's engineer provides a water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to water system requirements shall apply.

Refuse Requirements:

1. That refuse facilities be installed as outlined in the PUD master plan.

Soil Requirements:

1. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.
2. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City.
3. That Developer retains the Design Engineer to inspect and verify that all grading within the development is completed in conformance with approved plans. Design Engineer shall be required to provide a certification letter to the Building Department prior to issuance of any building permits.

Landscape 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 neighborhood park landscaping (Lots "D & E"), open space slough area (Lot "A"), subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane (Lots "B, C, F, G & H") located as shown on Tentative Subdivision Map 865.
2. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of linear park landscaping (Lots "A, D, E, F, & G"), subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue, S. Alpine Avenue, 12th Avenue (Including Sanchez "not-a-part"

area), Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane (Lots “B, C, H, I, J, K, L & M”) located as shown on Tentative Subdivision Map 881.

3. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision street lighting and decorative fencing.

Development Impact Fees:

1. That development is subject to impact fees as outlined in the recorded development agreement for the Live Oak project.
2. All other transportation related fees as identified in the Final Environmental Impact Report approved with this project are required as outlined in the resolutions of approval and the development agreement. This includes mitigation fees related to the SR198/12th Avenue interim improvements and the SR198/13th Avenue interim improvements.

FIRE DEPARTMENT

Contact Fire Marshall Christy Whittington (559) 585-2594
Concerning questions that you may have on the conditions listed below:

General:

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.

Emergency Access:

1. A city standard all weather fire lane 20 feet in width and an unobstructed vertical clearance of not less than 13 feet six inches be provided around the buildings as required by Article 9 of the 1998 California Fire Code. Access shall be in place prior to above ground construction beginning.
2. Gate widths shall be a minimum of 20 feet unobstructed and if locked a Knox lock will be required.

Special Requirements:

1. Site address shall be posted in an illuminated area, with 6” minimum letters on contrasting background.
2. Smoke detectors required in all units.

BUILDING DIVISION

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

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

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That the site, as well as the building, be made accessible and usable by the handicapped according to California Building Code Chapter 11A.
3. 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 issued a Certificate of Occupancy.
4. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
5. That single family dwellings will require plans and calculations signed by the designer. Submittal shall consist of:
 - 5.1 1 copy of the City of Hanford Permit Application form
 - 5.2 1 copy of the building floor plan for the assessor
 - 5.3 2 complete sets of drawings and documentation including:
 - 5.3.1 Site Plan including landscaping
 - 5.3.2 Architectural Drawings
 - 5.3.3 Structural Drawings and Calculations as required, and truss calculations
 - 5.3.4 Electrical Drawings and Calculations as required
 - 5.3.5 Mechanical Drawings and duct sizing calculations
 - 5.3.6 Plumbing Drawings and Calculations for dwellings greater than 3,000 SF
 - 5.3.7 Energy Calculations
6. Master plans shall follow the submittal requirements, as per item #5 above, for the original plan submittal. All subsequent submittals shall require two copies of a site plan describing the plan to be used and any options which might be included.
7. That separate sewer lateral and water services be provided to each building.
8. That separate gas and electric services be provided to each building.
9. That a school impact fee of \$2.97 (or revision thereof) for each square foot of new residential building area be paid when building permits are issued.
10. That all special inspection reports be submitted to the Building Division prior to final inspection.
11. Addresses shall be assigned by the building division.
12. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans.
13. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.

14. All construction shall conform to the 2007 California Building Code, California Mechanical Code, California Plumbing Code, California Fire Code; California Electrical Code, and California Energy Code or currently adopted code at time of construction.
15. That Kings County Impact fees shall be assessed as applicable.

EXPIRATION

The Planned Unit Development shall expire with the Development Agreement.

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 10th day of November 2020.

Darlene R. Mata, Secretary

Exhibit A
Live Oak Master Plan (Dated 11-05-2020)

{Incorporated by reference}

Attachment: Resolution No. 2020-15 (PUD 2005-04 Amendment 1) (Live Oak Development Amendment 2)

RESOLUTION NO. 2020-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF AN AMENDMENT TO VESTING TENTATIVE TRACT 865 TO THE CITY COUNCIL.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on **November 10, 2020**, it was moved by Commissioner _____ seconded by Commissioner _____ and duly carried, that the following resolution be adopted:

WHEREAS, the applicant requested an amendment to Tentative Tract 865, requesting to remove certain language from the resolution for Vesting Tentative Tract 865, consistent with changes made to the Live Oak Development Agreement; and

WHEREAS, the revision to Vesting Tentative Subdivision Map No. 865 was reviewed by the Planning Commission of the City of Hanford; and

WHEREAS, on November 10, 2020 the Planning Commission determined that the revisions to Vesting Tentative Subdivision Map No. 865 were not significant; and

WHEREAS, Vesting Tentative Subdivision Map No. 865 was approved by the by the Planning Commission on August 9, 2009 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in "The Mitigation Monitoring and Reporting Plan" in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required. Staff has evaluated the changes proposed in the addendum to the initial study and

determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

1. That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
2. That the design or improvement of the subdivision is consistent with general or specific plans;
3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
7. That the design of the subdivision and the 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.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hanford finds the revisions to Vesting Tentative Subdivision Map No. 865 are substantially consistent with the original approval of the vesting map in 2009.

THEREFORE BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford recommends approval of this revised resolution for Vesting Tentative Subdivision Map No. 865, subject to the following conditions of approval:

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers (559) 585-2578

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

General:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by the Development Agreement and development rights of a Vesting Tentative Map per the Subdivision Map Act.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.
5. That trees be planted, as specified in the Master plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 865.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 865 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 lawn area along the street side of their lot. . All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway

5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
8. That development is subject to a Storm Water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer Area 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 of subdivision final map.

Environmental Requirements:

1. 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.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559) 684-3557

AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559) 739-2316

ComCast, Micahel Corral: (559) 217-9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.

2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director John Doyel (559)585-2571

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

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, park 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.

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.

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.
3. That the proposed neighborhood park, located as shown on the tentative subdivision map (Lot "A"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
4. That proposed open space/slough area, located as shown on the tentative subdivision map (Lot "B") shall be dedicated to the City for open space/drainage purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, S. Alpine Avenue, Butterfield Lane and Hume Avenue (except for pedestrian walkways) and 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 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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park for traffic calming), except the following:
 - a. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with city Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of the 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 Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and transitional paving tapers to provide for both acceleration and

deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel land\

- b. Twelfth Avenue shall be developed as an arterial street, along the development frontages of the subdivision, and "Not-a-part" areas south of Hume and north of Butterfield Lane in accordance with section 66462.5 of the Subdivision Map Act. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map 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 Houston avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, masonry block wall, street lights, pavement striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel land capacity is warranted. Installation of Class II aggregate base rock (4" minimum thickness) over compacted native soil shall be required in the area between existing roadway and new curb and gutter section. A petroleum based palliative shall be applied to the base rock surface to provide dust control. The installation of a raised concrete median in Houston Avenue is not required.
 - c. S. Alpine Avenue and Butterfield Lane shall be developed as collector streets in conformance with City Standards ST-26, modified as indicated on the tentative subdivision map.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along Houston Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designed by City Engineer.
 4. 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 impact fees for permanent street widening improvements constructed by developer within Houston Avenue, consisting of curb and gutter, street striping, signing and street paving from gutter lip to edge of existing Houston Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits 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. Graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13th Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a separate interest bearing account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for lots backing or siding onto said streets :
 - a. A minimum six foot high (or as determined by Mitigation Measure 4.8.2b(1) in the MMRP). 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. Masonry walls shall be constructed along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for all lots backing or siding onto said streets.
 - c. A 4 ½ foot wide detached sidewalk along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane.
 - d. Landscape and irrigation system improvements along the development frontage of Houston Avenue, S. Alpine Avenue and Butterfield Lane (right of way and landscape easement areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100 (F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation

system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all park facility and open space perimeter improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility and open space perimeter improvements. Improvements shall include, but not be limited to, installation of a baseball court, horse shoe pit, covered picnic areas, tot-lot playground, connective linear park, decorative security lighting, drinking fountains, park benches, trash receptacles, and landscaping and irrigation systems. Park and open space improvements shall be constructed concurrent with the first phase of the development, or as detailed in the Development Agreement.
2. That a minimum six foot high decorative masonry block wall shall be constructed along the south property line of proposed neighborhood park (adjacent to lots 99, 100, 117 and 118).
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 8" diameter sanitary sewer main and appurtenances (unless determined otherwise by the City Engineer) shall be extended within S. Alpine Avenue, from W. Hackberry Lane to Butterfield Lane, to accommodate future development located east of S. Alpine Avenue.
3. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code Section 13.08 for sanitary sewer main improvements constructed within S. Alpine Avenue which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for sanitary sewer main improvements installed within S.

Alpine Avenue, if applicable, for City Public Works 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 Works department review and approval prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin (Lot "A") located as shown on the tentative subdivision map.
3. That developer shall install a minimum 36 inch diameter storm drain pipeline and appurtenances within Houston Avenue in conformance with City storm drainage master plan requirements. The proposed storm drain line will connect the Sand Slough basin located as shown on the tentative subdivision map to an existing slough basin located south of Houston Avenue and just east of proposed development.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14 or any revisions thereof, if applicable. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.
5. That developer shall be required to comply with State of California Water Resources Control Board requirements specially 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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 18 inch diameter water main and appurtenances shall be extended within Houston Avenue from the eastern boundary of proposed development, as shown on the Live Oak master plan, (East property line of existing Sanchez development) to 12th Avenue. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter water main and appurtenances shall be extended within 12th Avenue from Houston Avenue to Hume Avenue in conformance with City's water system master plan.
4. Developer maybe 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. If applicable, 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.

5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 12th Avenue and S. Alpine Avenue, 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.
6. 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 neighborhood park landscaping (Lot "A"), open space slough area (Lot "A"), subdivision street lighting, decorative fencing, and common area landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane 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 including park and open space areas, subdivision street lighting and decorative fencing.

FIRE DEPARTMENT

Contact Fire Marshall Christy Whittington (559)585-2594
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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 and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain 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 Department 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.

Kings County Impact Fees:

1. That Tentative Tract 865 is subject to the following Kings County Impact fees:
 - a. Criminal Justice
 - b. Library
 - c. Animal Control
 - d. Compliance

EXPIRATION:

That this Vesting Tentative Tract Map shall expire with the expiration of the Live Oak Development Agreement.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 10th day of November, 2020, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSTAIN: Commissioners

ABSENT: Commissioners

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 10th day of November, 2020.

Darlene Mata, Secretary

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO :

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR

RECORDER'S USE

**NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE
AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN
THE PARKWAY FOR TRACT NO. 865**

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2020-16 approved the development of Tract No. 865 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 865 by the lot owners in Tract No. 865:

CONDITIONS:

1. Each lot owner within Tract No. 865 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.52 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY _____

93230

ADDRESS:
Hanford, CA

Attachment: Resolution No. 2020-16 (865 Amendment) (Live Oak Development Amendment 2)

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 865, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____

Print or Type Owner's Name _____

Date

Owner's Signature _____

Print or Type Owner's Name _____

Date

(attach Notary acknowledgment)

RESOLUTION NO. 2020-17**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL OF AN AMENDMENT TO VESTING TENTATIVE TRACT 881
TO THE CITY COUNCIL.**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on **November 10, 2020**, it was moved by Commissioner _____ seconded by Commissioner _____ and duly carried, that the following resolution be adopted:

WHEREAS, the applicant requested an amendment to Tentative Tract 881, requesting to remove certain language from the resolution for Vesting Tentative Tract 881, consistent with changes made to the Live Oak Development Agreement; and

WHEREAS, the revision to Vesting Tentative Subdivision Map No. 881 was reviewed by the Planning Commission of the City of Hanford; and

WHEREAS, on November 10, 2020 the Planning Commission determined that the revisions to Vesting Tentative Subdivision Map No. 881 were not significant; and

WHEREAS, Vesting Tentative Subdivision Map No. 881 was approved by the by the Planning Commission on August 9, 2009 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in "The Mitigation Monitoring and Reporting Plan" in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required. Staff has evaluated the changes proposed in the addendum to the initial study and

determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

1. That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
2. That the design or improvement of the subdivision is consistent with general or specific plans;
3. That the site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
7. That the design of the subdivision and the 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.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hanford finds the revisions to Vesting Tentative Subdivision Map No. 881 are substantially consistent with the original approval of the vesting map in 2009.

THEREFORE BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford recommends approval of this revised resolution for Vesting Tentative Subdivision Map No. 881, subject to the following conditions of approval:

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers (559) 585-2578

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

General:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by the Development Agreement and development rights of a Vesting Tentative Map per the Subdivision Map Act.

3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.
5. That trees be planted, as specified in the Master plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 881.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 881 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 lawn area along the street side of their lot. . All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway

5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
8. That development is subject to a Storm Water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer Area 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 of subdivision final map.

Environmental Requirements:

1. 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.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559) 684-3557

AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559) 739-2316

ComCast, Micahel Corral: (559) 217-9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director Lou Camara (559) 585-2567
Concerning questions that you may have on the conditions listed below:

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, park 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.

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.
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.
3. That proposed neighborhood linear parks, located as shown on the tentative subdivision map (Lots "A", "B", "C" and "D"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, S. Alpine Avenue, Butterfield Lane and Hume Avenue (except for pedestrian walkways) and shall be indicated on the subdivision final map.

People's Ditch Improvements:

1. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works department and the People's Ditch Company. The proposed irrigation ditch pipeline alignment shall begin at Hume Avenue/People's ditch intersection and continue west within the Hume Avenue to 12th Avenue, then south within 12th Avenue to Houston Avenue, then west within Houston Avenue to the intersection of Houston Avenue / People's Ditch. The pipeline will terminate beyond the south limits of the future Houston Avenue right-of-way. All costs to relocate and to underground People's Ditch with a pipeline as stated herein, and to backfill the abandoned open channel ditch as shown on the tentative subdivision map, shall be at developer's own expense.

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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park for traffic calming), except the following:
 - a. Hume Avenue shall be developed as a collector street (East of People's Ditch) along the development frontage of the subdivision and as a major collector street (West of People's Ditch) from 12th avenue to People's Ditch. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 & ST-26, modified as indicated on the tentative subdivision map and as follows:

1. Traffic index used for the design of the street structural section shall be a minimum of 8.0
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Hume Avenue, from S. Alpine Avenue to 12th Avenue, concurrent with the submittal of development improvement plans. Reconstruction of Hume Avenue, from S. Alpine Avenue to 12th Avenue, will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and pavement reconstruction of existing roadway, if applicable, and pavement widening along the development frontage of the subdivision (Half-width street improvements, plus a minimum 13 foot travel lane north of street centerline). Street improvements located beyond the development frontage of the subdivision ("Not-a-part" area from 12th Avenue to the west property line of lot # 1 shall include, but not be limited to, the installation of concrete curb & gutter, street lights, street striping, signing and pavement reconstruction and widening to provide for a protected left-turn travel lane and a separate right turn travel lane at east leg of the 12th Avenue / Hume Avenue intersection. (Half-width street improvements, plus additional pavement widening north of street centerline to facilitate turning movements as identified above). The installation of a raised concrete median is not required.
- b. Twelfth Avenue shall be developed as an arterial street, along the development frontages of the subdivision, and "Not-a-part" areas south of Hume and north of Butterfield Lane in accordance with section 66462.5 of the Subdivision Map Act. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map 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 12th Avenue, from Hume Avenue to Houston Avenue, concurrent with the submittal of development improvement plans. Reconstruction of 12th Avenue between Hume Avenue and Butterfield Lane (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, street lights, median island curb, street striping, signing and pavement reconstruction of existing roadway, if applicable, and pavement widening along 12th Avenue, from Hume Avenue to Butterfield Lane, (including "Not-a-part" areas) to facilitate the installation of a median island with a single 16 foot wide paved travel lane on each side of the median. Transitional paving improvements shall also be required for both acceleration/deceleration lane tapers at the Butterfield Lane entrance to subdivision and at Hume Avenue to facilitate a northbound right turn movement to Hume Avenue and to provide for a protected southbound left-turn movement from 12th Avenue southbound to Hume

Avenue. The installation of a raised concrete median north of the Hume Avenue / 12th Avenue intersection is not required for the protected left-turn travel lane. Pavement widening along 12th Avenue other than as stated herein shall be deferred until additional travel lane capacity is warranted.

4. That electrical conduit and pull boxes shall be installed at the intersection of 12th Avenue / Hume Avenue to facilitate the installation of a future traffic signal system in accordance with Traffic Impact Study prepared by the firm of Kd Anderson and Associates dated March 20, 2006.
- c. S. Alpine Avenue and Butterfield Lane shall be developed as collector streets along the development frontages of the subdivision in conformance with City Standard ST-26, modified as indicated on the tentative subdivision map for Tract # 865 (Live Oak I).
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along 12th Avenue, Hume Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designated by City Engineer.
4. 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 12th Avenue, consisting of curb & gutter, median curb, street striping, signing and street paving from gutter lip to edge of the existing 12th Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Transitional paving improvements beyond the development limits, as stated in section 2b above, that are not considered to be a permanent improvements and the reconstruction of the existing 12th Avenue street section, if required, will not be subject to a credit. The 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.
5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13th Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a separate interest bearing account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue,

S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane for lots backing or siding 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. Masonry walls shall be constructed along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane for all lots backing or siding onto said streets.
 - c. A 4 1/2 foot wide detached sidewalk along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane.
 - d. Landscape and irrigation system improvements along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane right of way and landscape easement areas. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100 (F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
 3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
 4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all linear park facility improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all linear park facility improvements. Improvements shall include, but not be limited

to, installation of covered picnic areas, connective linear parks, decorative security lighting, drinking fountains, park benches and trash receptacles landscaping and irrigation systems. Linear park improvements shall be constructed concurrent with the first phase of the development.

2. That a minimum six foot high decorative masonry block wall shall be constructed along the side yard property lines of proposed connective linear parks (adjacent to lots 17, 18, 51, 52, 81, 82, 103, 104, 124, 125, 145, 146, 161 and 162)
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within Amber Harvest Drive which also provides a benefit to others. Developer shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main improvements installed within S. Amber Harvest drive, if applicable, for Public Works 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 Works department review and approval prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map for Tract #865 (Live Oak I, "Lot A") and in conformance with Live Oak Development Master Plan requirements.
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.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Tract # 865 - Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.

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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 24 inch diameter offsite water main and appurtenances shall be extended within the future alignment of 12 ½ Avenue, from Hanford-Armona Road to Hume Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter offsite water main and appurtenances shall be extended within the future extension of Hume Avenue from future 12 ½ Avenue to 12th Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.
4. That 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. If applicable, 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.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements constructed within future 12 ½ Avenue, from Hanford-Armona Road to future Hume Avenue and within future Hume Avenue, from 12 ½ Avenue to 12th Avenue, 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.
6. 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 linear park landscaping (Lots "A", "B", "C" and "D"), subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue, S. Alpine Avenue, 12th Avenue common area (including Sanchez "not-a-part" area), Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane 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 street lighting and decorative fencing.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ 559-585-4793 or smartinez@cityofhanfordca.com

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

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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 and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain 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 Department 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.

Kings County Impact Fees:

1. That Tentative Tract 881 is subject to the following Kings County Impact fees:
 - a. Criminal Justice
 - b. Library

- c. Animal Control
- d. Compliance

EXPIRATION

The Planned Unit Development shall expire with the Development Agreement.

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 10th day of November 2020.

Darlene R. Mata, Secretary

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO :

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 881

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2020-16 approved the development of Tract No. 881 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 881 by the lot owners in Tract No. 881:

CONDITIONS:

1. Each lot owner within Tract No. 881 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.52 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 881, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

(attach Notary acknowledgment)

RESOLUTION NO. 2020-18

A RESOLUTION OF THE CITY OF HANFORD PLANNING COMMISSION, RECOMMENDING APPROVAL OF VESTING TENTATIVE TRACT 909 (AMENDMENT #1) TO THE CITY COUNCIL. VESTING TENTATIVE TRACT 909 (AMENDMENT #1) IS A REQUEST TO AMEND THE ORIGINAL APPROVAL OF VESTING TENTATIVE TRACT 909 BY INCREASING THE NUMBER OF RESIDENTIAL LOTS FROM 642 TO 719 FOR A 197.1 ACRE PROPERTY. THE PROJECT IS LOCATED SOUTH OF HUME AVENUE, NORTH OF HOUSTON, WEST OF 12TH AVENUE

WHEREAS, Vesting Tentative Subdivision Map No. 909 Amendment #1, **Exhibit A**, filed by Forebay Farms, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of November 10, 2020, and

WHEREAS, Vesting Tentative Subdivision Map No. 909 was originally approved by the by the Planning Commission on September 23, 2014, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in "The Mitigation Monitoring and Reporting Plan" in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, 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:

- A. Consistency Finding: A consistency finding can be made because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan and Zoning and Subdivision Ordinances;

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 requirement of the R-L-5 Low-Density Residential zone district is required, except where modified by Planned Unit Development No. 2005-04/Live Oak Master Plan.

- B. Design Finding: A design finding can be made because the design or improvement of the subdivision map is consistent with general and specific plans.

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 requirement of the R-L-5 Low-Density Residential zone district is required, except where modified by Planned Unit Development No. 2005-04/Live Oak Master Plan.

- C. Type of Development Finding: A type of development finding can be made because the site is physically suitable for the proposed type of development.

Analysis: That the site is physically suitable for the single-family residential development proposed under Tentative Tract 909. 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.

- D. Density Finding: A density finding can be made because the site is physically suitable for the proposed density of development.

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 3.64 dwelling units per gross acre.

- E. Environmental Finding: An environmental finding can be appropriately made because the design of the subdivision map and/or the proposed improvements is not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to

Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009. The changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required.

- F. Public Health Finding: A public health finding can be appropriately made because the design of the subdivision map and/or type of improvement is not likely to cause serious public health problems.

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 to the interested agencies for review of the Live Oak Development, any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

- G. Improvements & Access Findings:

Analysis: An improvements and access finding can be appropriately made because the design of the subdivision map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed parcels.

THEREFORE, BE IT RESOLVED that Vesting Tentative Subdivision Map No. 909 Amendment #1, be recommended for approval by the City Council, subject to the following conditions:

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers at (559)585-2590
Concerning questions that you may have on the conditions listed below:

General:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.

4. 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.
5. That trees be planted, as specified in the Live Oak Master Plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 909.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 909 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 lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the

subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in **Exhibit B**.

Environmental Requirements:

1. That all mitigations identified in the Mitigation Monitoring and Reporting Program prepared for the Live Oak Master Plan Environmental Impact Report be made conditions of Tentative Tract 909.
2. 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.
3. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
6. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
7. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
8. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:
Southern California Edison Co., David Loftin: (559) 684-3557
AT&T, John Lewis: (559) 739-6455
Southern California Gas Co., Louise Brown: (559) 739-2316
ComCast, Micahel Corral: (559) 217-9003
USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

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

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, park 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.

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.
2. That all proposed landscape lots, located as shown on the tentative subdivision map (Lots "A", "B", "C" and "D") shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, Houston Avenue, Aquifer Drive and Hume Avenue (except for pedestrian walkways) and shall be indicated on the subdivision final map.

People's Ditch Improvements:

1. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works department and the People's Ditch Company. The proposed irrigation ditch pipeline alignment shall begin at Hume Avenue / People's ditch intersection and continue west within the Hume Avenue to 12th Avenue, then south within 12th Avenue to Houston Avenue, then west within Houston Avenue to the intersection of Houston Avenue / People's Ditch. The pipeline will terminate beyond the south limits of the future Houston Avenue right-of-way. All costs to relocate and to underground People's Ditch with a pipeline as stated herein, and to backfill the abandoned open channel ditch as shown on the tentative subdivision map, shall be at developer's own expense.

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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park (Lot "A") and South Greenbrier Drive for traffic calming), except the following:

- a. Hume Avenue shall be developed as a major collector street (Section "C") along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, modified as indicated on the tentative subdivision map and as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 8.
 - ii. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and pavement widening along the development frontage of the subdivision (Half-width street improvements, plus a minimum 16 foot travel lane north of street centerline). The installation of a raised concrete median is not required.
- b. Twelfth Avenue (Section "B") shall be developed as an arterial street, along the development frontages of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map and as follows:
 - i. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of 12th Avenue, from Hume Avenue to Houston Avenue, concurrent with the submittal of development improvement plans. Reconstruction of 12th Avenue between Hume Avenue and Houston Avenue (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, median island curb, street striping, signing and pavement reconstruction of existing roadway, if applicable, and pavement widening along the development frontage of the subdivision (half width street improvements, including a raised median island and a minimum 16 foot wide paved travel lane east of the proposed median).
 - iv. That electrical conduit and pull boxes shall be installed at the intersection of 12th Avenue / Hume Avenue to facilitate the installation of a future traffic signal system in accordance with Traffic Impact Study prepared by the firm of KD Anderson and Associates dated March 20, 2006.
- c. Aquifer Drive (sections "F", "F-1" and "F-2" shall be developed as a collector street along the development frontages of the subdivision in conformance with City Standard ST-26, modified as indicated on the tentative subdivision map.
 - i. Traffic index for the design of street structural section shall be a minimum of 7.0
 - ii. Street improvements shall include, but not be limited to, the installation of concrete curb, gutter, sidewalk, landscape, masonry block wall, street lights, street paving, striping and signing.

- d. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with City Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 10.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, masonry block wall, street lights, pavement striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel lane capacity is warranted. Installation of Class II aggregate base rock (4' minimum thickness) over compacted native soil shall be required in the area between existing roadway and new curb and gutter section. A petroleum based palliative shall be applied to the base rock surface to provide dust control. The installation of a raised concrete median in Houston Avenue is not required.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along 12th Avenue, Hume Avenue, Houston Avenue and Aquifer Drive shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designated by City Engineer.
4. That the developer 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 the developer within 12th Avenue and Houston Avenue consisting of curb & gutter, median curb, street striping, signing and street paving from gutter lip to edge of the existing 12th Avenue and Houston Avenue street sections. If applicable, the developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing 12th Avenue and Houston Avenue street sections. Transitional paving improvements beyond the development limits, as stated in section 2b and 2d above, that are not considered to be a permanent improvements and the reconstruction of the existing 12th Avenue and Houston Avenue, street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate cost of reimbursable items for City Public Works department review and approval prior to beginning construction.
5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to 13th Avenue/Highway 198 interchange as identified in the project environmental impact report and the traffic impact study prepared by

the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement shall be collected by the City prior to the recording of a subdivision final map. Mitigation fees shall be held in a separate-interest banking account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and the entry streets of South Greenbrier Drive, and West Deer Drive for lots backing or siding 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 detached sidewalk along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and entry streets of South Greenbrier Drive, and West Deer Drive for lots backing or siding onto said streets.
 - c. Landscaping and irrigation system improvements along the development frontages of 12th Avenue , Hume Avenue, Houston Avenue, Aquifer Drive and entry streets of South Greenbrier Drive and West Deer Drive. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments. Landscape and irrigation plans shall conform to City's landscape efficiency ordinance.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all park facility improvements (lots "A", "B", "C" and "D") shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility improvements. Improvements shall include, but not be limited to, installation of covered picnic areas, decorative security lighting, drinking fountains, park benches and trash receptacles landscaping and irrigation systems. Park improvements (lot "A") shall be constructed per the Development Agreement.
2. That a minimum six foot high decorative masonry block wall shall be constructed along the side yard property lines of Lots "B" and "D".
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within Hume Avenue, which also provides a benefit to others. Developer shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main improvements installed within Hume Avenue, if applicable, for Public Works 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 Works department review and approval prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map for Lot "C" and in conformance with Live Oak Development Master Plan requirements.
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.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements

constructed within Slough Area (Lot "C") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.

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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 24 inch diameter offsite and on-site water main and appurtenances shall be extended within the future alignment of Aquifer Drive, from Hanford-Armona Road to Houston Avenue and within Houston Avenue from Aquifer Drive to 12th Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter water main and appurtenances shall be extended within Hume Avenue from Aquifer Drive to 12th Avenue and within 12th Avenue from Hume Avenue to Houston Avenue, located as shown on the Live Oak development master plan. Improvements shall conform to the City's water system master plan.
4. That developer maybe 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. If applicable, 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.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements constructed within Aquifer Drive from Hanford-Armona to Houston Avenue, within Houston from Aquifer to 12th Avenue and within 12th Avenue from Hume Avenue to Houston Avenue, 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.
6. 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 park and open space landscaping (Lots "A", "B", "C" and "D"), subdivision street lighting, and decorative fencing and landscaping located along the property frontages of Hume Avenue, Aquifer Drive, Houston Avenue, 12th Avenue and portions of entry streets along South Greenbrier Drive and West Deer Drive, 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 street lighting and decorative fencing.

FIRE DEPARTMENT

Contact Fire Marshall Christy Whittington at (559)585-2594
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.
4. Provide fire flow and hydrant information for structures that meet California Fire Codes and City of Hanford water criteria of the Public Works Construction Standards.
5. Structures shall be provided with an Automatic Fire Alarm System. Sprinkler plans shall be submitted and, once approved, installed by a state licensed sprinkler contractor. 2019 California Fire Code Section 907

BUILDING DIVISION

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

Codes:

1. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code and the California Energy Code. Also, with the City of Hanford, Water Efficient Landscape Design and Installation Ordinance.

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 retain 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.

EXPIRATION:

That this Vesting Tentative Tract Map shall expire with the expiration of the Live Oak Development Agreement.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 10th day of November, 2020, by the following vote:

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

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 10th day of November, 2020.

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

**Exhibit A:
Vesting Tentative Tract 909**

Attachment: Resolution No. 2020-18 (909 Amendment 1) (Live Oak Development Amendment 2)

PLATE 807/20 1/2" = 1' PLATE 807/20 1/2" = 1'

SEE SHEET 909-1 FOR THE LIVE OAK WEST SUBDIVISION MAP 909

67' MINOR COLLECTOR AT SLOUGH (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



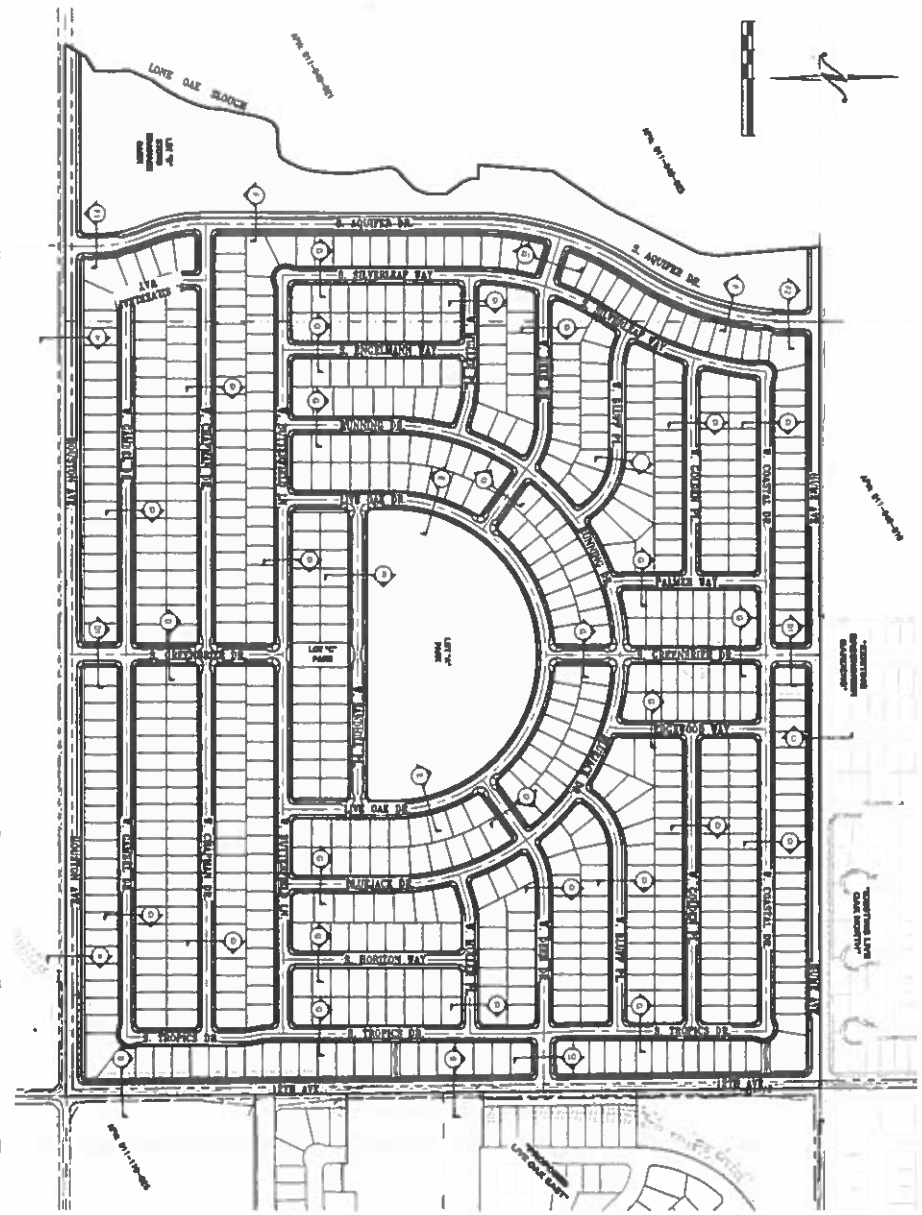
67' LOCAL STREET (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



72' MINOR COLLECTOR AT SLOUGH (SECTION 7 OF THE LIVE OAK WEST MAP)
SECTION 7 OF THE LIVE OAK WEST MAP



67' MINOR COLLECTOR AT SLOUGH (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



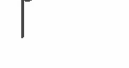
64' MINOR PARK COLLECTOR STREET (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



72' ENTRY MINOR COLLECTOR STREET (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



64' ENTRY MINOR COLLECTOR STREET (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



67' MAJOR COLLECTOR STREET (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



100' ANTENNA STREET (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



110' HOUSTON AVENUE (SECTION 14 OF THE LIVE OAK WEST MAP)
SECTION 14 OF THE LIVE OAK WEST MAP



TM1.2

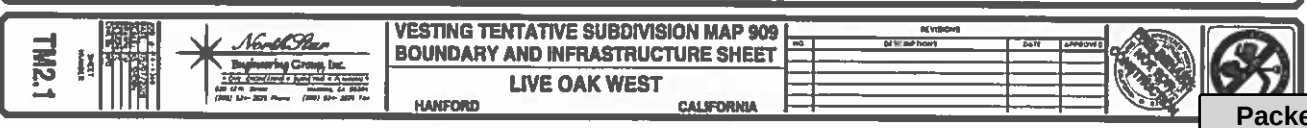


NorthStar
Engineering Group, Inc.
1000 North Star Blvd.
Hawthorne, CA 90230
(714) 941-1000 Phone (714) 941-1000 Fax

**VESTING TENTATIVE SUBDIVISION MAP 909
TYPICAL CROSS SECTIONS
LIVE OAK WEST
HANFORD CALIFORNIA**

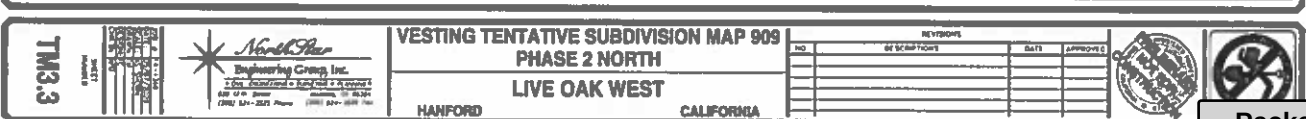
REVISIONS	DATE	APPROVED

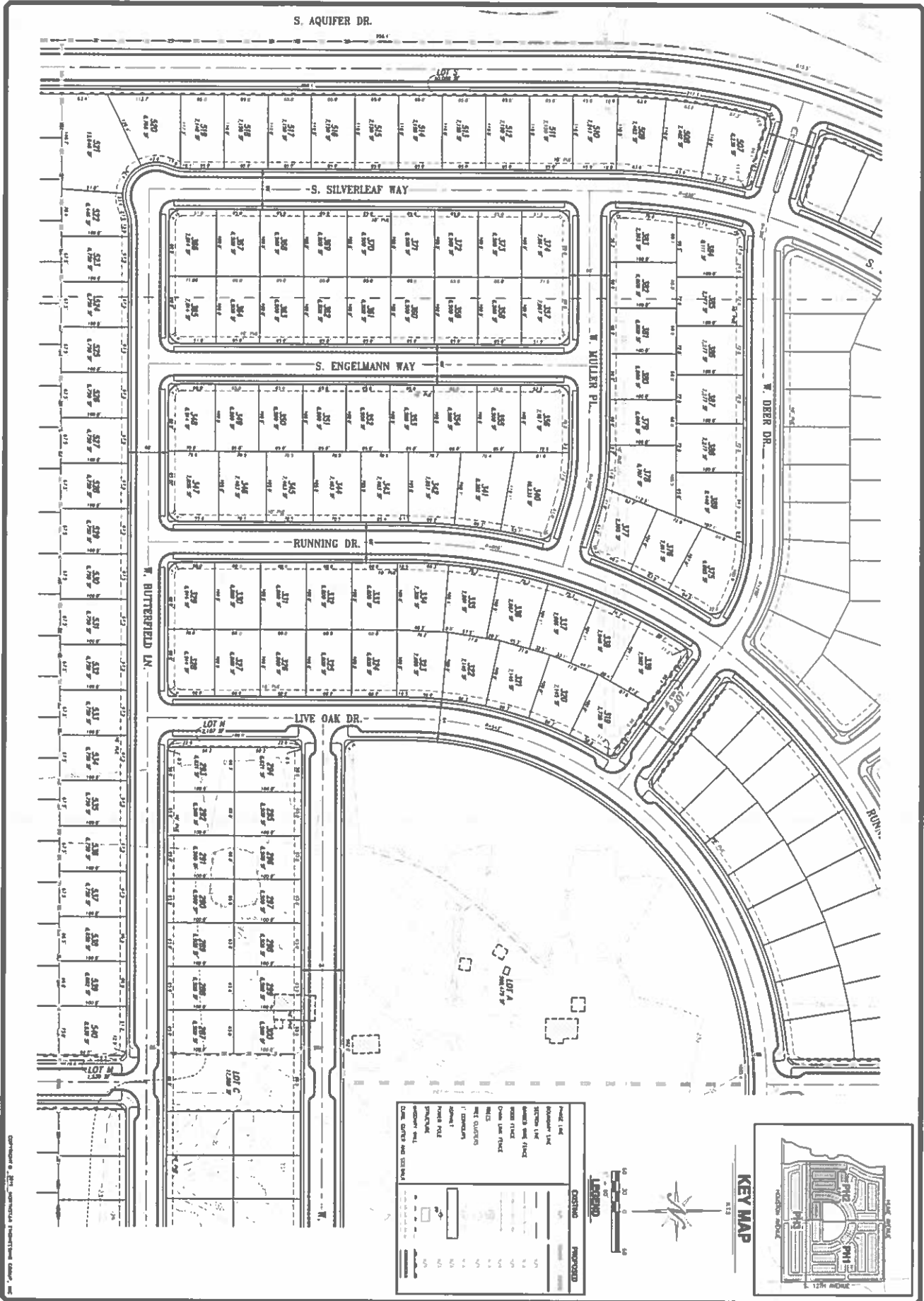




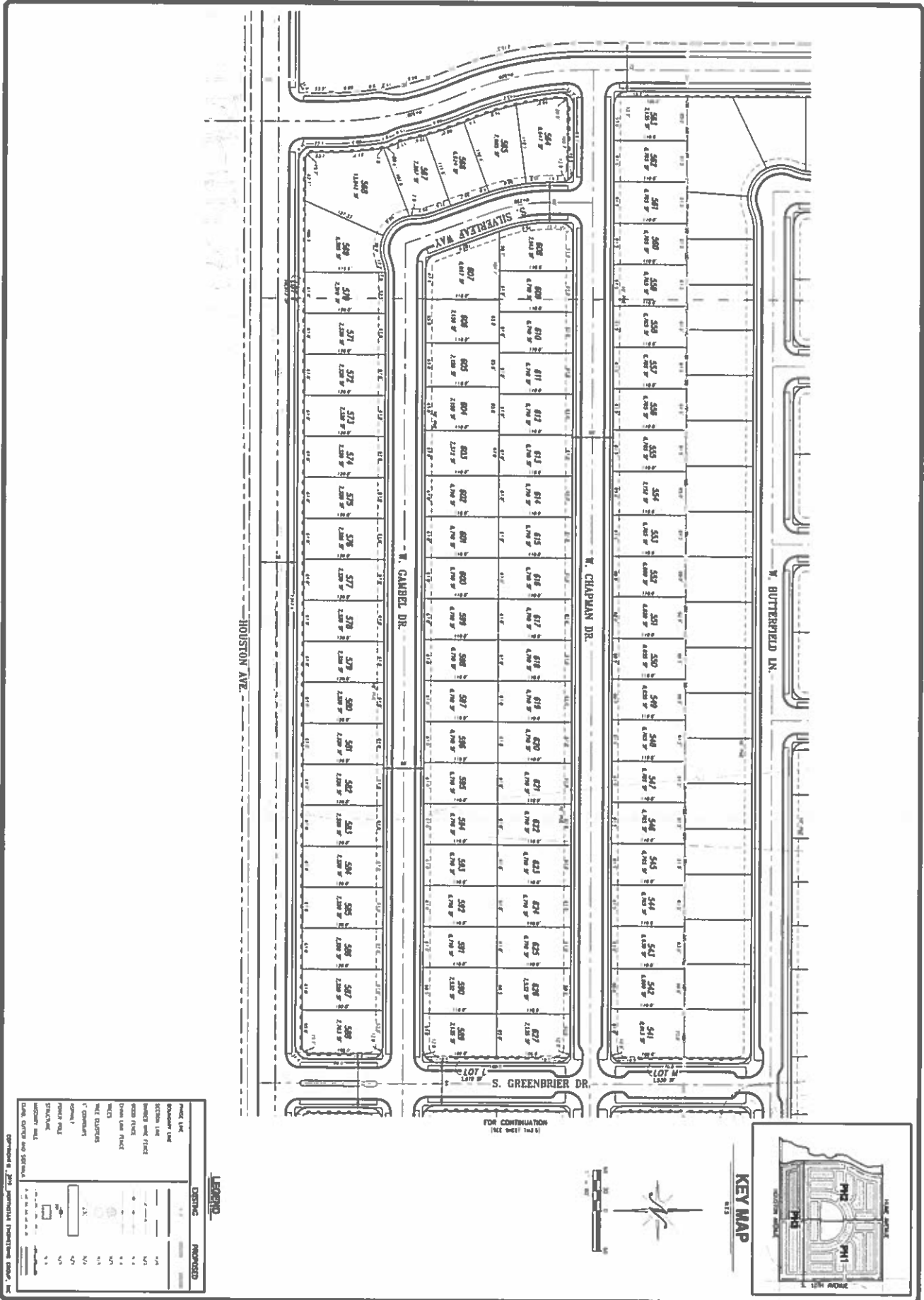








PLATTED 04/17/2018 1:00pm PLATTED BY: [illegible]
200 South F Street, Suite 200, Hanford, CA 93233



TM3.5

North Star
Engineering Group Inc.
200 South F Street, Suite 200, Hanford, CA 93233
(559) 834-2400 Fax: (559) 834-2401

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 3 WEST
LIVE OAK WEST

HANFORD CALIFORNIA

NO. _____

REVISIONS

DATE _____

APPROVED _____

Packet Pg. 97

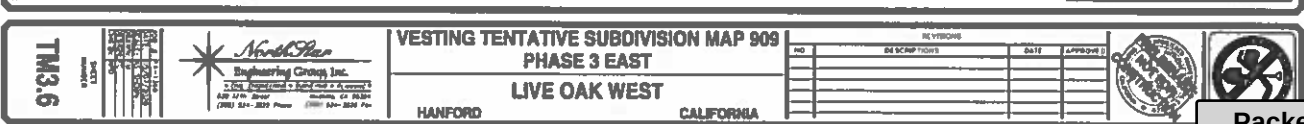


Exhibit B

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO :

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 909

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2005-04 approved the development of Tract No. 909 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 909 by the lot owners in Tract No. 909:

CONDITIONS:

1. Each lot owner within Tract No. 909 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.68 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 909, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

Owner's Signature _____

Print or Type Owner's Name _____

(attach Notary acknowledgment)

Date _____

Attachment: Resolution No. 2020-18 (909 Amendment 1) (Live Oak Development Amendment 2)

RESOLUTION 2020-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF AN AMENDMENT TO VESTING TENTATIVE TRACT 912 TO THE CITY COUNCIL.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on **November 10, 2020**, it was moved by Commissioner _____ seconded by Commissioner _____ and duly carried, that the following resolution be adopted:

WHEREAS, the applicant requested an amendment to Tentative Tract 912, requesting to remove certain language from the resolution for Vesting Tentative Tract 912, consistent with changes made to the Live Oak Development Agreement; and

WHEREAS, the revision to Vesting Tentative Subdivision Map No. 912 was reviewed by the Planning Commission of the City of Hanford; and

WHEREAS, on November 10, 2020 the Planning Commission determined that the revisions to Vesting Tentative Subdivision Map No. 912 were not significant; and

WHEREAS, Vesting Tentative Subdivision Map No. 912 was approved by the by the Planning Commission on September 8, 2015, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, on September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009.

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, the City Council, on September 15, 2009, systematically identified both the significant effects of the proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in "The Mitigation Monitoring and Reporting Plan" in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the changes proposed to the Live Oak Development have been analyzed in an addendum to the EIR (Addendum #1) to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project. The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required. Staff has evaluated the changes proposed in the addendum to the initial study and

determined that the changes proposed would not result in any new or increased environmental impacts that were not identified in the EIR; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning and Subdivision Ordinances, and the Live Oak Master Plan (Planned Unit Development 2005-04).

- b.) That the design or improvement of the subdivision is consistent with general or specific plans;

ANALYSIS: That a design finding can be made, because the design or improvement of the subdivision map is consistent with the General Plan, Zoning and Subdivision Ordinances, and the Live Oak Master Plan (Planned Unit Development 2005-04).

- c.) That the site is physically suitable for the type of development;

ANALYSIS: That a type-of-development finding can be made, because the site is physically suitable for the proposed type of development.

- d.) That the site is physically suitable for the proposed density of development;

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 nine units per acre. The project has a gross density of 3.91 units per gross acre.

- e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;

ANALYSIS: That an environmental finding can be appropriately made because an Environmental Impact Report ("EIR") was prepared for the Live Oak Master Plan, which includes the subject property. The EIR identified many topic areas with no impact or a less than significant impact. It also identified several significant impacts that can be mitigated to a less-than-significant level relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and a Mitigation, Monitoring and Reporting Plan ("MMRP") was prepared for the project. In addition to the significant impacts that can be mitigated, the report identified unavoidable significant adverse impacts that include Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. Because significant adverse impacts have been found which cannot be mitigated, a statement of overriding considerations was made in accordance with CEQA. The Final Environmental Impact Report, along with CEQA Findings, Statement of Overriding

Considerations, and Mitigation Monitoring and Reporting Program, was certified by City Council Resolution No. 09-57-R on September 15, 2009

- f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and

ANALYSIS: That a public health finding can be appropriately made, because the Kings County Health Department has reviewed and commented on the project. Comments have been incorporated into the resolution.

- g.) That the design of the subdivision and the 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.

ANALYSIS: An improvements-and-access finding can be appropriately made, because the design of the subdivision map and/or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcels.

THEREFORE, BE IT RESOLVED that Vesting Tentative Subdivision Map No. 912 be recommended for approval by the City Council, subject to the following conditions:

PLANNING DEPARTMENT

Contact Senior Planner Gabrielle Myers at (559)585-2578

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

General:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.
5. That trees be planted, as specified in the Live Oak Master Plan and that all species of trees shall be selected from a list approved by the City Street Tree Commission.

6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 912.

Zoning:

1. That the proposed subdivision is subject to the R-L-5 Low-Density Residential zone district standards, except as modified by Planned Unit Development No. 2005-04, as specified in the Master Plan.
2. That all lots be limited to single-family residential development.
3. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 912 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 landscaping area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk. The proposed typical landscaping improvements are to be drought tolerant and are to be approved by the City of Hanford and the project proponent.
3. That the tree(s) and landscape area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis, in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and landscaping area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and landscaping area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The landscaping area shall be replaced with suitable drought-tolerant landscaping to be approved by the City of Hanford and the project proponent.
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.

Environmental Requirements:

1. That all mitigations identified in the Mitigation Monitoring and Reporting Program prepared for the Live Oak Master Plan Environmental Impact Report be made conditions of Vesting Tentative Tract 912.
2. 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.
3. That electric or low-nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
6. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
7. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
8. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

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

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That non-active portions of the construction site be restricted from vehicular movement.
That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on-site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal-combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

FIRE DEPARTMENT

Contact Fire Marshall Christy Whittington at (559)585-2594
Concerning questions that you may have on the conditions listed below:

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as

domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.

2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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 retain 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 Havard Lane be named W. Sunset Lane to be in compliance with the City of Hanford Ordinance for street names.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director John Doyel, at (559) 585-2571

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

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, park 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.

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.
2. That proposed open space/drainage facility, located as shown on the tentative subdivision map (Lot "A"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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.

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 standards ST-32, modified as indicated on the tentative subdivision map, except the following:
 - a. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with City Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of the 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 Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of Houston Avenue (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, street lights, street striping, signing, and transitional paving tapers to provide for both acceleration / deceleration lanes at entrance to subdivision only, as shown on the approved tentative map. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel lane capacity is warranted. The installation of a raised concrete median in Houston Avenue is not required.
 4. The street transition paving and restriping as needed to transition traffic into and out of the entrance of the subdivision from the Houston Avenue and shall comply with the Manual on Uniform Traffic Control Devices (MUTCD) Standards (design speed shall be 55 mph).
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along Houston Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designated by City Engineer.
4. That the 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 impact fees for permanent street improvements constructed by developer within Houston Avenue, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits, and any removal and reconstruction of portions of the existing Houston Avenue street section required to facilitate drainage of the subdivision, 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 bids and other documentation materials submitted for reimbursement consideration must be well organized and tabulated in a professional manner for convenient reference by Public Works staff. Improvement quantities and costs proposed

for reimbursement must be easily identifiable and clearly distinguished from non-reimbursable subdivision improvements without requiring additional quantity calculations and cost breakdowns.

5. That the developer is responsible for payment of a proportionate cost share of interim improvements to mitigate impacts to the intersection of 13th Avenue / State Highway 198 interchange as identified in project Environmental Impact Report and Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers dated 3/20/06. Payment of applicant's fair share of interim improvements costs shall be prorated and collected by City prior to issuance of building permits. Mitigation fees shall be held in a separate interest bearing account and reserved for the interim improvements identified above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontage of Houston Avenue:
 - a. Landscaping and irrigation system improvements along the development frontages of Houston Avenue (right of way and landscape parcel areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Open Space/ Drainage Facility Improvements:

1. That all open space / drainage facility improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility and open space perimeter improvements.

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. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan, including entire slough area, complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map. 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map.
3. That developer shall install a minimum 36 inch diameter storm drain pipeline and appurtenances within Houston Avenue in conformance with City storm drainage master plan requirements. The proposed storm drain line will connect the Sand slough basin located as shown on the tentative subdivision map to an existing slough basin located south of Houston Avenue and just east of proposed development.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough and the conveyance enhancement improvements to construct the 36' storm drainage line within Houston Avenue that satisfy all (full credit) or a portion (partial credit) of their storm water storage and conveyance requirements.
5. 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. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 18 inch diameter water main and appurtenances shall be extended within Houston Avenue from the Eastern boundary of proposed development to the Western boundary of proposed development, as shown on the Tentative Subdivision Map, Improvements shall conform to the City's water system master plan.
3. Developer maybe 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. If applicable, 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 developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 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.

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 neighborhood open space landscaping (Lot "A"), landscaping along South Scarlet Drive from Houston Avenue to the south boundary of subdivision, subdivision street lighting, decorative fencing, and landscaping located along the property frontage of Houston 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, including open space areas, subdivision street lighting and decorative fencing.

Development Impact Fees:

1. That the development is subject to City of Hanford impact fees as outlined in the recorded Development Agreement for the Live Oak residential development project.
2. That the development is subject to additional transportation related mitigation fees as identified in the Final Environmental Impact Report approved for the Live Oak residential development project including mitigation fees for SR 198 /13th Avenue interim interchange improvements.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. As per the Kings County Public Health Officer, *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.

2. Due to the severe drought conditions and water restrictions/reductions issued by the State of California, drinking water, if used for dust control, should be minimized or alternative methods should be sought for dust control for this project.

EXPIRATION:

That this Vesting Tentative Tract Map shall expire with the expiration of the Live Oak Development Agreement.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 10th day of November, 2020, by the following vote:

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

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 10th day of November, 2020.

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

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO :

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 912

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2005-04 approved the development of Tract No. 912 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 912 by the lot owners in Tract No. 912:

CONDITIONS:

1. Each lot owner within Tract No. 912 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.68 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 912, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____
Print or Type Owner's Name _____ Date _____

Owner's Signature _____
Print or Type Owner's Name _____ Date _____

(Attach Notary acknowledgment)

Attachment: Resolution No. 2020-19 (912 Amendment) (Live Oak Development Amendment 2)

M E M O R A N D U M

DATE: July 17, 2019
TO: Hanford City Council
FROM: Forebay Farms and Blue Mountain Communities
RE: Proposed Modifications to Entitlements for Live Oak Project and Related Review Under CEQA

Forebay Farms, LLC (“Forebay”) and Blue Mountain Communities have an interest in the Live Oak Project in Hanford, California, (the “Project”) are contemplating minor modifications to the entitlements for the Project, including the Development Agreement; Planned Unit Development No. 2005-04; and Vesting Tentative Subdivision Maps Nos. 865, 881, 912 and 909 . The purpose of these modifications would be to, among other things, (i) clarify the developer’s obligations to the City, and (ii) ensure all Project entitlements are consistent with the Development Agreement to avoid potential confusion.

This Memorandum summarizes the proposed modifications to the existing entitlements for the Project, as well as the proposed environmental review under the California Environmental Quality Act, Pub. Resources Code, § 21000, *et seq.* (“CEQA”). As you will see, our goal was to propose specific modifications, where feasible.

A. Proposed Modifications to Entitlements

1. Proposed Modifications to Development Agreement:

The City first approved the Development Agreement on October 06, 2009 and adopted a First Amendment to the Development Agreement in approximately September 2016 to, *inter alia*, remove the provisions regarding affordable housing. We believe it would be prudent to modify the following provisions of the Development Agreement:

Modification of Section 1.12 and Addition of Section 1.12.1. To avoid potential confusion about the applicability of future actions taken by the City, we propose the following additional language in Section 1.12, and the addition of Section 1.12.1. Such language is commonplace in development agreements in California:

1.12.1 CONFLICTING ENACTMENTS.

Any change in the Effective Standards, including, without limitation, any change in the General Plan or Master Plan, zoning, subdivision or building rule or regulation, adopted or becoming effective after the Effective Date, including, without limitation, any such change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for

any reason whatsoever and adopted by the City Council, the Planning Commission or any other board, agency, commission, committee, or department of City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Property and which would conflict in any way with or be more restrictive than the Effective Standards (collectively, the “**Subsequent Rules**”), shall not be applied by City to the Property unless required to be applied to the Property by State or Federal law, or as permitted by this Agreement. The term “more restrictive” shall mean that such rule would increase requirements on Developer or increase Developer’s obligations or would otherwise limit Developer’s rights under the Project Approvals. Developer may give City written notice of its election to have any Subsequent Rule applied to the Property or a portion thereof, in which case such Subsequent Rule shall be deemed a part of the Effective Standards.

2. **Proposed Modifications to Planning Unit Development (PUD) No. 2005-04**

On September 15, 2009, the City Council approved PUD No. 2005-04, subject to various conditions. To ensure PUD No. 2005-04 conforms to the Amendments to the Development Agreement approved in approximately September 2016, we believe it would be prudent to modify the following condition:

Delete General Condition No. 6 (Affordable Housing). Planning Department General Condition No. 6 requires 10% of all units be affordable housing units. This condition is inconsistent with the First Amendment to the Development Agreement adopted in approximately September 2016. To conform to the DA’s requirement, as modified, it should be deleted.

Modifications to Live Oak Master Plan. We also suggest that a small number of goals and policies stated in the Live Oak Master Plan be modified:

Goals and Policies Concerning Affordable Housing. To ensure the Live Oak Master Plan policies are consistent with the First Amendment to the Development Agreement, Goal Nos. 1.6.1(1), 3.3(1) and Policy No. 3.4.1(j) should be deleted.

Goals and Policies Concerning Density. As explained above, Forebay seeks to modify Vesting Tentative Subdivision Map No. 909 to increase the lot count to be consistent with changes in zoning adopted by the City of Hanford. To ensure none of the policies stated in the Live Oak Master Plan conflict with this request, which would result in increased lot density in the southern portion of Live Oak West, Goal Nos. 1.6.1(5), 3.3(5) and Policy No. 3.4.1(b) should be deleted.

3. **Proposed Modifications to Vesting Tentative Subdivision Map No. 865**

Delete Planning Department Special Requirement No. 7. Special Requirement No. 7 of the Resolution includes an affordable housing requirement, which should be deleted due to its

inconsistency with the First Amendment to the Development Agreement adopted in approximately September 2016.

4. Proposed Modifications to Vesting Tentative Subdivision Map No. 881

Delete Planning Department Special Requirement No. 7. Special Requirement No. 7 of the Resolution includes an affordable housing requirement, which should be deleted due to its inconsistency with the First Amendment to the Development Agreement adopted in approximately September 2016.

5. Proposed Modifications to Vesting Tentative Subdivision Map No. 912

Delete Planning Department Special Requirement No. 6. Special Requirement No. 6 on page 5 of the Resolution includes an affordable housing requirement, which should be deleted due to its inconsistency with the First Amendment to the Development Agreement adopted in approximately September 2016.

6. Proposed Modifications to Vesting Tentative Subdivision Map No. 909

On September 23, 2014, the City's Planning Commission by resolution approved Vesting Tentative Subdivision Map No. 909 (the "Subdivision Map"). There are several issues with the Subdivision Map and the resolution adopting the Subdivision Map, which we believe should be modified:

Delete Planning Department Special Requirement No. 6. Special Requirement No. 6 on page 5 of the Resolution includes an affordable housing requirement, which should be deleted due to its inconsistency with the First Amendment to the Development Agreement adopted in approximately September 2016.

Modify Park Improvements Requirement No. 1. The last sentence of this requirement provides that "Park improvements (lot "A") shall be constructed concurrent with the first phase of the development." We seek to modify this language to state that "Park improvements (lot "A") shall be constructed as provided in the Development Agreement."

Delete General Note 2. General Note 2 of the Subdivision Map currently states that, for Live Oak West, "the Park (Lot A) will be constructed as part of the initial phase of the Project." This should be deleted or not included in the new map.

Modify General Note 3. General Note 3 should be modified to state that "the Park/Basin (Lot C) will be excavated with the Initial Phase of the Project and will be landscaped in subsequent phases in accordance with the terms of the Development Agreement."

Increase of Lot Count. The developers propose to increase the lot count for Live Oak West. This will not change the overall number of lots beyond that analyzed in the Live Oak EIR, and as consistent with the updated General Plan land use designation and zoning.

B. Environmental Review Under CEQA

We understand there is some concern that the City would be opening up the previously approved EIR in the event the City contemplates the above changes for approval. We understand this is based on the fact that one of the Project Objectives for the Project was to “Ensure the development of affordable housing units to accommodate moderate income residents.” This project objective, which was one of 26 projective objectives, was of course used to justify the City’s selection of the Project over Project Alternatives, and as a basis for the City’s Statement of Overriding Considerations.

Based on the following analysis, we believe an Addendum to the previously-certified EIR would be appropriate. A previously certified EIR is “conclusively presumed valid. This presumption acts to preclude reopening of the CEQA process even if the initial EIR is discovered to have been fundamentally inaccurate and misleading in the description of a significant effect or the severity of its consequences.” (*River Valley Preservation Project v. Metro. Transit Devel. Bd.* (1995) 37 Cal.App.4th 154, 178.)

Thus, CEQA includes a strong presumption against requiring any further environmental review once an EIR has been prepared for a project. (Pub. Resources Code, § 21166; see also *San Diego Navy Broadway Complex Coalition v. City of San Diego* (2010) 185 Cal.App.4th 924; see also *Moss v. County of Humboldt* (2008) 162 Cal.App.4th 1041, 1049-50 [“after a project has been subjected to environmental review, the statutory presumption flips in favor of the developer and against further review”].) This presumption implements the legislative policy favoring “prompt resolution of challenges to the decisions of public agencies regarding land use” and providing a degree of finality to the results of the CEQA process. (*Citizens for a Megaplex-Free Alameda v. City of Alameda* (2007) 149 Cal.App.4th 91, 111.)

When a lead agency considers modifications to, or further approvals for, a project for which an EIR has already been prepared, the lead agency may not require preparation of a further EIR unless one of three triggers specified in Section 15162 of the CEQA Guidelines occurs. Where an EIR was previously adopted, a subsequent or supplemental EIR is **only** required where:

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

- (A) The Project will have one or more significant effects not discussed in the previous 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 alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(CEQA Guidelines, § 15162(a).)

When “none of the conditions described in Section 15162 . . . have occurred,” the lead agency “shall prepare an addendum” to the prior EIR. (CEQA Guidelines, § 15164(a).) A lead agency’s determination that circumstances do not exist that would require the preparation of a subsequent or supplemental EIR need only be supported by “substantial evidence” in the record of the agency’s proceedings. (*Abatti v. Imperial Irr. Dist.* (2012) 205 Cal.App.4th 650, 667 [citing *Citizens for a Megaplex-Free Alameda v. City of Alameda* (2007) 149 Cal.App.4th 91, 110].) As such, a project opponent bears “the burden . . . to demonstrate that the City’s decision to approve” project modifications with an addendum “is not supported by substantial evidence and was thus improper.” (*Mani Brothers Real Estate Group v. City of Los Angeles* (2007) 153 Cal.App.4th 1385, 1397 [citing Pub. Resources Code, § 21168; CEQA Guidelines, § 15384(a)]; see also *Citizens for Responsible Equitable Env. Dev. v. City of San Diego* (2011) 196 Cal.App.4th 515, 527-28.)

An addendum is warranted here. While some changes to the Project are proposed, none of those changes seek to alter the number of houses being built, the configuration of parkland, or any other environmental resource. At most, the proposed modifications change the *timing* of the construction of certain phases of the project and parkland. All potential impacts to parks and services were to be mitigated through the payment of impact fees, which the developers do not intend to modify. As such, there are no “substantial changes” in the Project that would require revisions to the EIR due to the involvement of any new significant environmental effects, or a substantial increase in the severity of previously-identified environmental effects. Nor would any of those changes cause any new significant effect, or result in a substantial increase in severity of any significant effect. (See Pub. Resources Code, § 15162.)

We are not concerned by the fact that one of the Project Objectives for the Project was to “Ensure the development of affordable housing units to accommodate moderate income residents.” As an initial matter, we strongly believe that, irrespective of whether 10% of the homes are specifically set-aside for affordable housing, we believe many, and perhaps most, of the residences in the development will be priced to accommodate “moderate income residents.”

But even if this were not the case, the removal of a Project Objective does not trigger any of the conditions under Section 15162. First, the removal of a Project Objective is not a “substantial change” to the Project itself, or a manner in which the Project is undertaken; rather, it is merely a goal or objective. Likewise, the removal of a “project objective” does not itself create new significant environmental effects. As such, Section 15162, subdivisions (a)(1) and (a)(2), do not apply on their face.

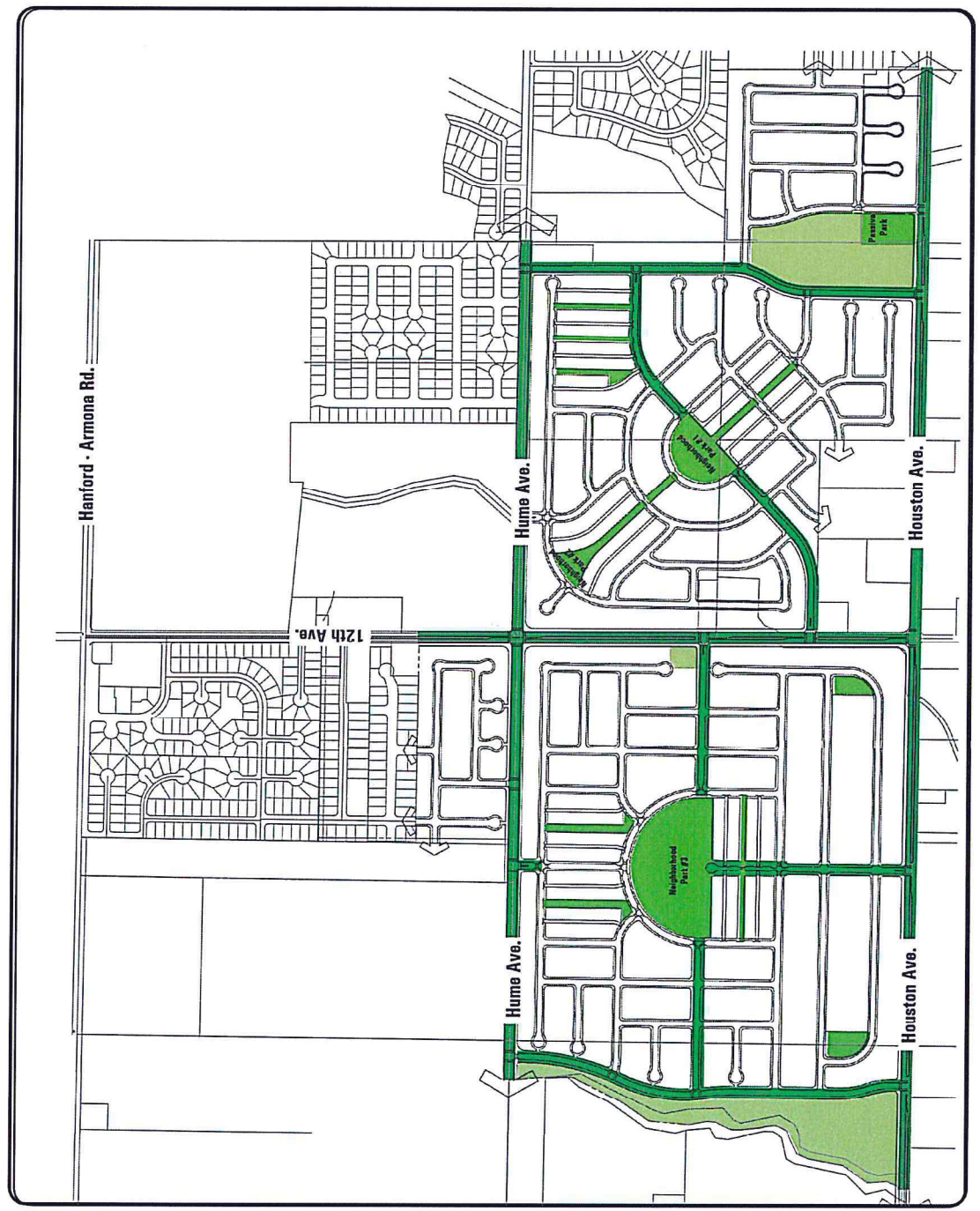
Nor does Subdivision (a)(3) apply. Even assuming the removal of one (of 26) project objectives is “new information of substantial importance,” the removal of a “project objective” does not itself (A) create a new significant environmental effect, (B) cause an effect to be more severe, or (C) affect the feasibility of any alternative or mitigation measure. Nor does the inapplicability of a “project objective” affect whether “considerably different” mitigation measures or alternatives could be applied to the Project. (See Pub. Resources Code, § 15162, subd. (a)(3)(D).) This is particularly true given that any lack of affordable housing is not itself an environmental effect, but an economic or social issue not cognizable under CEQA.

As such, we strongly believe any project modifications should be considered under an addendum to the EIR adopted under Section 15162 of the Public Resources Code.

Figure 5-1
Open Space Diagram

Legend

-  Park / Linear Park / Pocket Park
-  Open Space
-  Enhanced Landscape Edge



5-3

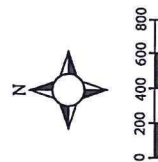
Open Space Diagram

Figure 7-1

Plan Area Infrastructure Phasing Plan

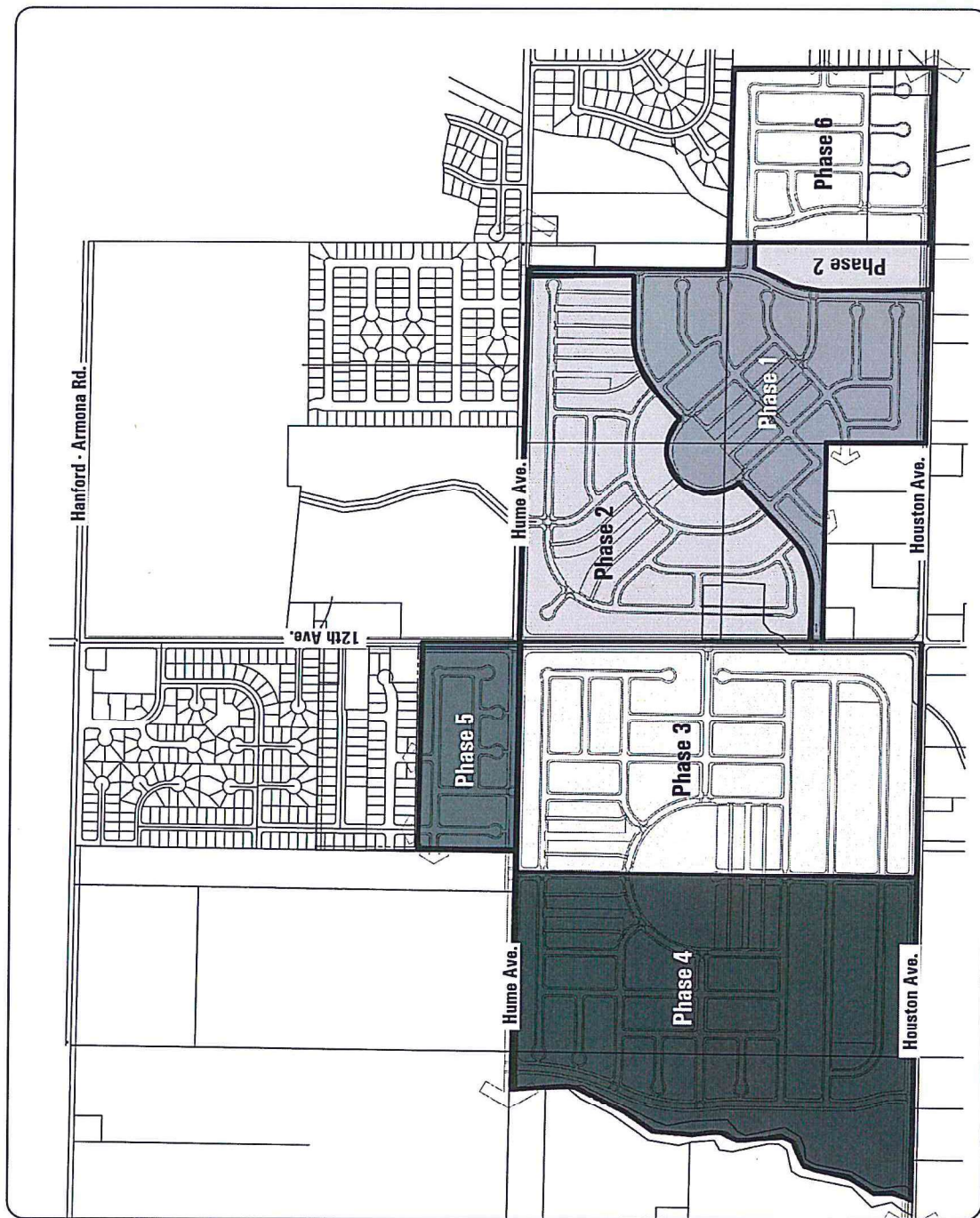
Legend

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6



7-3

master plan



Plan Area Infrastructure Phasing Plan

1 - Proposed Modification to Development Agreement

Matrix of Changes - Table of Contents

Item	Description	Page - Sheet
1.	Removed Section 1.3.3 per previous 2016 Amendment to the DA	4
2.	Added text to Section 1.12.1 per current proposed Amendment to the DA	10
3.	Removed Section 2.6.3 per previous 2016 Amendment to the DA	19
4.	Revised Section 2.10.1(a) per previous 2016 Amendment to the DA	21
5.	Revised Section 2.10.1(b) per previous 2016 Amendment to the DA	21 - 22
6.	Revised Section 7.1 per previous 2016 Amendment to the DA	30 - 33
7.	Revised Section 8.3.3 per previous 2016 Amendment to the DA	39

RECORDING REQUESTED BY:

City Clerk
 City of Hanford
 317 North Douty Street
 Hanford, California 93230

AND WHEN RECORDED MAIL TO:

City of Hanford
 317 North Douty Street
 Hanford, CA 93230
 Attn: City Manager

MMV Development, LLC
 550 Harvest Park Drive
 Suite A
 Brentwood, CA 94513
 Attn: Manny Vierra

Space Above For Recorder's Use

APN 018-172-010
 APN 018-172-012
 APN 018-172-029
 APN 018-172-031
 APN 018-172-032
 APN 018-112-017
 APN 018-112-027
 APN 018-112-052
 APN 018-112-053
 APN 018-112-073
 APN 018-112-074
 APN 018-112-075

**DEVELOPMENT AGREEMENT
 BY AND BETWEEN THE
 CITY OF HANFORD
 AND
 MMV DEVELOPMENT, LLC
 RELATING TO THE RESIDENTIAL DEVELOPMENT KNOWN AS
 LIVE OAK**

[Ordinance No. ____ Adopted on ____, 2009]

**DEVELOPMENT AGREEMENT
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**DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF HANFORD
AND
MMV DEVELOPMENT, LLC
RELATING TO THE RESIDENTIAL DEVELOPMENT KNOWN AS
LIVE OAK**

This DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into on this ____ day of _____, 2009, by and between the CITY OF HANFORD, a political subdivision of the State of California ("**City**") and MMV DEVELOPMENT, LLC, a California corporation ("**Developer**"). Developer and City may be referred to herein individually as "**Party**" and collectively as "**Parties**." This Agreement is entered into with reference to the following facts:

RECITALS

A. In order to strengthen the public land use planning process, to encourage private participation in comprehensive planning, provide more certainty in the approval of development projects, to reduce the economic risk of development and to reduce the waste of resources, the Legislature of the State of California adopted the "**Development Agreement Statute**" (Government Code Section 65864 et seq.). The Development Agreement Statute authorizes the City and an applicant for a development project, having legal or equitable interest in the real property, to enter into a development agreement establishing certain development rights in and obligations with respect to the property which is the subject of a development project application. Pursuant to the Development Agreement Statute, the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements on June 5, 2007 by Ordinance 07-04 ("**Development Agreement Ordinance**"). This Agreement has been processed, considered, and executed in accordance with the Development Agreement Statute and the Development Agreement Ordinance.

B. The Development Agreement Statute permits cities and counties to contract with private interests for their mutual benefit in a manner not otherwise available to the contracting parties. Such agreements, as authorized by the Development Agreement Statute, allow developers to proceed with projects assured that approvals granted by public agencies will not change during the period of development of their projects. Cities and counties are equally assured that costly infrastructure such as roads, sewers, schools, fire protection facilities, etc. will be available at the time development projects come on line.

C. Pursuant to Government Code Section 65865 (a), Developer represents and warrants that it has a legal or equitable interest in those certain parcels of real property consisting of approximately 390 acres ("**Property**") as further defined herein in Section 1.1 and as shown on Exhibit A, attached hereto. The legal description of the Property is set forth in Exhibit B, attached hereto.

D. Developer desires to develop the Property consistent with this Agreement and the following entitlements, permits, approvals and actions that have been enacted or that are contemplated by the City Council, referred to collectively as "**Project Entitlements.**"

(1) The Kings County Local Agency Formation Commission ("**LAFCO**") approved annexation of the Property to the City on December 7, 2005 by LAFCO Case No. 05-15;

(2) City adopted Negative Declaration No. 2005-31 by City Council Resolution 05-55-R on October 18, 2005;

(3) Certification of the Final Environmental Impact Report ("**FEIR**"), Adoption of California Environmental Quality Act Findings, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Programs by City Council Resolution _____ on _____, 2009;

(4) Approval of the Live Oak Planned Unit Development Application including all conditions of approval contained therein pursuant to City Council Resolution _____ on _____, 2009, attached hereto as Exhibit C;

(4) Approval of the Final Live Oak Master Plan and all conditions of approval attached thereto by City Council Resolution _____ on _____, 2009, attached hereto in Exhibit D;

(5) Approval of Vesting Tentative "A" Map (TT865) by City Council Resolution _____ on _____ a copy of which maps are attached hereto in Exhibit E;

(6) Approval of Vesting Tentative "B" Map (TT881) by City Council Resolution _____ on _____ a copy of which maps are attached hereto in Exhibit F;

(7) Adoption of the Conditions of Approval by City Council Resolution _____ on _____, 2009.

E. The development of the Property in accordance with this Agreement and the Project Entitlements will provide for orderly growth within the City, consistent with the goals, policies, and other provisions of the City's General Plan, the City's Zoning Ordinance and the Live Oak Master Plan.

F. City recognizes that the economic success of the Project, as defined below, depends greatly upon the certainty and timing of the City's regulations and fees.

G. For the reasons recited herein, Developer and City have determined that the Project is the type of development for which this Agreement is appropriate. This Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property and

otherwise achieve the goals and purposes for which the Development Agreement Statute and the Development Agreement Ordinance were enacted.

H. In exchange for these benefits to the City, together with the public benefits that will result from the development of the Land pursuant to the Project Entitlements, Developer desires to receive the assurance that it may proceed with development of the Property, including receipt of building permits and construction of the Project in accordance with the terms and conditions of this Agreement.

I. On August 11, 2009, the City's Planning Commission considered this Agreement and recommended its approval to the City Council.

J. On September 15, 2009, the City Council considered this Agreement.

J. Having duly considered this Agreement and having held the noticed public hearings, the City finds and declares that the provisions of this Agreement are consistent with the maps and text of the City's General Plan, the City's Zoning Ordinance and the Project Entitlements.

K. The Parties shall cooperatively collect this Agreement, all documents mentioned in Recital D and elsewhere in this Agreement, and place them in a three ring binder to be maintained at all times by the City Clerk. Two true and correct conformed copies of such binder shall be prepared and given to Developer and Community Development Director of the City respectively. The Parties shall rely on the documents in such binder to determine the approvals granted by the City and the ordinances, policies and regulations in effect at the Effective Date of this Agreement.

NOW, THEREFORE, it is agreed by and between the Parties as follows:

ARTICLE 1

GENERAL PROVISIONS

1.1. THE PROPERTY.

The subject property of this Agreement is that certain real property located in the City of Hanford, County of Kings, State of California, consisting of approximately 390 acres made up of those parcels more commonly described as Assessor's Parcel Numbers, 018-172-010, 018-172-012, 018-172-029, 018-172-031, 018-172-032, 018-112-017, 018-112-027, 018-112-052, 018-112-053, 018-112-073, 018-112-074, and 018-112-075 (collectively "Property"), depicted on Exhibit A and described more fully in Exhibit B, attached hereto. The Property is located in the southwestern portion of the City of Hanford. The northern boundary of the Property is Hume

Avenue and the southern boundary of the Property is Houston Avenue. Lone Oak Slough and Sand Slough form the western boundary and eastern boundary, respectively, of the Property.

1.2. THE PROJECT.

The Live Oak residential project ("Project" or "Live Oak") includes the construction of approximately 1,560 residential dwelling units, in a range of housing, density and lot types, on the Property in accordance with the Live Oak Master Plan ("Master Plan"), attached hereto as Exhibit D. The Project is a mixed-use project consisting of very low density residential, low density residential, medium density residential, park facilities, open space/conservation land and pedestrian trails. The land use characteristics of the above uses are described in the Master Plan. The Master Plan also sets forth detailed development standards, design standards, and an implementation program for the development of the Project.

1.3. DEFINITIONS.

Unless the context requires otherwise, any word or phrase defined by the introductory paragraph and Recitals of this Agreement and the following words and phrases hereinafter defined shall apply throughout the Agreement:

1.3.1. "**AB 1600**" means the Mitigation Fee Act (Government Code Sections 66000-66025).

1.3.2. "**AB 1600 Capital Facilities Fees**" means the City's capital facility programs and resulting fee schedule, specifically the Live Oak Residential Fee Schedule, as set forth on Exhibit F

~~1.3.3. "**Affordable Housing**" or "**Affordable Units**" means Units within the Project that will be developed, offered to, and sold to a household with moderate income, as that term is defined in Health and Safety Code Section 50093. The cost of affordable housing means the published affordable rate by the U.S. Department of Housing and Urban Development.~~

Commented [TDM1]: Removal per First Amendment of Development Agreement

1.3.4. "**Agreement**" means this Development Agreement entered into by and between the City and Developer relating to the residential development known as Live Oak.

1.3.6. "**CEQA**" means the California Environmental Quality Act, Sections 21000, et seq., of the Public Resources Codes of the State of California.

1.3.7. "**City**" means the City of Hanford, a California general law city. The City's principal office, for purpose of this Agreement, is 319 North Douty Street, Hanford, California.

1.3.8. "**City Council**" shall mean the duly elected legislative body governing the City of Hanford.

1.3.9. "Design Guidelines" shall mean the Live Oak Master Plan Design Guidelines, set forth in Chapter 3 of the Master Plan as interpreted by the City of Hanford Community Development Department.

1.3.10. "Developer" shall mean MMV Development, LLC, a California corporation, and includes the Developer's assigns and/or successors-in-interest. Developer's principal office, for purposes of this Agreement, is 550 Harvest Park Drive, Suite A, Brentwood, California.

1.3.11. "Developer Fees" are a sub-category of the City's AB-1600 Capital Facility Fees, including infrastructure fees, connection fees, use fees, and other applicable fees.

1.3.12. "Director of Community Development" shall mean the individual acting as the Director of the Community Development Department for the City of Hanford.

1.3.13. "Effective Date" shall mean the 30th day following (a) the date of adoption by the City Council of the ordinance approving this Agreement, (b) publication of the ordinance pursuant to Government Code Section 25214, or (c) date upon which this Agreement is executed by Developer and by the City, whichever is later.

1.3.14. "Effective Standards" means the ordinances, resolutions, rules, policies and regulations adopted by the City Council in effect and applicable to the Property on the Effective Date, including the adopting ordinances that govern the permitted uses of land, the density and intensity of use, the timing of development, and the design, improvement, construction standards, the General Plan, the zoning ordinance and all other ordinances, codes, rules, and regulations of the City establishing subdivision standards, park regulations, impact or development fees and building standards (but only to the extent the Zoning Ordinance, the AB 1600 Capital Facilities Fees attached hereto in Exhibit F, and other such regulations that are not inconsistent with this Agreement and the Master Plan), and as may from time to time be amended in accordance with the terms and conditions of this Agreement. Effective Standards does not include design and/or construction requirements for public improvements or improvements to be acquired by a public entity, except where such requirements are explicitly addressed by the Master Plan. Effective Standards do not include non-land use regulations, which include taxes.

1.3.15. "Final Map" shall mean and refer to one or more final subdivision maps for the Property prepared by Developer pursuant to the State Subdivision Map Act (California Government Code Section 66410 et seq.) that conforms with the Project Entitlements.

1.3.16. "Financing Districts" shall mean, collectively, one or more Mello-Roos Community Facilities Districts (Government Code Section 53311 et seq.), 1913-1915 Limited Obligation Improvement Assessment Districts, Landscape and Lighting Maintenance Districts (Streets and Highway Code Section 22500 et seq.), Benefit Assessment Districts (Government Code Section 54703 et seq.), or other similar districts that the City and Developer may form for the purpose of facilitating the long-term financing for the operation and maintenance of public facilities.

1.3.17. “Final Environment Impact Report” (“FEIR”) means a detailed environmental statement prepared under CEQA as defined in Section 15362(b) of the State CEQA Guidelines.

1.3.18. “General Plan” means the General Plan of the City of Hanford including the text and maps, as amended in connection with the Project.

1.3.19. “Infrastructure Improvements” or “Improvements” is the infrastructure, including without limitation water, sewer, drainage and street improvements, necessary to serve the Project area. The Parties anticipate the Master Plan Infrastructure Improvements to be constructed and funded in multiple phases in accordance with this Agreement and the Project Entitlements.

1.3.20. “Master Plan” shall mean the Live Oak Master Plan and all conditions of approval applicable thereto adopted by Resolution _____ dated _____, a copy of which Master Plan has been attached hereto in Exhibit D.

1.3.21. “Model Unit” shall mean a Unit that is temporarily utilized, for marketing and sales purposes only, as either a so-called model home or as an ancillary sales office and/or parking lot.

1.3.22. “Mortgagee” shall mean the holder of any mortgage or the beneficiary of any deed of trust covering all or part of the Property or any successor or assignee of any such mortgage holder or beneficiary, identified by name and mailing address in a written notice received by City by personal delivery or certified mail—return receipt requested. Such notice shall state whether such mortgagee desires to receive a notice of default as provided by this Agreement.

1.3.23. “Party” or “Parties” shall mean Developer, City or any other party to this Agreement, as the context may require.

1.3.24. “Phasing Plan,” “Project Phasing,” or “Phase” shall mean the phasing of the Project’s development as identified in the Master Plan, as that document may be amended from time to time.

1.3.25. “Planning Commission” shall mean the Planning Commission of the City of Hanford.

1.3.26. “Project” shall mean and refer to the land uses, densities and improvements of the Property, as specified in Section 1.2 consistent with the Project Entitlements and as provided for in the provisions of this Agreement, including the Master Plan and all other incorporated exhibits.

1.3.27. “Project Entitlements” shall mean those entitlements, permits and approvals listed above in Paragraph D of the Recitals and any and all of which may be amended from time to time in compliance with this Agreement.

1.3.28. "Property" shall mean and refer to that real property described in Section 1.1 above, located in the City of Hanford, County of Kings, State of California, consisting of approximately 390 acres made up of those parcels depicted on the map attached hereto as Exhibit A and described more fully in Exhibit B.

1.3.29. "Reserved Discretionary Approvals" shall mean each discretionary approval, including without limitation, preliminary and final development plans, preliminary and final improvements plans, conditional use permits, tentative subdivision maps, including vesting and non-vesting tentative parcel maps and tentative tract maps, building permits, variances, lot line adjustments, grading permits, encroachment permits, site plan approvals, and any accompanying conditions of approval that will accomplish the goals, objectives, policies and plans referenced, described, implied and shown in the Agreement and obtained by the Developer for the Project after the Effective Date.

1.3.30. "Vested Components" shall mean and refer to those vested resolutions, ordinances, regulations, and other terms described in Section 1.12 below, including without limitation, this Agreement, the Project Entitlements and approved Reserved Discretionary Approvals.

1.3.31. "Vesting Tentative Maps" shall mean the Vesting Tentative Maps for the Property as approved by the City Council on _____ by Resolution No. _____, as may be amended from time to time in compliance with this Agreement, a copy of which maps and enabling resolution are attached hereto as Exhibit E.

1.3.34. "Unit" shall mean a single family detached residential dwelling to be constructed on the Property pursuant to the Project Entitlements herein.

1.3.35. "Zoning Ordinance" means the Zoning Ordinance of the City of Hanford including the text and maps, as amended in connection with the Project.

1.4. INCORPORATION OF RECITALS AND EXHIBITS.

The Parties agree that the Recitals and Exhibits to this Agreement are true and correct and are incorporated into the Agreement as if they were set forth in the Agreement. In the event of inconsistency between the Recitals and the provisions of Articles 1 through 8, the provisions of Articles 1 through 8 shall prevail.

1.5. PROJECT IS A PRIVATE UNDERTAKING.

It is agreed among the Parties that the Project is a private development and that City has no interest therein except as authorized in the exercise of governmental functions. Nothing in this Agreement shall preclude the Developer from forming any form of investment entity for the purpose of completing any portion of the Project.

1.6. DURATION OF AGREEMENT AND VESTING TENTATIVE MAP.

The term of this Agreement shall commence upon the Effective Date and shall expire on the twelfth (12th) anniversary from the Effective Date ("**Initial Term**") unless otherwise terminated, modified, extended, or breached by the circumstances set forth in this Agreement, particularly in Article 8.

1.7. CONSISTENCY WITH GENERAL PLAN.

City hereby finds and declares that this Agreement furthers the public health, safety, and general welfare of the community and that the provisions of this Agreement and all Project Entitlements are consistent with the General Plan and Zoning Ordinance.

1.8. EXERCISE OF CITY CONTRACTING AUTHORITY.

The City, by electing to enter into this Agreement, acknowledges that the obligations of the City shall survive beyond the term or terms of the present City Council and that such action will serve to bind the City and future city councils to the obligations thereby undertaken. By approving this Agreement, the City Council has elected to exercise certain governmental powers at the time of entering into this Agreement rather than deferring its actions to some undetermined future date. The terms and conditions of this Agreement have undergone extensive review by both the City and the City Council and have been found to be fair, just and reasonable, and the City has concluded that the pursuit of the Project will serve the best interests of its citizens, and the public health, safety and welfare will be best served by entering into this Agreement.

1.9. DEVELOPMENT AGREEMENT REGULATIONS.

City and Developer have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Statute and the Development Agreement Ordinance.

1.10. SUBSTANTIAL COSTS TO THE PARTIES.

The Parties, at their sole cost and expense, have incurred and will incur substantial costs in order to process the Project Entitlements, to comply with conditions of approval and environmental mitigation measures of the Project Entitlements, and to assure development of the Property in accordance with the Project Entitlements and the terms of this Agreement. Nothing in this Section 1.10 is intended, nor shall it be construed, as a waiver by the City of any fees to which the Developer is obligated to pay as set forth in the Live Oak Residential Fee Schedule in Exhibit F.

1.11. PRIORITY OF ENACTMENT.

In the event of conflict between the Agreement and the Effective Standards, the Parties agree that the following sequence of approvals establishes the relative priority of the approvals, each approval superior to the approvals listed thereafter: (1) the General Plan and Zoning Ordinance, as in effect on the Effective Date; (2) this Agreement, Project Entitlements, Project Approvals and all other exhibits attached hereto; and (3) the Effective Standards.

1.12. VESTED RIGHTS OF DEVELOPER.

Provided that this Agreement is not cancelled or terminated due to default by the Developer, as provided herein, during the Initial Term of this Agreement, and any extension or

modification thereto, the Project Entitlements and the Effective Standards are declared fully vested in the Developer, its successors and assigns, and are referred to herein as the “Vested Components”, except as the Effective Standards may be modified by the City from time to time. Nothing herein shall be construed to limit the City’s power of eminent domain.

1.12.1 CONFLICTING ENACTMENTS. Any change in the Effective Standards, including, without limitation, any change in the General Plan or Master Plan, zoning, subdivision or building rule or regulation, adopted or becoming effective after the Effective Date, including, without limitation, any such change by means of an ordinance, initiative, resolution, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, the Planning Commission or any other board, agency, commission, committee, or department of City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Property and which would conflict in any way with or be more restrictive than the Effective Standards (collectively, the “Subsequent Rules”), shall not be applied by City to the Property unless required to be applied to the Property by State or Federal law, or as permitted by this Agreement. The term “more restrictive” shall mean that such rule would increase requirements on Developer or increase Developer’s obligations or would otherwise limit Developer’s rights under the Project Approvals. Developer may give City written notice of its election to have any Subsequent Rule applied to the Property or a portion thereof, in which case such Subsequent Rule shall be deemed a part of the Effective Standards.

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1.13. ASSIGNMENT AND TRANSFER OF DEVELOPMENT RIGHTS.

This Agreement shall not prevent the Developer from assigning or delegating, in any way, its rights and duties under this Agreement in connection with the sale, assignment, or other transfer of the Property, in whole or in part, with all its right, title and interest therein to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement. Developer shall provide City with notice of the assignment and delegation within thirty (30) days of such sale or delegation as provided for in Section 9.8. Developer shall be deemed relieved of the rights assigned and released from the duties delegated under an assignment and assumption agreement that contains terms reasonably satisfactory to the City, which terms shall include, but not be limited to, agreement by the assignee or transferee to be bound to all the terms of this Agreement, and provided that the City Clerk receives a copy of the express written assignment and assumption agreement by such purchaser, assignee or transferee of the benefits and obligations of this Agreement, and further provided that such purchaser, assignee or transferee provides evidence to the reasonable satisfaction of the City that such purchaser, assignee or transferee shall be able to perform the obligations of Developer under this Agreement.

1.14. SUCCESSORS IN INTEREST/COVENANTS RUN WITH LAND.

1.14.1 The conditions and covenants set forth in this Agreement and incorporated herein shall run with the land and the benefits and burdens shall bind and inure to the benefit of the Parties. Each and every purchaser, assignee, or transferee of an interest in the Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a Party thereto, but only with respect to the Property, or such portion thereof, sold, assigned, or transferred to it. Any such purchaser, assignee, or transferee shall observe and fully perform all duties and obligations of a Developer contained in this Agreement, as such duties and obligations pertain to the portion of the Property sold, assigned, or transferred to it. Provided, however, notwithstanding anything to the contrary above, if any such sale, assignment or transfer is related to a completed residential unit which has been approved by the City for occupancy, the automatic termination provisions of Section 8.2 herein shall apply thereto and the rights and obligations of Developer hereunder shall not run with respect to such portion of the Property sold, assigned, or transferred and shall not be binding upon such purchaser, assignee or transferee.

1.14.2 Except as to any sale, assignment, or transfer related to a completed residential unit which has been approved by the City for occupancy, if Developer conveys, assigns, or transfers a partial interest in the Property or an entity that owns the Property to a third party so that there are multiple owners of the Property, all owners of the Property shall be jointly and severally liable for the Developer's obligations hereunder. All owners of the Property shall be jointly deemed to be the Developer. Any funds payable to Developer from City shall be paid to all owners of the Property on a proportionate basis in accordance with their respective ownership interests unless otherwise specified in writing by all the owners of the Property.

1.15. AMENDMENT.

This Agreement may be modified, amended, changed, added to or subtracted from by the mutual consent of the Parties or their successors in interest, after notice and public hearing in conformance with and pursuant to the provisions of Government Code Section 65868. Any duly adopted amendment or change shall be in written form, executed and approved with the same formalities as this Agreement, and attached to the original Agreement to maintain continuity. The Director of Community Development shall have authority to make ministerial changes in any of the exhibits made a part of this Agreement (e.g., replacing an exhibit that has been superceded as a result of action by the Planning Commission or the City Council with the current exhibit); all other changes to the Agreement require approval of the City Council. Unless otherwise provided by law, all other amendments may be approved without a noticed public hearing.

1.16. RECORDATION.

Pursuant to Government Code Section 65868.5, the Clerk of the City Council shall record a copy of this Agreement with the Office of the County Recorder no later than ten (10) days after the ordinance approving this Agreement takes effect.

1.17. RESERVED DISCRETIONARY APPROVALS.

The Reserved Discretionary Approvals shall automatically become part of the Project Entitlements, which vest hereunder, as each such approval becomes effective following formal action by the City. In reviewing and approving such applications, the City reserves the right to exercise its discretion as set forth in applicable provisions of the Development Agreement Statute, the General Plan and City Municipal Code in effect as of the Effective Date.

ARTICLE 2

PROJECT DEVELOPMENT

2.1. GENERAL PERMITTED USES.

The Project's permitted uses, density and intensity of use, the maximum height and size of the proposed buildings, provisions for reservations and dedications of land or payment of fees in lieu of dedication for public purposes, the location, construction, installation and extension of public improvements and utilities, and other terms and conditions of development applicable to the Project shall be those set forth in this Agreement and the Project Entitlements, as they pertain to the Project, and any amendments thereto, as permitted herein.

2.2. SUBSEQUENT APPROVALS.

2.2.1. Application of Subsequently Enacted Standards. The City may apply to the Project only such later enacted or modified rules, regulations and policies which:

- (a) Are not in conflict with those in effect on the Effective Date and application of which would not prevent development of the Project or increase the cost of development or building, except as identified in subsection 2.21(b); or
- (b) Are the then current development fees as adopted by the City Council and in effect on the July 1 nearest each two year anniversary from the Effective Date of this Agreement, including any periodic cost of living increases applied thereto as determined by a percentage no greater than the engineering cost index as published by the Engineering News record for the preceding 12 months.
- (c) Are consistent with the most recent version of the California Building Code as published by the California Building Standards Commission and as modified and adopted by the City; or
- (d) Are subsequent citywide changes to construction or technical design standards or specifications for public improvements which are reasonably and directly related to durability or longevity of the public improvements; or
- (e) Are changes in City laws, regulations, plans, or policies, the terms of which are specifically mandated and required by changes in state or federal law or regional application thereof; or
- (f) Are necessary to avoid placing the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both; or
- (g) Are otherwise unambiguously and expressly authorized in this Agreement;

or

(h) Are the subject of City-wide services that are applicable to all residents within the City.

With respect to Subsection (f) of this Section 2.2.1, nothing in this Agreement shall be construed to be in derogation of City's police power to protect the public health and safety.

2.3. POLICE POWER AND TAXING POWER.

The City, through the exercise of either its police power or its taxing power, whether by direct City Council action or initiative or referendum by the City's electorate, shall not establish, enact or impose any additional conditions, dedications, fees, and other exactions, policies, standards, laws or regulations which relate or apply, directly or indirectly, to the Project except as provided in Section 2.2.1 herein or other provision of this Agreement that allows the City to make such changes. Nothing herein prohibits the Project from being subjected to a (i) city-wide bond issue, (ii) city-wide special or general tax, or (iii) special assessment for the construction or maintenance of a city-wide facility as may be voted on by the electorate or otherwise enacted, provided that such tax, assessment or measure is city-wide in nature, does not discriminate against the Property, and does not distinguish between developed and undeveloped parcels.

2.4. PHASING OF DEVELOPMENT.

The Parties acknowledge that the phase sequence indicated in Figure 8-1 in the Master Plan, attached hereto in Exhibit D, provides for the order of development of the Project.

2.5. PROVISIONS FOR INFRASTRUCTURE.

2.5.1. Provisions for Storm Drainage.

(a) Developer's obligation. In lieu of paying the AB 1600 Capital Facilities Fee for storm drainage in effect as of the Effective Date of this Agreement as listed in Exhibit F attached hereto, the Developer shall design, engineer and construct the storm drainage infrastructure "**New Storm Infrastructure**", to serve the Project consistent with the terms of this Agreement and the Project Entitlements. Developer's provision of New Storm Infrastructure shall be deemed full and complete mitigation of the Project's impact on storm drainage so long as the New Storm Infrastructure is of sufficient capacity to serve the Project; does not utilize any existing City owned storm drainage infrastructure, is a design approved by the City; and is constructed in accordance with City Standards and Specifications as determined in the sole and absolute discretion of the City.

(b) Reimbursement Rights. Pursuant to Section 2.9.1 and to the extent such storm drainage infrastructure exceeds the capacity necessary to serve the Project and constitutes oversized facilities pursuant to the City's Municipal Code Section 15.50.050, Developer shall be reimbursed by the City, via cash or fee credits toward the storm drainage fee, for such oversizing from the stormwater system development impact fee as permitted under Municipal Code Section 15.50.040.

2.5.2. Provisions for Wastewater.

(a) Developer's obligation. Prior to the issuance of the building permit for each Unit, Developer shall be deemed to fully and completely satisfy its impact on wastewater by paying the AB 1600 Capital Facilities Fee for wastewater in effect as of the Effective Date of this Agreement as listed in Exhibit F attached hereto, as may be adjusted pursuant to the terms of this Agreement.

(b) Reimbursement Rights. Pursuant to Section 2.9.1 and to the extent such wastewater infrastructure exceeds the capacity necessary to serve the Project and constitutes oversized facilities pursuant to the City's Municipal Code Section 15.47.050, Developer shall be reimbursed by the City, via cash or fee credits toward the wastewater fee, for such oversizing from the wastewater system development impact fee as permitted under Municipal Code Section 15.47.040.

2.5.3. Provisions for Water.

(a) Developer's obligation. Prior to the issuance of the building permit for each Unit, Developer shall pay the impact fee AB 1600 Capital Facilities Fee for water as listed in Exhibit F attached hereto, as may be adjusted pursuant to the terms of this Agreement. Additionally, Developer shall design, engineer, construct and install water infrastructure to serve the Project in a manner and timing consistent with this Agreement and the Project Entitlements. Developer's payment of the water impact fee and provision of water infrastructure shall be deemed full and complete mitigation of the Project's impact on water.

(b) Reimbursement Rights. Pursuant to Section 2.9.1 and to the extent that such water infrastructure exceeds the capacity needed to serve the Project and constitutes an oversized facility pursuant to Municipal Code Section 15.49.050, Developer shall be reimbursed from the City pursuant to Municipal Code Section 15.49.040, via cash or fee credits, for such oversizing.

2.5.4. Provisions for Traffic. Prior to the issuance of the building permit for each Unit, Developer shall be deemed to fully and completely satisfy its impact on traffic by paying the mitigation fees for improvements for the Projects effects on the 13th Avenue and Highway 198 interchange, on the 12th Avenue and Highway 198 Interchange, and its AB 1600 Capital Facilities Fee for traffic in effect as of the Effective Date of this Agreement as listed in Exhibit F attached hereto, as may be adjusted pursuant to the terms of this Agreement.

2.6. OTHER PROVISIONS.

2.6.1. Provisions for Parkland.

(a) Developer's obligation. Prior to the issuance of the building permit for each Unit, Developer shall pay the AB 1600 Capital Facilities Fee for parkland in effect as of the Effective Date of this Agreement, or as may be amended from time to time as provided for in

this Agreement, as listed in Exhibit F attached hereto. Of this park impact fee, the City agrees that fifty percent (50%) of the fee is allocated to neighborhood parks while fifty percent (50%) of the park impact fee is attributable to community parks. In consideration of Developer's provision of "Public Parks" (including neighborhood parks, but excluding community parks) dedicating the parkland and park improvements made to such Public Parks to the City as discussed herein, and payment of the park impact fee, the City agrees to abide by the General Plan and parkland and park development standards as they exist on the Effective Date, including without limitation, how those standards appear in the City's General Plan, Quimby Act ordinance. Upon Developer's payment of the AB 1600 Capital Facilities Fee for parkland in effect as of the Effective Date of this Agreement as listed in Exhibit F attached hereto, the fifty percent (50%) portion paid shall constitute Developer's full and complete mitigation of the Project's impacts on community parkland and to have satisfied and paid in full any parkland in lieu fees, AB 1600 Community Facilities Impact Fees for park development, capital facility fees, Quimby Act fees or exactions, special taxes, assessments or other similar obligation of a monetary or non-monetary kind, both for parkland and for park development, improvement, or construction purposes, or any combination of these, or similar obligations of any kind for community parks.

(b) Timing. Developer and City intend that the public parks in the Project area be built so that parks generally are available as new residents arrive in new neighborhoods. To achieve this mutual purpose, Developer shall design, engineer and construct the parks in the following program of phasing:

(i) Neighborhood Park #1.

(1) Prior to the issuance of the 1st building permit of the first residential unit on the Vesting Tentative Map, excluding Model Units, Developer shall submit for review and approval a complete set of landscape and irrigation plans for the Neighborhood Park #1, as shown in Figure 5-1 of the Master Plan attached hereto in Exhibit D, to the City Engineer. Said landscape and irrigation plans shall be prepared by a licensed landscape architect and shall be developed in accordance with, and shall fully comply with the City's Municipal Code and the Master Plan. Developer shall not be required to commence said parkland improvements until the City Engineer has signed and stamped approved such plans. Developer shall post a performance bond in the appropriate amount guaranteeing performance on the construction of Neighborhood Park #1 within ten (10) days following approval of the park improvement plans by the City Engineer and the Community Development Department.

(2) Prior to the issuance of the 1st building permit, the improvement plans for Neighborhood Park #1 in the Project area, as shown in Figure 5-1 of the Master Plan attached hereto in Exhibit D, shall be approved by the City Engineer and Community Development Department.

(3) Prior to the issuance of the 50th building permit, the infrastructure for Neighborhood Park #1 shall be completed.

(4) Prior to the issuance of the 75th building permit, excluding Model Units, the landscaping, improvements and fixtures for Neighborhood Park #1 shall be installed.

(5) Prior to the issuance of the 100th building permit, excluding Model Units, the improvements and fixtures (sports courts, picnic facilities, play structure, and accent landscaping) for Neighborhood Park #1 shall be installed.

(ii) Neighborhood Park #2.

(1) Prior to the issuance of the 1st building permit of the first residential unit on the Vesting Tentative Map, excluding Model Units, Developer shall submit for review and approval a complete set of landscape and irrigation plans for the Neighborhood Park #2, as shown in Figure 5-1 of the Master Plan attached hereto in Exhibit D, to the City Engineer. Said landscape and irrigation plans shall be prepared by a licensed landscape architect and shall be developed in accordance with, and shall fully comply with the City's Municipal Code and the Master Plan. Developer shall not be required to commence said parkland improvements until the City Engineer has signed and stamped approved such plans. Developer shall post a performance bond in the appropriate amount guaranteeing performance on the construction of Neighborhood Park #2 within ten (10) days following approval of the park improvement plans by the City Engineer and the Community Development Department..

(2) By the 1st building permit, the improvement plans for Neighborhood Park #2 in the Project area, as shown in Figure 5-1 of the Master Plan attached hereto in Exhibit D, shall be approved by the City Engineer and Community Development Department..

(3) By the issuance of the 50th building permit, the infrastructure (curb, gutter, and sidewalk) for Neighborhood Park #2 shall be completed.

(4) By the issuance of the 75th building permit, excluding Model Units, the landscaping (turf and trees) and irrigation for Neighborhood Park #2 shall be installed.

(5) By the issuance of the 100th building permit, excluding Model Units, the improvements and fixtures (sports courts, picnic facilities, play structure, and accent landscaping) for Neighborhood Park #2 shall be installed.

(ii) Remaining Phases. Developer is not processing vesting tentative subdivision maps concurrently with this Agreement for later phases of the Project. However, the development of the Public Parks on the Property in later phases of the Project shall be accomplished in accordance with the conditions of approval for the Master Plan and the City's standards for park land development.

(c) Reimbursement Rights. Pursuant to Section 2.9.1 and in consideration of Developer's dedication of Public Parks to the City, via a final map, as discussed more fully in Section 2.8, Developer shall be reimbursed from the City out of the park impact fee account from the fifty percent (50%) vested portion of the park impact fee attributable to

neighborhood parklands and park improvements, not to exceed 50% of park impact fees collected from the Live Oak development, as set forth in subsection (a) above, upon the dedication of such neighborhood parkland on the respective final map and the completion and acceptance of park improvements (Notice of completion accepted by City Council) for each phase of development as referenced herein.

To the extent reasonably practical and taking into consideration the total funds in the park impact fee account collected from the Live Oak Development, the City shall use the portion of the park impact fees attributable to neighborhood parkland, collected in Phases I and II, to reimburse the Developer for all Public Park land and improvements in Phases I and II. To the extent reasonably practical and taking into consideration the total funds in the park impact fee account, collected from the Live Oak Development, the City shall use the portion of the park impact fees attributable to neighborhood parkland, collected in Phases III, IV and V, to reimburse the Developer for all Public Park land and improvements in Phases III, IV and V. To the extent reasonably practical and taking into consideration the total funds in the park impact fee account, the City shall use the portion of the park impact fees attributable to neighborhood parkland, collected in Phase VI, to reimburse the Developer for all Public Park land and improvements in Phase VI.

However, in any event, the reimbursement provisions for Public Parks shall be granted to the Developer, for cost associated with such Public Parks, in the following order of priority, as depicted in Figure S-1 of the Master Plan attached hereto in Exhibit D:

- (i) Neighborhood Park #1 in Phase I;
- (ii) Neighborhood Park #2 in Phase II;
- (iii) Portion of Neighborhood Park #3 dedicated and improved in Phase III;
- (iv) Portion of Neighborhood Park #3 dedicated and improved in Phase IV;

(g) Maintenance. City and Developer desire to develop an open-space maintenance program to ensure that all open-spaces in the Project are properly maintained. Prior to the issuance of the first building permit of the Project, City and Developer shall determine the proper entity or entities to be obligated for such maintenance, including, but not limited to, maintenance community facilities district, landscape and lighting districts, and similar districts, and City and Developer shall proceed with the establishment of such entity or entities in accordance with applicable law. City and Developer desire to have the open-space maintenance program include facilities, such as, but not limited to, Public Parks and landscaping, and to have the open-space maintenance program in operation prior to the recording of the subdivision final map.

2.6.2. Provisions for Police and Fire Protection and Refuse Collection. Prior to the issuance of the building permit for each Unit, Developer shall fully and completely satisfy its impact

on police and fire protection and refuse collection by paying the AB 1600 Capital Facilities Fee for police, fire and refuse collection respectively, as listed in Exhibit F attached hereto, as may be amended pursuant to the terms of this Agreement.

2.6.3. Provisions for Affordable Housing.

(a) Stated Objectives. Subject to the terms of this Agreement, Developer shall ensure that ten percent (10%) of all Units constructed within the Project be affordable to moderate income households, as that term is presently defined under Health and Safety Code Section 50093. ("Affordable Units"). The Parties hereby agree that the construction of the Developer's Affordable Units may be assigned, dedicated, or transferred to a non profit organization or other affordable housing developers. Additionally, unless otherwise provided herein, the Parties hereby agree that the Affordable Units shall be distributed throughout the Project.

(b) Type of Units. Developer and City agree that a portion of the Affordable Units to be constructed by Developer may include concentrated senior citizen housing as defined under Civil Code Section 51.3, at the discretion of the City.

(c) Timing of Construction. Ten percent (10%) of the Units on each Vesting Tentative Subdivision Map shall be Affordable Units. Developer shall pull a building permit for one (1) Affordable Unit for each ten (10) building permits pulled for market rate units.

(d) Duration of Affordability. Each Affordable Unit shall have a covenant that it will remain affordable to moderate income households for a period of forty five (45) years, unless otherwise agreed to by the Parties.

(e) City Cooperation. In order to assist in the provision of Affordable Units in the Project, City agrees, at City's sole and absolute discretion, to apply for and participate, directly or through a public housing agency with jurisdiction within the City, or another public agency or non profit organization of the City's choosing, in affordable housing programs provided by the state and federal governments. However, any housing related grant funding applied for by City, whether or not received from a funding entity, is not a condition precedent to Developers obligations under this section 2.6.3.

(f) Qualification. The City, acting through the Community Development Department, an existing public housing agency, or another public agency or non profit organization of the City's choosing, shall be responsible for administering, verifying and overseeing the pre-qualification process for the Affordable Units. For those Affordable Units of which the Developer has the responsibility to provide, Developer shall notify the Director of Community Development upon pulling a building permit for an Affordable Unit. The City shall have one hundred twenty (120) days from the issuance of the Final Inspection for that Affordable Unit built by the Developer or the Developer's successor, assignee or affiliate, to pre-qualify a resident for that Affordable Unit. If the City cannot pre-qualify a resident within one hundred twenty (120) days of the issuance of the Final Inspection for that Affordable Unit, the Developer may sell that unit as a market rate unit.

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2.7 ACQUISITION OF EASEMENTS AND RIGHTS-OF WAY FOR PUBLIC IMPROVEMENTS.

With regard to property acquisitions and dedications for the purpose of constructing any public improvements, including without limitation Infrastructure Improvements, the City shall use its best efforts to include as a condition of approval of other development projects adjacent to the Project, that such adjacent projects shall dedicate easements and rights-of-way necessary for the Infrastructure Improvements, as feasible, and Developer shall use and document its reasonable efforts to obtain easements and rights-of-way where the City is unable, due to lack of immediate jurisdiction, to require a dedication. If Developer is unable to acquire such easements or rights-of-way within a reasonable timeframe and after the exercise of reasonable diligence, then Developer shall request that City initiate and exercise its power of eminent domain in accordance with Government Code Section 66462.5 to acquire such easements and/or rights-of-way. Developer shall advance all costs and expenses which may be incurred through a condemnation action to acquire the easements and rights-of-way, including but not limited to, payment of the fair market value or negotiated settlement of the subject property, the cost of removing any existing structures and/or relocation expenses if necessary to construct the requirement improvements, and all appraisal, expert, legal, staff and administrative costs, as well as condemnation proceedings, if any. Developer shall indemnify the City, its elected and appointed officers, officials, employees, agents, representatives and volunteers against any adverse determination, adjudication or monetary award to a plaintiff in an eminent domain proceeding conducted pursuant to the provisions of this Agreement, by a court of competent jurisdiction.

2.8. DEDICATIONS.

Developer shall offer and the City shall accept such dedications for all required public lands upon completion of the improvements to be installed therein, or when otherwise provided herein, as follows:

- (a) **Parks.** Each park site, or portion thereof, including without limitation, neighborhood parks, linear parks, pocket parks, and open space, within the Project shall be dedicated to the City, at no cost to the City or any other public agency, and the City shall accept such dedication upon the recordation of the final map for the corresponding subdivision.
- (b) **Rights-of Way.** Developer shall dedicate its interest in any and all public road rights-of-way without expense to the City, at no cost to the City or any other public agency, and the City shall accept such dedication upon the recordation of the final map for the corresponding subdivision. Such rights-of-way or property to be conveyed to City pursuant to the Project Entitlements shall be delivered by Developer free of any liens, encumbrances, special taxes, or assessments, not approved by City, and shall be excluded from any covenants, conditions and restrictions on the Property.
- (c) **Public Utility Easements.** Developer shall dedicate its interest in any and all improvements to water lines, water tanks, pump stations, sewer lines, storm drains, storm retention basins (including Sand Slough and Lone Oak Slough) and other public utilities for public utility purposes, as required by the public utilities having jurisdiction and City's Engineer, in a form approved by City's Engineer, to the City, at no cost to the City or any other public agency, and the City shall accept such dedication. The easements shall be effective upon recordation of said form.

(d) **All Dedications.** Such rights-of-way or property to be dedicated to City pursuant to the Project Entitlements shall be delivered by Developer free of any liens, encumbrances, special taxes, or assessments, not approved by City, and shall be excluded from any covenants, conditions and restrictions on the Property.

2.9. REIMBURSEMENTS.

2.9.1. Oversizing. Whenever new development, not including the Project, uses water, wastewater, storm drain lines or any other utilities, public improvements or public services, the City agrees to use its best efforts to include as a condition of approval, that such other new development will be subject to the provisions of the Hanford Municipal Code sections 13.04.130 & 13.04.140 & 13.08.140 related to infrastructure reimbursement agreements.

2.10. FINANCING OF PUBLIC FACILITIES AND MAINTENANCE.

2.10.1. Financing District.

(a) **Formation.** ~~Prior to the issuance of the first final map, the City shall take all actions reasonably necessary to form a maintenance Community Facilities District ("CFD") pursuant to the provisions of Government Code Section 53311, et seq., assessment district, or other similar project related public financing mechanisms (collectively "Financing District") for the purpose of funding and assuring long term operation and maintenance of certain public improvements constructed in conjunction with the Project, including without limitation, all public landscaping and irrigation improvements (including all medians and street landscaping), bike trails, neighborhood parks, pocket parks, linear parks, open space and storm drainage facilities, whether temporary or permanent, to serve the Project. The City shall take all actions reasonably necessary to form a Financing District by January 1, 2017 (or as soon thereafter is as reasonably possible) for the purposes of funding and assuring long-term operation and maintenance of certain public improvements constructed in conjunction with the Project, including without limitation, all public landscaping and irrigation improvements (including all medians and street landscaping), bike trails, neighborhood parks, pocket parks, open space and storm drainage facilities, whether temporary or permanent, to serve the Project."~~

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(b) **Developer's Participation.** City and Developer acknowledge and agree that Developer shall participate in the Financing District and any amendments thereto, applicable to Project for its benefit-based, pro rata fair share of the costs of the public improvements necessary for the Project to be financed thereby, in accordance with the provisions of this Agreement. Developer agrees that each parcel on a tentative subdivision map in the Project area, with the exception of Vesting Tentative Subdivision Map 902 ("Tract 902"), shall be annexed into the Financing District formed for such financing where Developer was the owner of taxable property within the boundaries of such district on the date of formation thereof and to the extent permitted by law, no bonds or other indebtedness will be sold or incurred by such CFD or other financing district without prior written consent of both the City and Developer. Notwithstanding Section 1.13 herein, Developer's foregoing right to consent shall not be assignable and Developer's foregoing right to consent shall terminate at such time as Developer owns less than fifty percent (50%) of the taxable land (measured in area rather than assessed value) within the

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boundaries of such district, subject only to Developer's continuing right to protest. With the exception of the owner of Tract 902, the owners of the Property will execute all documents necessary for and will reasonably cooperate with the City in the formation of the Financing District.

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Development Agreement

(c) Future Funding Mechanisms. City shall retain the ability to initiate or process applications for the formation of new Financing Districts covering all or any portion of the Project site. Notwithstanding the foregoing, as long as Developer is an owner of any portion of the Property, Developer retains all its rights to oppose the formation or proposed assessment of any new Financing Districts. In the event a Financing District is lawfully formed to provide funding for services, improvements, maintenance or facilities which overlap with those services, improvements, maintenance or facilities being funded by the fees, taxes or assessment to be paid by Developer under the Project Entitlements and in accordance with this Agreement, such fees, taxes, or assessments to be paid by Developer shall be reduced or credited in an amount equal to such fees, taxes, or assessments as have been paid by Developer under the Project Entitlements and this Agreement.

2.10.3 Fees.

(a) Development Fees. Except as provided in this Agreement, Developer, or its successor-in-interest or assignee, shall only pay those fees adopted by the City Council and in effect on the Effective Date of this Agreement, except as such fees may be modified from time to time pursuant to Section 2.2.1(b) of this Agreement. The applicable development fees are attached hereto in Exhibit F, "Live Oak Residential Fee Schedule." The City shall have the right, but not the obligation, to apply to the Project, increases in its AB-1600 Capital Facilities Fees, connection fees, use fees and other applicable fees as set forth in Exhibit F hereto, once a year by an amount no greater than the annual increase, if any, by a percentage no greater than the engineering cost index as published by the Engineering News Record for the preceding 12 months or pursuant to a study of such fees by the City. Such adjustments must be applied uniformly by City to all development within the City or other development otherwise subject to such fees. Except as authorized in Section 2.2.1(b) of this Agreement, the City shall neither impose nor collect any other City development fees, impact fees, hook-up fees or similar fees on the Project.

(b) Fee Deferral Program. Notwithstanding anything contrary in this Agreement, Developer and City may agree to defer the payment of any Development Fees from time of issuance of a building permit to the final inspection so long as the affected property enters into a separate agreement secured by a lien against the improved property.

(c) Revision of Ministerial Fees. Subject to the following sentence, this Agreement shall not be construed to limit the authority of the City to charge processing fees for land use approvals, building permits as they relate to plumbing, mechanical, electric or fire code permits, or other similar permits and entitlements which are in force and effect on a city-wide basis at the time those permits are applied for, except to the extent any such processing regulations would be inconsistent with this Agreement. Such fees and charges shall not be increased, or new fees added after the Effective Date with respect to the development of the Project, except that City may increase those fees and charges based on (i) any increase in the estimated reasonable cost to City for

performing the work for which the particular fee or charge is paid, by an amount which will compensate City for the estimated reasonable cost of increases incurred.

(d) Exceptions to Development Fees.

(i) School Facilities Fees. City and Developer acknowledge that all or portions of the Project lie within the jurisdiction of Hanford Joint Union High School District, Hanford Elementary School District, and Armona Elementary School District (collectively "**School Districts**") and that the School Districts have certain facilities needs related to serving the expected student population to be generated by new development. To the extent legally permissible, the Developer shall provide full mitigation for school impacts caused by the Project by complying with the Leroy S. Greene School Facilities Act of 1998 (Senate Bill 50) and paying those school facilities fees in place, as adopted by the School Districts, at the time Developer, its successors or assignees, pull a building permit, or any other fee agreed upon between the Developer and the School Districts.

(e) Changes in Fees and Construction Costs. If any subsequent change in local ordinance, state law or by court decision causes any citywide fee (including, but not limited to school fees) applicable to the Project to be reduced or eliminated, or a subsequent change in local citywide ordinance, state law or by court decision change building and/or construction requirements so that those requirements make building and/or construction less expensive to Developer, then the subsequent change shall apply to this Agreement. Provided, however, that no such change shall apply to this Agreement with respect to facilities already financed, under construction, or constructed, unless such change contains a specific provision calling for the retroactive implementation of the change.

2.11. NOTICE OF COMPLETION.

Developer shall execute, acknowledge and record in the manner provided by law, a notice of completion of the Infrastructure Improvements and/or other public improvements required as a condition to this Agreement and/or the Project Entitlements within ten (10) days after the Department of Public Works for the City provides written notice to the Developer that the Infrastructure Improvements and/or other public improvements required as a condition to this Agreement and/or the Project Entitlements have passed the final inspection. Upon completion of the Infrastructure Improvements or other public improvements, the Developer's Engineer shall supply to the City with one mylar set of "as built drawings" and an electronic version of same in a format satisfactory to the City Engineer. These drawings shall be certified on each page by a Registered Civil Engineer as being "as built drawings," pursuant to Business and Professions Code section 6735.6 as may be amended from time-to-time.

2.12. FINAL INSPECTION.

After completion of each Unit in the Project, the City shall provide Developer with a Final Inspection for that Unit. The Final Inspection is conclusive determination that the obligations of the Developer under this Agreement have been met for that Unit.

2.13. WILLIAMSON ACT CONTRACTS.

Three (3) parcels within the Project are subject to a land conservation contracts pursuant to the California Land Conservation Act of 1965, also known as the Williamson Act. A notice of non-renewal of the Williamson Act contract has been filed as to each parcel. Developer has filed a petition for cancellation of the contract on two (2) parcels, specifically Assessor's Parcel Numbers 018-012-073 and 018-012-074, and the City is processing such cancellations. The City agrees to follow the procedures proscribed by law for canceling such contracts, provided that Developer promptly pays all fees and taxes associated with such cancellations.

2.14. COMPLIANCE WITH CEQA.

The FEIR for the Project was certified by the City Council. Except as otherwise required by CEQA, as it may be amended from time to time or by other state law, no subsequent environmental impact report, supplement to an environmental impact report, addendum to an environmental impact report, or other type of additional environmental review, except a mitigated negative declaration, including, but not limited to an expanded negative declaration, shall be required of any Reserved Discretionary Approval or other subsequent approval concerning the Project unless:

- (a) The Reserved Discretionary Approval or other subsequent approval concerning does not substantially comply with the approved Design Guidelines of the Project Entitlements for the uses, such as residential, for which there has been adequate environmental review; or,
- (b) The Reserved Discretionary Approval or other subsequent approval concerning proposes land uses, population densities or building intensities which are greater than permitted by the Project Entitlements; or,
- (c) The Reserved Discretionary Approval or other subsequent approval concerning does not substantially comply with the approved Design Guidelines of the Project Entitlements and/or proposes land uses population densities or building intensities which are greater than permitted by the Project Entitlements and these changes directly cause significant environmental impacts that were not discussed in the earlier environmental impact report.

Notwithstanding the foregoing, a subsequent or supplemental environmental impact report shall be required whenever the standards of Public Resources Code Section 21666 and CEQA Guidelines Section 15166, or either, are met.

- (d) A court or tribunal of competent jurisdiction requires such additional environmental review of the Reserved Discretionary Approval or other subsequent approval, or otherwise determines the Project must submit to additional environmental review.

ARTICLE 3

OBLIGATIONS OF DEVELOPER

3.1. OBLIGATIONS.

In consideration of the City entering into this Agreement, Developer agrees and acknowledges as follows:

(a) That it will comply with this Agreement and all of the Project Entitlements, including, but not limited to, all conditions of approval identified in each of the components of the Project Entitlements.

(b) That an express condition to the City's issuance of any permits to or for the benefit of the Project shall be the financing and construction of those Infrastructure Improvements in the Master Plan on such terms and at such times as the City, in its sole discretion, deems necessary and appropriate in order to provide infrastructure service to the Project.

(c) That the City's execution of this Agreement is a material consideration for Developer's acceptance of, and agreement to comply with, the foregoing. Developer shall only make those dedications, and otherwise be subject to those conditions and exactions that are expressly set forth in this Agreement, the Project Entitlements and the Effective Standards.

(d) That the Developer's agreement to perform, and Developer's performance of, the obligations of Developer under this Agreement are a material consideration for City's acceptance of, and agreement to comply with, the terms of this Agreement.

ARTICLE 4

OBLIGATIONS OF CITY

4.1. CITY PROCESSING AND REVIEW.

The City shall allow the uses on the Property that are permitted by this Agreement and the Vested Components. Subject to the applicable regulations and the Project Entitlements, City agrees that upon payment of all applicable fees and costs by Developer, City will accept for processing and review the Reserved Discretionary Approvals or other entitlements necessary to accomplish the goals and purposes set forth in the Project Entitlements, without restriction as to number as set forth in this Article. Such applications will be processed in compliance with statutory and municipal code provisions. Notwithstanding any other provisions contained herein to the contrary, failure to meet any of the time lines set forth in this Article shall not be deemed to be a breach of this Agreement by City and shall not relieve Developer of any obligations under this Agreement, provided that City is operating in good faith hereunder.

4.2. COOPERATION BETWEEN CITY AND DEVELOPER.

Obtaining required permits is the sole and absolute obligation of the Developer. Notwithstanding Developer's sole obligation to properly obtain all permits required under this Agreement, the City agrees to reasonably cooperate with Developer in securing all permits which may be required by City.

4.3. ANNUAL REVIEW.

The City shall review the extent of good faith compliance by Developer, or its successors in interest, with the terms of this Agreement at least every twelve (12) months from the Effective Date, at which time the Developer, or successors in interest thereto, shall be required to demonstrate good faith compliance with the terms of this Agreement. Developer, on or before June 1 of each year during the Initial Term and any extensions thereof, shall meet with the Community Development Director and provide the Community Development Director the information requested by the Community Development Director to demonstrate Developer's compliance with the terms of this Agreement. The Community Development Director shall review the information submitted by Developer and shall prepare a staff report to the City Council for its consideration, in accordance with the requirements of the Development Agreement Ordinance. The City Council, after a public hearing, shall determine on the basis of substantial evidence whether or not the Developer has, for the period under review, demonstrated good faith compliance with the terms and conditions of this Agreement. The failure of any review or annual review of the Agreement to occur shall not terminate, void, make voidable, or otherwise adversely affect this Agreement.

The City shall deposit in the mail or fax to the Developer a copy of all staff reports and related exhibits concerning contract performance at least seven (7) days prior to the public hearing on such periodic review. Developer shall be permitted an opportunity to be heard orally or in

writing regarding its performance under this Agreement before the City Council and, if the matter is referred to the Planning Commission, before said Planning Commission.

If the City determines after the hearing on the basis of substantial evidence that Developer has not complied in good faith with the terms and conditions of this Agreement, the City shall provide written notice thereof to Developer. Said notice shall specify the nature of the alleged failure and, where appropriate, the manner and period of time in which the failure might be satisfactorily cured. If the nature of the alleged failure is such that it cannot reasonably be cured within three (3) months, the commencement of the cure within such time period and diligent prosecution to completion of the cure shall be deemed a cure, except that failure to cure such default within thirty (30) days of Developer's commencement of a good faith effort to cure shall be deemed a breach of this Agreement.

During any period of curing, the Developer shall not be considered in default for the purposes of termination or institution of legal proceedings as long as Developer is diligently prosecuting such cure to completion.

ARTICLE 5

MORTGAGE PROTECTION

5.1. ENCUMBRANCES ON THE PROPERTY.

The Parties hereto agree that this Agreement shall not prevent or limit the Developer, in any manner, at the Developer's sole and absolute discretion, from encumbering the Property or any portion thereof or any improvements thereon with any mortgage or deed of trust securing financing with respect to the construction, development, use or operation of the Project. The City acknowledges that Mortgagee may request certain modifications to this Agreement, and the City agrees, upon request, from time to time, to meet with Developer and/or any representatives of such Mortgagee to negotiate in good faith any such request for modification. The City further agrees that it will consider any such requested modification to this Agreement provided the proposed modification is consistent with the overall intent of the Master Plan and the Project Entitlements and with any agreements between the City and the Developer. Notwithstanding anything contained in this Section 5.1 to the contrary, the decision on whether to accept and approve any requested modification of this Agreement rests within the reasonable judgment and discretion of the City. Any Mortgagee and its successor and assigns shall be entitled to the rights and privileges set forth in this section.

5.2. MORTGAGE PROTECTION.

This Agreement shall be superior and senior to the lien of any mortgage or deed of trust recorded against the Property. Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust made in good faith and for value, and any acquisition or acceptance of title or any right or interest in or with respect to the Property or any portion thereof by a Mortgagee (whether pursuant to foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination or otherwise) shall be subject to all of the terms and conditions of this Agreement. However, notwithstanding these provisions, no Mortgagee shall have any obligation or duty under this Agreement to perform the obligations of the Developer or other affirmative covenants of Developer hereunder, or to guarantee such performance, except that, to the extent that any covenant to be performed by the Developer is a condition to the performance of a covenant by the City, the performance thereof shall continue to be a condition precedent to the City's performance hereunder.

5.3. MORTGAGEE NOTICE AND RIGHT TO CURE DEFAULT.

A Mortgagee may elect to receive notice of any default or non-compliance under City Code and/or notice of public hearing under City Municipal Code by furnishing both the Developer and the City prior written notice of such election by personal delivery, or by certified mail—return receipt requested. In such case, the Mortgagee shall have the right to (a) cure a default, or (b) show good faith compliance, as provided in the Agreement and the City Municipal Code.

ARTICLE 6

ESTOPPEL CERTIFICATE.

Either Party may, at any time, and from time to time, deliver written notice to the other Party requesting such Party to certify in writing that, to the knowledge of the certifying Party: (i) this Agreement is in full force and effect and a binding obligation of the Parties, (ii) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (iii) the requesting Party is not known to be in default of the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof. The Community Development Director, or any other individual designated in writing by the City, shall issue such certification on behalf of the City. If the certifying Party fails to execute and deliver such statement to the requesting Party within such time, the requesting Party shall submit a second request in which the other Party to this Agreement shall have ten (10) business days to execute and deliver to the requesting Party a statement certifying the above listed information.

The City acknowledges that a certificate hereunder may be relied upon by assignees and other persons having an interest in the Property, including Mortgagees.

For any estoppel certificates requested in a single year the City may charge Developer a reasonable fee directly related to the actual cost to review the request, investigate the facts and performance of Developer under this Agreement, and prepare the certificate. Said fee shall be paid by Developer to the City before the City releases the executed certificate.

ARTICLE 7

INSURANCE

7.1. COVERAGE.

~~7.1.1. Insurance.~~ At all times that Developer is designing, engineering, or constructing any improvements that will become public improvements, Developer shall take out and maintain, or shall have maintained, insurance policies with coverage at least as broad as follows:

Commented [TDM7]: Removal per First Amendment of Development Agreement

~~i. Workers Compensation Coverage.~~ Developer shall maintain Worker's Compensation Insurance and Employer's Liability Insurance for its employees in accordance with the laws of the State of California. In addition, Developer shall require each subcontractor to similarly maintain worker's compensation insurance and employer's liability insurance in accordance with the laws of the State of California for all of subcontractor's employees. Any notice of cancellation, non renewal or modification of any Workers' compensation policies must be received by the City at least thirty (30) days prior to such termination, non renewal or modification. The insurer shall agree to waive all rights of subrogation against City, its officials, officers, agents, employees and volunteers for losses arising from work performed by Developer or its contractors or subcontractors for the design, engineering and construction of public improvements under this Agreement.

~~ii. General Liability Coverage.~~ Developer shall maintain commercial general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the design, engineering, and construction of public facilities to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit identified in this paragraph.

~~iii. Automobile Liability Coverage.~~ Developer shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the design, engineering, and construction of public facilities to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.

A. Minimum Scope and Limits of Insurance: At all times that Developer is designing, engineering, or constructing any improvements that will become public improvements, Developer shall maintain, or shall have maintained by its contractors and/or consultants, insurance policies with coverage at least as the following:

(1) Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 000 I 1207 covering CGL on an "occurrence" basis, including products-completed operations, personal and advertising injury, with limits no less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000) per occurrence. If a general aggregate limit applies,

either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be FOUR MILLION AND NO/100 DOLLARS (\$4,000,000).

(2) Automobile Liability: ISO Form Number CA 00 0 1 covering any auto (Code I), or if Developer has no owned autos, hired (Code 8), and non-owned autos (Code 9), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.

(3) Workers' Compensation: As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

(4) Professional Liability Coverage: Each individual or entity hired by Developer for the provision of professional services will maintain Professional Liability coverage with limits no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence or claim, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate

The required insurance policies shall be 'occurrence' policies and not 'claims-made' coverage, with the exception of Professional Liability Coverage. Each individual and entity required to have Professional Liability Coverage hereunder shall either maintain such Professional Liability Coverage or, if such coverage is terminated, tail coverage through the fifth (5th) year anniversary of: (i) the expiration of the Initial Term, as may be extended, or (ii) the termination of this Agreement, whichever occurs first.

Developer may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, Developer shall be deemed to have satisfied the insurance requirements of this Agreement as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this Subsection A.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

B. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by City. City may require Developer to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, City may require Developer to provide a financial guarantee satisfactory to City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

C. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

(1) General Liability and Automobile Liability Coverages.

(a) City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Developer including materials, parts, or equipment furnished in connection with such work or operations; products used by the Developer; or automobiles owned, leased, hired or borrowed by the Developer. General liability coverage can be provided in the form of an endorsement to the Developer's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to City, its officers, officials, employees or volunteers.

(b) For any claims related to this Agreement, Developer's insurance coverage shall be primary insurance and non-contributory with respect to City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City and/or its officers, officials, employees, or volunteers shall be in excess of Developer's coverage.

(c) Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to City, its officers, officials, employees or volunteers.

(d) Developer's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

D. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

E. Verification of Coverage. Developer shall furnish City with original certificates and amendatory endorsements or copies of Developer's policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive Developer's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

F. Waiver of Subrogation. Developer hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Developer may acquire against City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Developer shall obtain endorsements necessary to effect this waiver of subrogation and agrees that this provision applies regardless of whether or not City has received a waiver of subrogation endorsement from an insurer of Developer.

G. Special Risks or Circumstances. City reserves the right to

modify the insurance requirements contained in this Agreement, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Commented [TDM8]: Inclusion per First Amendment of Development Agreement

7.2. DEDUCTIBLES AND SELF-INSURED RETENTIONS.

Any deductibles or self-insured retentions must be declared to and approved by the City, in the reasonable discretion of the City. At the City's option, Developer shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

7.3. ADDITIONAL INSURED ENDORSEMENT.

Each general liability and automobile liability insurance policy shall be endorsed with the following specific language:

i. The City, its elected or appointed officers, officials, employees, agents, representatives and volunteers shall be covered as additional insureds on all such policies of insurance with respect to liability arising out of design, engineering, and construction of public improvements performed by or on behalf of the Developer, including materials, parts or equipment furnished in connection with such design, engineering, and construction activities.

ii. These policies of insurance shall be considered primary and non-contributory insurance as respects the City, its elected or appointed officers, officials, employees, agents, representatives and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with the policies of insurance obtained by Developer.

iii. These policies of insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

iv. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees, agents, representatives or volunteers.

v. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents, representatives or volunteers.

vi. The insurance provided by these policies shall not be suspended, voided, canceled, modified or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.

vii. The general liability insurance coverage shall be at least as broad as Insurance Services Office commercial general liability coverage (occurrence form CG0001 1188). The automobile liability insurance coverage shall be at least as broad as Insurance Services Office form number CA 0001 0692 Code 1 (any auto).

7.4. PRIORITY OF POLICIES.

The Developer's insurance coverage shall be primary insurance regarding the City, its elected and appointed officers, officials, employees, agents, representatives and volunteers. Any insurance or self-insurance maintained by the City or City's elected and appointed officers, officials, employees, agents, representatives or volunteers shall be excess of the Developer's insurance and shall not contribute with Developer's insurance.

7.5. COMPLIANCE.

Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City or its elected and appointed officers, officials, employees, agents, representatives and volunteers.

7.6. APPLICATION.

The Developer's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

7.7. NOTICE OF CANCELLATION.

Each insurance policy required by this Article 7 shall be endorsed to state that coverage shall not be suspended, voided, canceled except after thirty (30) days' prior written notice has been given to City. The Developer shall promptly notify, or cause the insurance carrier to promptly notify, the City of any change in the insurance policy or policies required under this Agreement, including, without limitation, any reduction in coverage or in limits of the required policy or policies.

7.8. INSURANCE RATING.

Each general liability and automobile liability insurance policy shall be with insurers possessing a Best's rating of no less than A:VII and which are licensed to conduct business in California.

7.9. CONTRACTORS AND SUBCONTRACTORS.

Developer shall require that all of its contractors and subcontractors involved in the design, engineering, and construction of public facilities under this Agreement are subject to the insurance and indemnity requirements stated herein, or shall include all subcontractors as additional named insureds under its insurance policies.

7.10. PROOF OF INSURANCE.

At least ten (10) days prior to the commencement of design, engineering or construction of any improvements which will become public improvements, Developer shall furnish City with certificates of insurance and with original endorsements effecting coverage required by this Agreement, including, without limitation, those effecting coverage for contractors and subcontractors of the Developer. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements shall be received and, in City's sole and absolute discretion, approved by City. City reserves the right to require complete copies of all required insurance policies and endorsements, at any time.

7.11. LIMITATION OF LIABILITY.

The limits of insurance described herein shall not limit the liability of the Developer and Developer's officers, employees, agents, representatives, contractors or subcontractors.

ARTICLE 8

EXTENSION, CANCELLATION, TERMINATION, EXTENSION, DEFAULT, ENFORCEMENT AND REMEDIES

8.1. EXTENSION

8.1.1. Extension of Terms. Provided that Developer is not then in default under any provision of this Agreement and further provided that neither City nor Developer has terminated this Agreement, City and Developer agree that it be mutually desirable for the Initial Term to be extended. The Developer may request in writing, at least thirty (30) days before the expiration of the Initial Term, as may be extended, that the City extend the Initial Term of this Agreement. Upon the consent of the City the Agreement may be extended for one additional five (5) year period. Such extension shall constitute an amendment to this Agreement subject to the provisions of this Agreement regarding amendments, including Government Code section 65868.

8.1.2. Extension of Term Upon Legal Challenge. If any litigation affecting the Property or Project is filed challenging this Agreement, any Project Entitlement, or any Reserved Discretionary Approval granted pursuant to this Agreement (including but not limited to any environmental determinations relating to any of the foregoing), or otherwise raising issues of the validity and binding nature of this Agreement, the Initial Term of this Agreement shall be extended for the period of time from the date of the filing of such litigation until the conclusion of such litigation by dismissal or final entry of judgment, and the Developer and City shall execute an amendment to this Agreement setting forth the period of any such extension and may record a notice to such effect. The extension of time shall not be applicable if the Developer is the plaintiff or petitioner in the litigation unless a court of competent jurisdiction orders an extension based on a finding that the action filed was in good faith. The filing of any third party lawsuit(s) against City or Developer relating to this Agreement, the Project Entitlements, or the Reserved Discretionary Approvals shall not delay or stop the development, processing or construction of the Project or approval of any Reserved Discretionary Approvals, unless enjoined by a court of competent jurisdiction, except that Developer proceeds with such development processing or construction at Developer's sole and absolute risk. Nothing in the foregoing shall be construed to relieve Developer of its obligation to pay necessary application fees, or be reimbursed for application fees paid. City shall not stipulate to the issuance of any such order.

8.1.3 Automatic Extension—Force Majeure. In addition to specific provisions of this Agreement, performance by either Party hereunder shall not be deemed to be in default where delays or defaults are due to war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by governmental entities other than the City, enactment of conflicting state or federal laws or regulations, or new or supplementary environmental regulation enacted by the state or federal government or litigation. An extension of time for such cause shall be granted in writing by City for the period of the enforced delay or longer, as may mutually agreed upon.

8.1.4 Term of Subdivision Maps, Vested Components and Permits.

(a) Except for fees relating thereto, the term of any parcel map, tentative subdivision map, vesting parcel map or vesting tentative subdivision map, any subdivision improvement agreement related to the development of the Property or any portion thereof, and all Vested Components shall automatically be extended (pursuant to Government Code Section 66452.6(a)) for the longer of:

(i) the Initial Term, as may be extended from time to time under the terms of this Agreement; or

(ii) the term of the particular map otherwise allowed under the Subdivision Map Act (Government Code Section 66410 et seq.) and the City's subdivision ordinance.

(b) The term of any use permits or other entitlements for development for all or any part of the Property shall be extended (pursuant to Government Code Section 65863.9) for the longer of:

(i) the Initial Term, as may be extended from time to time under the terms of this Agreement;

(ii) the term of that permit or entitlement; or

(iii) the term of a subdivision map or parcel map relating to that portion of the Property that is the subject of the permit or other entitlement.

8.2. CANCELLATION

8.2.1. Cancellation by Mutual Consent. This Agreement may be canceled in whole or in part, by mutual consent of the Parties to the Agreement or their successors in interest in conformance with Government Code section 65868 and City Code Section 16.44.130.

8.2.2. Cancellation for Non-Compliance. Pursuant to City Code Section 16.44.140, the City may terminate or cancel this Agreement, or impose new terms or conditions as the City, in its sole discretion, determines reasonable, upon a finding that the Developer has not complied with the terms and conditions of this Agreement and has failed to cure such noncompliance. This provision is subject to the notice, hearing and cure provisions of City Code Section 16.44.140.

8.2.3. Rights Upon Cancellation or Termination. The rights of the Parties in the event that this Agreement is canceled or otherwise terminated are set forth in Section 16.44.130 of the City Code. In no event shall Developer be entitled to any damages against City upon cancellation or termination of this Agreement.

8.3. TERMINATION

8.3.1. Termination Date. This Agreement shall be deemed terminated ("Termination Date") and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the Initial Term, as may be extended from time to time under the terms of this Agreement;
- (b) Entry after all appeals have been exhausted of a final court judgment or issuance of a final court order directed to the City to set aside, withdraw, or abrogate the City's approval of this Agreement or any material part thereof; or
- (c) The effective date of a Party's election to terminate the Agreement as provided in this Agreement; or
- (d) When the Property has been fully developed and all of the Developer's obligations in connection therewith are satisfied as determined by the City.

8.3.2. Recordation Upon Termination. Upon termination of this Agreement pursuant to Section 8.3.1, the City shall record a notice of such termination in a form satisfactory to the City Attorney that the Agreement has been terminated. This Agreement shall automatically terminate and be of no further force or effect as to any single-family residence or any non-residential building, and the lot or parcel upon which such residence is located, when it has been approved by the City for occupancy.

8.3.3. Effect Of Termination on Developer Obligations. Termination of this Agreement as to the Developer of the Property or any portion thereof shall not affect any of the Developer's obligations to comply with the General Plan and the terms and conditions of any applicable zoning, or subdivision map or other land use entitlements approved with respect to the Property, ~~nor shall it affect the provisions for affordable housing in Section 2.6.3 hereof, or any other covenants or any other development requirements specified in this Agreement to continue after the termination of this Agreement, or obligations to pay assessments, liens, fees or taxes.~~

Commented [TDM9]: Removal per First Amendment of Development Agreement

8.3.4. Effect Upon Termination on City. Upon any termination of this Agreement as to the Developer of the Property, or any portion thereof, the entitlements, conditions of development, limitations on fees and all other terms and conditions of this Agreement shall no longer be vested hereby with respect to the Property affected by such termination (provided vesting of such entitlements, conditions or fees may then be established for such Property pursuant to then existing planning and zoning law), and the City shall no longer be limited, by this Agreement, to make any changes or modifications to such entitlements, conditions or fees applicable to such property.

8.4. DEFAULT

8.4.1. Default by Developer. Failure or unreasonable delay by Developer to perform any term, provision, or condition of this Agreement, or creation by Developer of a condition or circumstance which will render such performance impossible, for a period of thirty (30) days after written notice thereof from the City shall constitute a default under this Agreement, subject to

extensions of time by mutual consent in writing. Said notice shall specify the nature of the alleged default and, where appropriate, the manner and period of time in which said default might be satisfactorily cured. If the nature of the alleged default, with the exception of any failure to pay money, is such that it cannot reasonably be cured within such thirty (30) day period, the commencement of the cure within such time period and the good faith diligent pursuit to completion of the cure shall be deemed a cure within such period, except that failure to cure such default within thirty (30) days of Developer's commencement of a good faith effort to cure shall be deemed a breach of this Agreement. During any period of curing, the Developer shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is cured, then no default shall exist and the noticing Party shall take no further action.

Subject to the foregoing, after notice and expiration of the thirty (30) day period without cure or commencing to cure, the City, at its option, may institute legal proceedings pursuant to this Agreement and/or give notice of intent to terminate the Agreement pursuant to Government Code Section 65868. Following such notice of intent to terminate, the matter shall be scheduled for consideration and review by the City Council in the manner set forth in Government Code Sections 65865, 65867, and 65868.

Following consideration of the evidence presented in said review before the City Council, and a determination by the City Council based thereon, the City, at its option, may give written notice of termination of this Agreement to the Developer by certified mail.

8.4.2. Default by City. In the event City defaults under the terms of this Agreement, Developer shall have all rights and remedies provided herein or under applicable law or equity (except as limited herein). Developer shall provide City with written notice of the default and the City shall have thirty (30) days to notify Developer of City's initial action to cure the default and ninety (90) days thereafter to cure the default.

8.4.3. Waiver of Default. Waiver of any default or breach of any provision of this Agreement by a Party shall not be deemed to be waiver of any subsequent default or breach, and shall not be construed to be a modification of the terms of this Agreement unless this Agreement is modified as provided herein. Either Party's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of that Party's consent to or approval of any subsequent act by either Party.

8.5. NO AGENCY, JOINT VENTURE OR PARTNERSHIP.

8.5.1. No Relationship Created. It is specifically understood and agreed to by and between the Parties hereto that:

- (a) the subject development is a private development;
- (b) except for City projects, the City has no interest or responsibilities for, or duty to, third parties concerning any improvements until such time, and only until such time, that the City formally accepts the dedication of such improvements;

(c) the Developer shall have full power over and exclusive control of the Project and the Project site, subject only to the limitations and obligations of Developer under Project Entitlements and this Agreement; and

(d) the City and Developer hereby renounce the existence of any form of agency relationship, partnership, joint venture, or a joint powers agreement under Government Code Section 6000 et seq., or otherwise, between the City and Developer and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between the City and Developer.

8.5.2. Representations by Developer. Developer shall not represent and conduct itself as an employee, agent, representative, or independent contractor of the City at any time during the term of this Agreement.

8.5.3. Authority of Parties. Developer shall not have the authority, express or implied, to act on behalf of, bind or obligate the City or any City department, City agent or City employee in any way without the express prior written consent of the City. City shall not have the authority, express or implied, to act on behalf of, bind or obligate Developer, Developer agent or Developer employee in any way without the express prior written consent of Developer.

8.6. INDEMNIFICATION.

8.6.1. Indemnity. Developer agrees to indemnify, defend and hold harmless the City and its elected or appointed officials, officers, employees, agents, representatives, independent contractors and volunteers (collectively the “**Indemnified Parties**”) from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all attorneys fees and other expenses which the Indemnified Parties, or any of them, may sustain or incur as a consequence of or in anyway related to Developer’s negligence, recklessness, or willful misconduct or its failure to perform or comply with any of its obligations or responsibilities contained in this Agreement. This indemnification shall survive the termination of this Agreement.

8.6.2. Attack of Proceedings. To the fullest extent permitted by law, Developer shall defend, indemnify, and hold harmless the Indemnified Parties, and each of them, from any claim, action, or proceeding against the Indemnified Parties, or any of them, to attack, set aside, void, or annul, an approval of the City of the FEIR, Project Entitlements, Vested Components, Vesting Tentative Maps or any other approval required for development of the Project.

8.6.3. Effect of Insurance. Developer’s obligation to defend, indemnify and hold the Indemnified Parties, and each of them, harmless under the provisions of this paragraph is not limited to or restricted by any requirement in this Agreement for Developer to procure and maintain a policy of insurance.

8.6.4. Defense of Claim. If any such claim, action, or proceeding is brought against the Indemnified Parties, or any of them, Developer, upon notice from City, shall defend the City at Developer’s expense by counsel satisfactory to City.

8.6.5. Notice of Claim. City shall promptly notify Developer of any claim, action, or proceeding against the Indemnified Parties, or any of them, relating to the performance, or omission to perform, any term or condition of this Agreement. The Indemnified Parties shall cooperate fully in the defense of such claim, action, or proceeding.

8.6.6. Assumption of Risk. Developer assumes all risk of damage to property or injury to persons resulting from the performance or omission to perform under this Agreement by Developer or Developer's agents, representatives, employees, contractors and subcontractors. Developer hereby waives all claims in respect thereof against the Indemnified Parties, and each of them.

8.7. GOVERNING LAW AND VENUE.

This Agreement shall be deemed to be made under, and shall be governed by and construed in accordance with, the laws of the State of California. Any action brought to enforce the terms or provisions of this Agreement shall be heard by the Superior Court for the State of California, County of Kings, which shall have venue over all legal proceedings involving this Agreement.

8.8. CUMULATIVE REMEDIES.

In addition to any other rights or remedies, City and Developer may institute legal or equitable proceedings to cure, correct or remedy any default, to specifically enforce any covenant or agreement herein to enjoin any threatened or attempted violation of the provisions of this Agreement.

8.9. CALIFORNIA TORT CLAIMS ACT.

Notwithstanding any term or condition of this Agreement, the provisions of the California Tort Claims Act (Division 3.6 (commencing at section 810) of Title 1 of the Government Code) are not waived by the City and shall apply to any claim against City arising out of any acts or conduct by any Party under the terms and conditions of this Agreement.

8.10. ATTORNEY FEES.

Notwithstanding any contrary provision of law or of this Agreement, each Party shall be solely responsible for the cost and expenses, including attorneys' fees, incurred by that Party in any proceeding whatsoever brought by any Party to this Agreement to enforce or construe the provisions of this Agreement.

8.11. JOINT AND SEVERAL LIABILITY.

If any Party consists of more than one person or entity, the liability of each person or entity signing this Agreement shall be joint and several.

8.12. COOPERATION IN THE EVENT OF LEGAL CHALLENGE.

At the Developer's sole cost and in the event of any legal or equitable act, action, or other proceeding instituted by a third party, other governmental entity or official challenging the validity of any provision of this Agreement, the Parties hereby agree to cooperate in defending said action or proceedings. If Developer elects to file a validation action in order to confirm validity of this Agreement, City agrees to cooperate with Developer, at no cost to City, in such litigation and further agrees to refrain from raising any arguments that challenge the validity of this Agreement.

ARTICLE 9

MISCELLANEOUS PROVISIONS

9.1. AUTHORITY.

All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, estates or firms represented or purported to be represented by such entity(s), person(s), estate(s) or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Each Party to this Agreement further represents that by entering into this Agreement, such Party is not, and shall not be, in breach of the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

9.2. DOCUMENT PREPARATION.

This Agreement will not be construed against the Party preparing it, but will be construed as if prepared by all Parties.

9.3. ADVICE OF ATTORNEY.

Each Party warrants and represents that in executing this Agreement, it has received independent legal advice from its attorneys or the opportunity to seek such advice.

9.4. CONSTRUCTION.

9.4.1. Captions. Headings or captions to the provisions of this Agreement are solely for the convenience of the Parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both Parties had in fact drafted this Agreement.

9.4.2. Numbers and Gender. In this Agreement, the neuter gender includes the feminine and masculine, and the singular includes the plural, the word "person" includes corporations, partnerships, firms or associations, wherever the context so requires.

9.4.3. Mandatory and Permissive. "Shall" and "will" and "agrees" are mandatory. "May" is permissive.

9.5. TIME IS OF THE ESSENCE.

Time is of the essence of this Agreement and each covenant and term a condition herein.

9.6. CONFLICT OF INTEREST.

Neither a City employee whose position in City enables such employee to influence the award or administration of this Agreement or any competing Agreement, nor a spouse or economic dependent of such an employee, shall be employed, hired or retained in any capacity, either directly or indirectly, by the Developer, or have any other direct or indirect financial interest in this Agreement, during the term of this Agreement and for a period of two (2) years after the termination of this Agreement.

9.7. NO THIRD PARTY BENEFICIARY.

Nothing herein shall be construed to create any right of a third party to enforce this Agreement or to seek any benefit therefrom.

9.8. NOTICE.

All notices under this Agreement to the parties listed below will be in writing and will be given by personal delivery; or by registered or certified U.S. mail, postage prepaid, return receipt requested; or by facsimile if transmitted by a machine that produces a transmission report verifying the date and time of transmission and the telephone number to which transmitted, and a confirming hard copy is mailed to the recipient; or by overnight delivery service that issues a receipt and addressed to the appropriate party as the address set forth below. Notice given (a) by personal delivery will be effective upon delivery, (b) by mail will be effective upon receipt or three (3) calendar days after the postmark date, whichever is earlier; (c) by facsimile will be effective on the date shown on the transmission receipt; and (d) by overnight service will be effective on the date of receipt.

To City:	City of Hanford
	317 North Douty Street
	Hanford, CA 93230
	Attn: Director of Community Development
	Telephone: (559)585-2580
	Facsimile: (559) 583-1633

With a copy to: City of Hanford
317 North Douty Street
Hanford, CA 93230
Attn: City Manager
Telephone: (559) 585-2580
Facsimile: (559) 583-1633

With a copy to: Griswold, LaSalle, Cobb, Dowd & Gin, L.L.P.
111 East Seventh Street
Hanford, CA 93230
Attn: Robert M. Dowd and Ty N. Mizote
Telephone: (559) 584-6646
Facsimile: (559) 582-3106

To Developer: MMV Development, LLC
550 Harvest Park Drive
Suite A
Brentwood, CA 94513
Attn: Manny Vierra
Telephone: (925) 634-8890
Facsimile: (925) 634-9651

With a copy to: MMV Development, LLC
550 Harvest Park Drive
Suite A
Brentwood, CA 94513
Attn: Norm Allinder
Telephone: (925) 634-8890
Facsimile: (925) 634-9651

With a Copy to: Petrulakis Jensen & Friedrich, LLP
1130 12th Street, Suite B
Modesto, CA 95354
Attn: George A. Petrulakis, Esq.
Phone: (209) 522-0500
Fax: (209) 522-0700

The Parties hereby agree that notices may be given hereunder by the Parties' respective counsel and that, if any communication is to be given hereunder by Developer's or City's counsel, such counsel may communicate directly with all principals as required to comply with the provisions of this Section. A Party may change or supplement the addresses given above, or designate additional addressees, for purposes of this Agreement by giving the other Party written notice of the new address in the manner set forth above.

9.9. SEVERABILITY.

If any portion of this Agreement or application thereof to any person or circumstance shall be declared invalid by a court of competent jurisdiction or if it is found in contravention of any federal, state or City statute, ordinance or regulation, the remaining provisions of this Agreement or the application thereof shall not be invalidated thereby and shall remain in full force and effect to the extent that the provisions of this Agreement are declared severable.

9.10. ENTIRE AGREEMENT.

This Agreement supersedes any and all other agreements, either oral or in writing, between any of the Parties herein with respect to the subject matter hereof and contains all the agreements between the Parties with respect to such matter. Each Party acknowledges that no representations, inducements, promises or agreements, oral or otherwise, have been made by any Party, or anyone acting on behalf of any Party, which is not embodied herein, and that no other agreement, statement or promise not contained in this Agreement shall be valid or binding.

9.11 EXECUTION IN COUNTERPARTS.

This Agreement may be executed in any number of duplicate counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement.

--- SIGNATURE LINES ON FOLLOWING PAGE ---

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year first hereinabove written.

“CITY”

City of Hanford

“DEVELOPER”

MMV Development, LLC, a California corporation

By: _____
David G. Ayers
Its: Mayor

By: _____
Manny Vierra
Its: President

ATTEST:
HANFORD CITY CLERK

By: _____
Karen Madruga
Its: City Clerk

APPROVED AS TO FORM:
CITY ATTORNEY

By _____

**NOTARY ACKNOWLEDGEMENTS TO
DEVELOPMENT AGREEMENT "LIVE OAK"**

STATE OF CALIFORNIA)
)ss
COUNTY OF)

On _____, before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Notary Public

STATE OF CALIFORNIA)
)ss
COUNTY OF)

On _____, before me, _____, a notary public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Notary Public

SCHEDULE OF EXHIBITS

Exhibit "A"	Property: Map
Exhibit "B"	Property: Legal Description
Exhibit "C"	Planned Unit Development Resolution
Exhibit "D"	Master Plan
Exhibit "E"	Vesting Tentative Map
Exhibit "F"	Live Oak Residential Fee Schedule

EXHIBIT A
PROPERTY: MAP

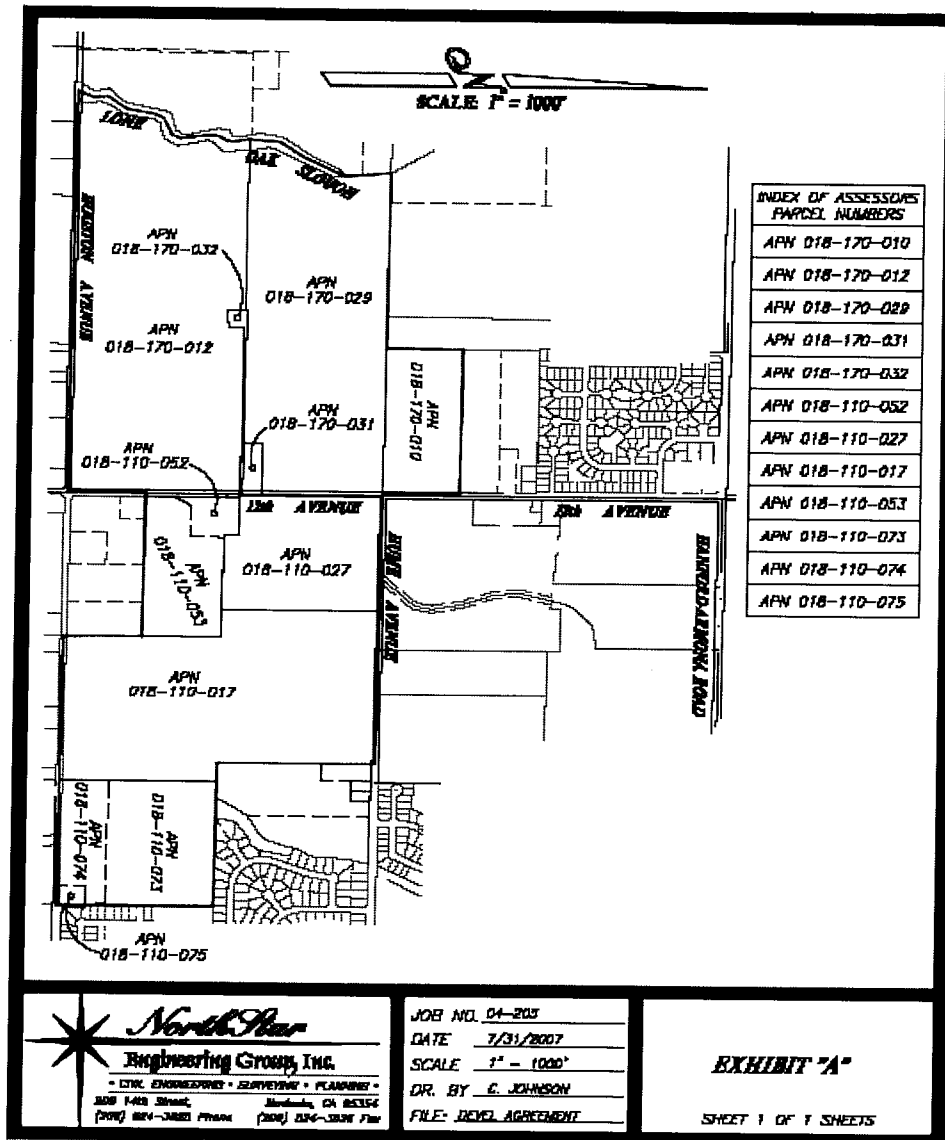
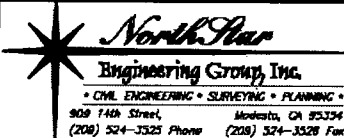


EXHIBIT B
PROPERTY: LEGAL DESCRIPTION

MASTER PLAN AREA IS COMPRISED OF THE FOLLOWING ASSESSORS PARCELS:
APN 018-170-010
APN 018-170-012
APN 018-170-029
APN 018-170-031
APN 018-170-032
APN 018-110-052
APN 018-110-027
APN 018-110-017
APN 018-110-053
APN 018-110-073
APN 018-110-074
APN 018-110-075



JOB NO. 04-205
 DATE 7/31/2007
 SCALE 1" = 1000'
 DR. BY G. JOHNSON
 FILE: DEVEL AGREEMENT

EXHIBIT 'B'

SHEET 1 OF 1 SHEETS

EXHIBIT C

PLANNED UNIT DEVELOPMENT RESOLUTION

EXHIBIT D
MASTER PLAN

EXHIBIT E
VESTING TENTATIVE MAPS

EXHIBIT F

LIVE OAK RESIDENTIAL FEE SCHEDULE

City of Hanford
Community Development Department
APPLICATION AND PROCESSING FEES—
January 1, 2009

(all City fees subject to change by City Council Resolution)

Application Fee	FY 2008
Major Pre-Application Review [50% credit of fee to application(s)]	\$ 9,497.00
Minor Pre-Application Review [75% credit of fee to application(s)]	1,886.00
Home Occupation	115.00
Certificate of Occupancy	249.00
Sign Application	242.00
Historic Review/Historic Designation of Site	1,706.00
Time Extensions	1,206.00
Administrative Permits: Approvals	1,631.00
Administrative Permits: Variances	2,906.00
Minor Land Division: Lot Line Adjustment	892.00
Minor Land Division: Certificate of Compliance	892.00
Site Plan Review	2,906.00
Major Land Division: Subdivision Map	5,998.00
Major Land Division: Parcel Map	3,954.00
Planning Commission: Conditional Use Permit/Change in Non-conforming Use	4,915.00
Planning Commission: Variances	4,915.00
Planning Commission: Planned Unit Development	6,667.00
City Council: General Plan Amendment	8,214.00
Pre-zoning, Rezoning, Zone Text Amendments	6,771.00
Annexations	9,631.00
Environmental Review (Initial Study)	955.00
Environmental Impact Report Processing (+ actual cost of EIR consultant)	7,369.00
Filing Fee (separate check payable to Kings County) for:	
Notice of Determination (Fish & Game)	85.00
Notice of Exemption	85.00
Fish and Game—Neg Dec/EIR	1,993.00/2,768.25
Other Fees	
Appeals to Planning Commission/City Council	1,000.00
Final Parcel Map	650.00
Final Subdivision Map	COST + \$200 Nonrefundable deposit
In Lieu Parking Fee	2,000/stall
Right-of-Way Abandonment	4,092.00
Agriculture Contract Cancellation + cost legal fees	5,162.00
Specific Plan/Master Plan	8,830.00
Design Review	1,037.00
Sale of	
General Plan Text and Map	60.00
Zoning Text and Map	60.00

General Plan Map	11.00
Zoning Text Map	11.00
Photocopy	.25/copy
Promotional Video	12.00
Relocation Packet Folder	2.00
BUILDING DEPARTMENT FEES – December 1, 2007	
All Building Department fees are calculated on square foot or unit cost, based on the building occupancy and construction type.	
Compliance Inspection	\$ 147.00
Reinspection Fee	105.00
Basic Building Permit for Swimming Pool	\$ 245.00 + seismic
Seismic Fees: 1-3 Story Residential	.0001 x valuation
Commercial	.00021 x valuation
School Fees: (not City fees, but collected for the school districts)	
Residential—(eff. 10/1/08—Pioneer School District \$4.06 sq. ft.)	\$ 2.97 sq. ft.
Commercial	.42 sq. ft.
PUBLIC WORKS DEPARTMENT FEES – July 1, 2009	
Public Street and Infrastructure Improvement Plan Review/Inspection Fee	
Schedule for Subdivisions and Site Development projects:	
6% of the first \$5,000.00 of improvement costs or fraction thereof	
5% of the next \$20,000.00 of improvement costs or fraction thereof	
4.5% of the next \$75,000.00 of improvement costs or fraction thereof	
3.5% of the next \$150,000.00 of improvement costs or fraction thereof	
2% of all amounts of improvement costs over \$250,000.00	
INFRASTRUCTURE FEES	
FIRE IMPACT FEES—July 1, 2009	
Single Family Residential	\$ 158.30/unit
Multi-family Residential	139.32/unit
Commercial	0.1874/sq. ft.
Industrial	0.0187/sq. ft.
POLICE IMPACT FEES—July 1, 2009	
Single Family Residential	\$ 302.11/unit
Multi-family Residential	265.87/unit
Commercial	0.3577/sq. ft.
Industrial	0.0356/sq. ft.
WATER IMPACT FEES—July 1, 2009	
Single Family Residential	\$1,843.22/unit
Multi-family Residential	1,419.42/unit
Commercial	1.1763/sq. ft.
Industrial	1.1231/sq. ft.
Public Use	0.2432/sq. ft.
Water Meter Inspection Fee (all land uses)	\$ 85.00/meter
Backflow Prevention Assembly Inspection Fee (all land uses)	\$ 80.00/assembly
WASTEWATER SYSTEM IMPACT FEES—July 1, 2009	
Wastewater Facilities (Collection System,*Treatment Plant, and Pond Relocation)	

*Note: Wastewater treatment portion of fee is based on standard household strength waste of 200 MG/L B.O.D. and 200 MG/L S.S. and 300 gal./day flow rate	
Single Family Residential	\$ 2,272.23/unit
Multi-family Residential	2,073.73/unit

WASTEWATER SYSTEM IMPACT FEES (continued)	
Commercial	1.2895/sq. ft.
Industrial	0.6446/sq. ft.
Public Use	0.2664/sq. ft.
PARK IMPACT FEES—July 1, 2009	
Single Family Residential	\$ 2,786.85/unit
Multi-family Residential	2,451.87/unit
Senior Housing and Mobile Homes	1,393.43/unit
STORM WATER IMPACT FEES—July 1, 2009	
Original City Limits (OCL) = area bounded by Grangeville Blvd. on the north; Hanford-Armona on the south; 10th Avenue on the east; and 11th Avenue on the west	
Single Family Residential (within OCL)	\$ 2,523.51/gross acre
Single Family Residential (outside OCL)	\$ 5,047.01/gross acre
Multi-family Residential, Commercial & Industrial (within OCL)	\$2,523.51/gross acre x "C" .35 x gross development acres
Multi-family Residential, Commercial & Industrial (outside OCL)	\$5,047.01/gross acre x "C" .35 x gross development acres
* "C" factor = runoff coefficient for that specific type of development	
REFUSE AND RECYCLING IMPACT FEE (July 1, 2009)	
Single Family Residential	\$ 309.59/unit
Multi-Family Residential	139.85/unit
Commercial *	* Subject to impact
Industrial *	assessment per
Other Non-Residential *	service required
Commercial, Industrial, Other Non-residential Rear-load refuse truck \$176,772/1,758 cubic yard/week = 100.55/cu.yd./week Rear-load dumpster cost 1cu.yd. = \$470.47; 2cu.yd. = \$563.87; 3cu.yd. = 692.30 (including sales tax & delivery) (times the number of containers required) Total Refuse and Recycling Development Impact Fee = Contingent on projected service needed For example, if the projected refuse service needs require a one cubic yard dumpster emptied once a week, the total RDIF would be \$571.02, calculated as follows: Truck cost share 1 cu. yd. x 1/week x \$100.55/cu. yd./wk \$ 100.55 One cubic yard dumpster <u>470.47</u> Total \$571.02	

If the projected refuse service needs require two 3-cubic yard dumpsters emptied three times a week, the RDIF would be calculated as follows:	
Truck cost share 2 (3 cu. yd. x 3/week) x \$100.55/cu. yd./wk.	\$1,809.90
Two three-cubic yard dumpster (2 x \$692.30)	<u>1,384.60</u>
Total	\$3,194.50
SANITARY SEWER AREA OF BENEFIT DISTRICT FEE (6/2/92)	
9th Avenue Area of Benefit District (10th Ave. to Hwy. 43):	
Area generally south of Hanford-Armona Road	\$ 899.81/acre
Area located between Hanford-Armona Rd. and Lacey Blvd.	1,337.60/acre
Area located between Lacey Blvd. and Grangeville Blvd.	2,015.10/acre
Area located between Grangeville Blvd. and Hwy. 43	2,778.62/acre
12th Ave. Area of Benefit District (11-1/2 Ave. to 13th Ave.):	
Area generally south of Hanford-Armona Road	\$ 621.92/acre
Area located between Hanford-Armona Rd. and Lacey Blvd.	960.01/acre
Area located between Lacey Blvd. and Grangeville Blvd.	1,305.25/acre
Area located between Grangeville Blvd. and Fargo Ave.	1,734.30/acre
Area located between Fargo Ave. and Flint Ave.	2,401.14/acre

TRANSPORTATION IMPACT FEES—July 1,2009	
Transportation Facilities - All Land Uses (see chart below for fee based on number of trip ends per use)	\$ 259.86/tripend

EXHIBIT A
TRANSPORTATION IMPACT FEES TRIPENDS
EFFECTIVE DATE: JULY 1, 2009

CATEGORIES	UNITS	TRIPENDS	FEE
	RESIDENTIAL		\$259.86/TRIPEND
Single Family	D.U.	9.53	\$ 2,476.47/D.U.
Apartment	D.U.	6.55	1,702.08/D.U.
Condominium	D.U.	5.69	1,478.60/D.U.
Mobile Home	D.U.	4.90	1,273.31/D.U.
Senior Adult Housing	D.U.	3.23	839.35/D.U.
	COMMERCIAL		
General/Specialty Retail	1,000 sf	40.58	10,545.12/1000 sf
Shopping Center	1,000 sf	41.42	10,763.40/1000 sf
Discount Store	1,000 sf	30.86	8,019.28/1000 sf
Hardware/Paint Store	1,000 sf	51.03	13,260.66/1000 sf
Furniture Store	1,000 sf	4.98	1,294.10/1000 sf
Bank	1,000 sf	49.59	12,886.46/1000 sf
Supermarket	1,000 sf	68.65	17,839.39/1000 sf
Convenience Market	1,000 sf	330.00	85,753.80/1000 sf
Gas & Service Station w/Mini-Mart	Fueling Position	90.67	23,561.51/fp
Gas/Service Station	Fueling Position	73.00	18,969.78/fp
Auto Repair/Car Center	1,000 sf	14.00	3,638.04/1000 sf
Car Sales	1,000 sf	14.50	3,767.97/1000 sf
Hotel/Motel	Room	8.95	2,325.75/Room
	RESTAURANT		
Quality	1,000 sf	36.40	9,458.96/1000 sf
High Turnover	1,000 sf	90.22	23,444.57/1000 sf
Fast Food	1,000 sf	220.60	57,325.12/1000 sf
	OFFICE		
General	1,000 sf	8.34	2,167.23/1000 sf
Medical/Dental	1,000 sf	27.31	7,096.78/1000 sf
Government	1,000 sf	68.93	17,912.15/1000 sf
	INDUSTRIAL		
General	1,000 sf	5.43	1,411.04/1000 sf
Mini-storage	1,000 sf	2.37	615.87/1000 sf
Warehousing	1,000 sf	3.83	995.26/1000 sf

Notes: (A) Tripend rates for other than those listed above shall be determined using trip generation statistics in the Institute of Transportation Engineers Trip General Manual, latest edition.

- (B) Tripends for development within the Central Parking and Improvement District shall be reduced by 20% to reflect captured trip rates for multi-use district. (Council Resolution 95-74-R).
- (C) Cost of improvement completed by developer on arterial and designated collectors will be credited against payment of the impact fee for that project.

DATE: September 15, 2020

TO: Hanford City Council

FROM: Forebay Farms and Blue Mountain Communities

RE: Request for 5-year Extension to Development Agreement for Live Oak Master Plan

Forebay Farms, LLC (“Forebay”) and Blue Mountain Communities have an interest in the Live Oak Project in Hanford, California, (the “Project”) are requesting a 5-year extension to the Development Agreement pursuant to Article 8.1.1 of the Development Agreement.

The effective date of the Development Agreement is July 16, 2020 (date of recording) and had an initial term of 12-years. Since the approval of the Development Agreement multiple tentative maps have been approved for the plan area.

- Engineering has been completed and Final Map recorded for Tract 902 (Live Oak North).
- Engineering and Final Map are in progress and near completion for Tract 909 (Live Oak West), pending reconciliation of the affordable housing and parks implementation matters.
- Engineering and Final Map for Tracts 865,881 and 912 (Live Oak East) will begin in the new year.

The development of the property has been hindered by the lingering effects of the great recession when the project was approved. Also, a portion of the property was in Williamson Act until 2015.

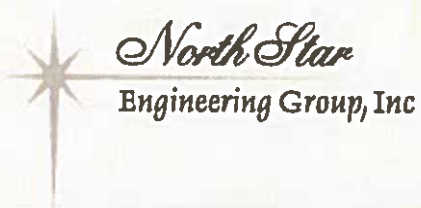
We appreciate your attention regarding this matter.

2.2 - Proposed Modification Live Oak Master Plan		
Matrix of Changes - Table of Contents		
Item	Description	Page - Sheet
1.	Removed Section 3.4.2 from the Table of Contents regarding Very Low Density Residential (VLD)	III
2.	Removed Table 3.2 from the Table of Contents regarding Very Low Density Residential (VLD)	VII
3.	Remove part of Section 1.1, 1st Paragraph, middle sentence regarding a gradual transition from farmland.	1-1
4.	Removed part of Section 1.1, 2nd Paragraph, last two sentences regarding Very Low Density Residential (VLD).	1-1
5.	Remove Part of Section 1.5, Chapter 3 section regarding affordable housing	1-4
6.	Removed Section 1.6.1(1) regarding affordable housing per current proposed Entitlement Amendment	1-5
7.	Removed Section 1.6.1(5) regarding land use transition to agricultural per current proposed Entitlement Amendment	1-5
8.	Removed part of Section 2.1, regarding Very Low Density Residential (VLD).	2-2
9.	Revised Table 2.1 "Plan Area General Plan Land Uses" to remove Very Low Density Residential (VLD) and adjust other land uses accordingly.	2-2
10.	Replaced Figure 2-1 "General Plan Land Use Map" to account for revised General Plan	2-3
11.	<i>Replaced Figure 2-1 "General Plan Land Use Map" to account for revised General Plan at the Southeast Corner of Hume Avenue and 12th Avenue.</i>	<i>2-3</i>
12.	Removed part of Section 3.1, regarding Very Low Density Residential (VLD).	3-1
13.	Removed part of Section 3.1, regarding a transition from urban to rural.	3-1
14.	Revised Table 3.1 "Land Use Table" to remove Very Low Density Residential (VLD) and adjust other uses accordingly.	3-1
15.	Removed part of Section 3.1, regarding Phase 3 and 4 incorporating Very Low Density (VLD).	3-2
16.	Removed part of Section 3.2, regarding ten moderate income housing.	3-2
17.	Removed Section 3.3(1) regarding affordable housing per current proposed Entitlement Amendment	3-2
18.	Removed Section 3.3(5) regarding land use transition to agricultural per current proposed Entitlement Amendment	3-2
19.	Replaced Figure 3-1 "Land Use Illustration" to account for revised Tentative Map Layouts	3-3

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Item	Description	Page - Sheet
20.	<i>Replaced Figure 3-1 "Land Use Illustration" to account for revised General Plan at the Southeast Corner of Hume Avenue and 12th Avenue</i>	3-3
21.	Removed parts of Section 3.4, regarding Very Low Density.	3-5
22.	Removed Section 3.4.1(b) regarding land use transition to agricultural per current proposed Entitlement Amendment	3-5
23.	Removed Section 3.4.1(j) regarding affordable housing per current proposed Entitlement Amendment	3-5
24.	Removed entire Section 3.4.2 regarding Very Low Density Residential (VLD)	3-6 to 3.9
25.	Removed entire Table 3.2 Very Low Density Residential (VLD) Standards	3-8 to 3.9
26.	Removed part of Section 3.4.3, regarding typical lot square-footage and percent of the project site.	3-10
27.	Removed part of Section 3.4.3, regarding garage location and structure visibility.	3-11
28.	Replace Table 3.3 regarding Low Density Residential Setbacks	3-12
29.	Revised part of Table 3.3, regarding Land Uses (Zone District, Density Range, Permitted Use, Administrative Approval, and Conditional Uses)	3-12
30.	Removed part of Table 3.3, regarding Lot Area and Lot Coverage	3-12
31.	Added to part of Table 3.3, regarding Lots Setbacks per the Table or in accordance with the Building Code	3-12
32.	Revised part of Table 3.3 highlighting Rear Yard Garage Setbacks	3-13
33.	Revised part of Table 3.3, highlighting porches.	3-13
34.	Removed part of Section 3.4.4, regarding Code requirements. Added reference to new Hanford Municipal Code	3-14
35.	Removed part of Section 3.4.4, regarding the use of alleys within small lot developments.	3-14
36.	Removed part of Table 3.4, regarding Lot Coverage	3-16
37.	Revised part of Table 3.4, regarding Corner Lot and Garage Setbacks	3-16
38.	Revised part of Table 3.4, regarding setbacks in distance between buildings	3-16

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Item	Description	Page - Sheet
39.	Removed part of Table 3.4, regarding Garage Rear Yard setback	3-17
40.	Removed part of Table 3.4, regarding garage in notes.	3-17
41.	Revised Part of Section 3.4.5(f), regarding Municipal Code Reference	3-18
42.	Removed part of Section 3.4.5(h), regarding street-loaded garages.	3-19
43.	Revised part of Table 3.5, regarding Land Uses (Zone District, Permitted Use, Administrative Approval, and Conditional Uses)	3-20
44.	Removed part of Table 3.5, regarding Lot Coverage	3-20
45.	Removed part of Table 3.5, regarding Lot Coverage	3-21
46.	Removed part of Table 3.5, regarding garage notes.	3-21
47.	Removed part of Section 3.4.6, regarding alternative garage placement.	3-22
48.	Removed part of Section 3.4.6(a), regarding alley loaded garages.	3-22
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50.	Removed part of Section 3.4.6(e), regarding garage alley loads.	3-22
51.	Removed part of Section 3.4.7, regarding corner lot porches.	3-23
52.	Removed part of Section 3.4.8(e), regarding the minimum height of the decorative wall.	3-24
53.	Removed part of Section 3.6.1 Houston Avenue 12th Avenue, regarding the entry design.	3-29
54.	Removed part of Section 3.7, regarding temporary project signs and marketing logos.	3-30
55.	Removed part of Section 3.8.1, regarding top fixtures heights	3-31
56.	Removed part of Section 3.8.1, regarding street fixtures heights	3-31
57.	Removed part of Section 3.9, regarding street trees.	3-32

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Item	Description	Page - Sheet
58.	Added sheet depicting new street tree types.	No Sheet #
59.	Removed part of figure 4-1, regarding Alley Loaded Streets being removed	4-3
60.	Removed part of figure 4-2, regarding Alley Loaded Streets being removed	4-4
61.	Removed Section 4.5, regarding alleyways.	4-14
62.	Removed part of Section 5.1, regarding the number of neighborhood parks.	5-1
63.	Removed part of Section 5.1, regarding fees for Community Park Facilities	5-1
64.	Replaced Figure 5-1 "Open Space Diagram" to account for revised Tentative Map Layouts	5-3
65.	<i>Replaced Figure 5-1 "Open Space Diagram" to account for revised General Plan at Southwest Corner of Hume Avenue and 12th Avenue</i>	<i>5-3</i>
66.	Removed part of Section 5.2, regarding the number of neighborhood parks.	5-6
67.	Removed part of Section 5.2, third paragraph, regarding neighborhood park #2.	5-6
68.	Removed one of images in Figure 5.2	5-8
69.	Removed part of Section 5.3, regarding Pocket park locations.	5-9
70.	Removed Section 5.3.1(d), regarding pocket park areas	5-9
71.	Removed Section 6.1.2(b) regarding Very Low Density Residential (VLD)	6-1 to 6.2
72.	Removed part of Section 6.2 (second paragraph, top of page 6-3) regarding Very Low Density Residential (VLD) as a buffer for Agriculture.	6-3
73.	Removed part of Section 8.2.2 (second paragraph, VLD Transition) regarding Very Low Density Residential (VLD) as a buffer for Agriculture.	8-2
74.	Removed part of Section 8.3.1 regarding Very Low Density Residential (VLD)	8-6
75.	Revised part of Section 8.3.1, to adjusted the density.	8-6
76.	Revised entire Table 8.1 Phasing Summary.	8-9



MMV Development
550 Harvest Park Suite A
Brentwood, CA 94513



*City of
Hanford*

LIVE OAK Master Plan



Prepared For:

The City of Hanford
Community Development
Department
Planning Division
317 North Douty Street
Hanford, CA 93230
(559) 583-1633

Prepared By:

RRM Design Group
210 East F Street
Oakdale, CA 95361
(209) 847-1794



North Star
Engineering Group, Inc

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creating environments people enjoy



master plan

City of
Hanford



master plan



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Hanford*

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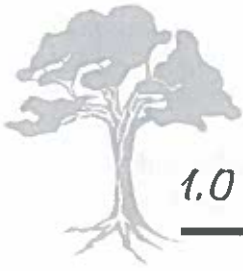
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1.0 Introduction

1.1 Purpose

Located in California's rapidly growing Central Valley, the City of Hanford experiences a population growth rate of approximately 4.5% per year. According to the Hanford Economic Development Department, a 40,000 person increase over the next 20 years is expected, nearly doubling Hanford's population. The Live Oak Master Plan prepares for the projected growth with the creation of attractive, energy efficient, and pedestrian friendly neighborhoods. Consistent with Hanford's General Plan, the Live Oak Master Plan places high importance upon the City's agricultural presence, taking a balanced growth approach towards development and keeping quality of life in mind. ~~The Plan ensures a gradual transition from farmland south of the Plan Area's boundary to Hanford's impending urban development.~~ To provide a framework for quality development that assures consistency, the Live Oak Master Plan includes development standards and design guidelines whose execution delivers an interconnected, pedestrian-friendly community. Ample open space and parks have been integrated into the Plan, along with innovative, cost-saving features, such as photovoltaic solar panels.

Hanford's City Council unanimously voted to annex the Live Oak Master Plan Area, in 2005. ~~The General Plan designates the Plan Area as predominantly residential with a special density transition area in the southwest portion of the Plan Area. Very Low Density Residential (VLD) will be used to transition from abutting agricultural lands.~~

The Master Plan will serve as a tool in the review and approval process of subsequent development proposals such as subdivision maps, site plans, and improvement plans as they are proposed for the Plan Area. Responsibility for interpretation of these development standards and guidelines lies with the City of Hanford and the Community Development Department.



Chapter 1

1.2 Plan Area Setting

Hanford, the seat of Kings County, is located in the southern San Joaquin Valley with Fresno approximately 33 miles northeast, and Bakersfield 86 miles southeast. The Live Oak Master Plan Area is located in southwest Hanford.

The 390± acre Plan Area is bisected by 12th Avenue, a north-south arterial. As shown in Figure 1.1, Hume Avenue serves as the northern boundary, and Houston Avenue the southern boundary. Sand Slough and Lone Oak Slough, form the eastern and western project boundaries, respectively.

1.3 The Master Plan Process

The creation of the Live Oak Master Plan was a collaborative process involving the Project Team, City of Hanford, Kings County, and various other government agencies. The process was completed in the following phases: (1) Research; (2) Opportunities and Constraints Analysis; (3) Preliminary Land Use and Circulation Concepts; (4) Refinement of the Land Use and Circulation Concept; (5) Preparation of the Draft Master Plan; and (6) Completion of the Live Oak Master Plan. The Project Team coordinated regularly with City staff throughout this process.

1.4 Consistency with the Hanford General Plan

The Master Plan provides a more specific and detailed interpretation of the land use designations established in the City of Hanford's General Plan at the neighborhood level. The Live Oak Master Plan serves as the implementation tool for development of 390± acres in the setting described above. The policies provided in the City's General Plan served as a guiding framework for the site's design guidelines, and development standards found in the Live Oak Master Plan. Particularly, this plan responds to the City of Hanford's General Plan objectives, policies, and programs to provide a compact, pedestrian-friendly community.

Upon approval, the Master Plan will serve as the regulating document for the entire Plan Area as permitted by the Planned Unit Development (PUD) provision contained in Chapter 17.62 of the Hanford Municipal Code (HMC). Pursuant to this provision, the Planning Commission is empowered to zone lands for PUD's to achieve a more "functional, aesthetically pleasing, and harmonious living environment".



Introduction

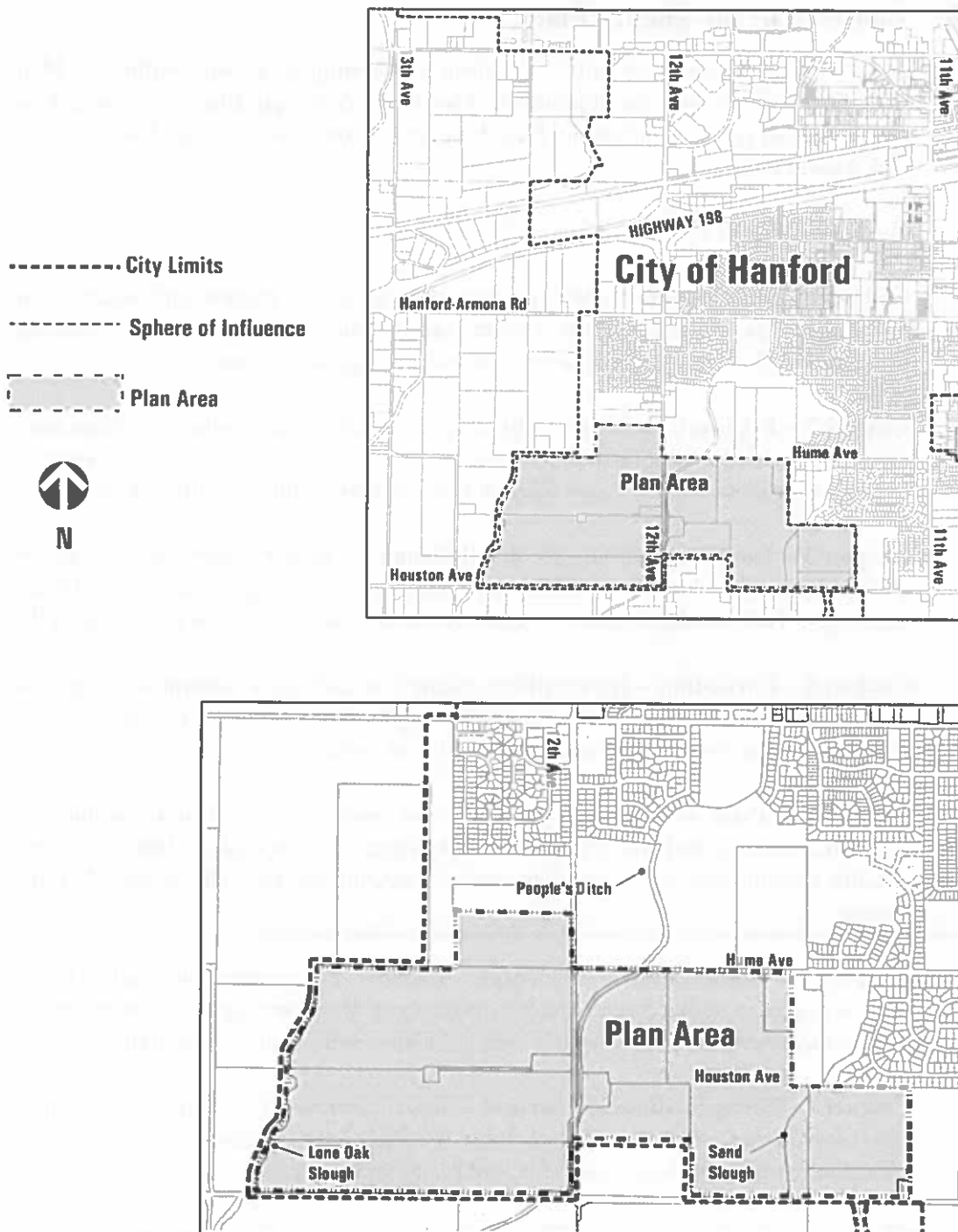


Figure 1.1 Location Map



Chapter 1

1.5 Contents of the Master Plan

The Live Oak Master Plan guides the form and timing of growth within the Plan Area. Detailed concepts, development standards, and design guidelines are provided to ensure that all projects within the Plan Area are consistent with the goals of the Live Oak Master Plan.

The Master Plan is divided into the following sections:

Chapter 1 – Introduction – In addition to outlining the basic purpose and organization of the Live Oak Master Plan, the introduction describes the Plan Area, the planning process, as well as the Plan's consistency with other City documents.

Chapter 2 – Existing Conditions – This chapter identifies the existing landforms, land uses, and circulation within the Plan Area. Land use and circulation expectations for the area as proposed by the City's General Plan are also outlined in this chapter.

Chapter 3 – Land Use and Neighborhood Design – Chapter 3 addresses the issue of ~~affordable housing~~, land uses, development standards, and design guidelines for future residences. Neighborhood character and features are discussed in this chapter as well.

Chapter 4 – Circulation – The circulation chapter includes the circulation concept and guidelines required to support the proposed neighborhood design. Each street type is individually described and illustrated within the chapter.

Chapter 5 – Parks and Recreation – Parks and recreation opportunities within the Plan Area are identified and described in this chapter. Corresponding design elements to guide development of these passive / active recreation areas can also be found in this section.

Chapter 6 – Conservation – This chapter describes the conservation considerations such as riparian woodland areas that have been set aside for open space preservation, air quality improvement, passive solar design guidelines and use of photovoltaic panels.

Chapter 7 – Public Facilities and Services – This chapter describes the types of facilities and services that will be needed to serve the Plan Area residents including water, wastewater, storm drainage, sewer, fire, police, and school service.

Chapter 8 – Implementation – Chapter 8 addresses the implementation challenges, development process, and phasing provisions of the Master Plan. Public facilities, financing, and the maintenance of future development are also addressed in this chapter.



1.6 Master Plan Goals

1.6.1 Land Use and Neighborhood Design Goals

1. ~~Ensure the development of affordable housing units to accommodate moderate income residents.~~
2. Establish central focal points for neighborhoods with prominent placement of neighborhood parks, pocket parks, and open space.
3. Encourage mixed-income neighborhoods within the Low Density (LD) designated area through variation in lot size and housing type.
4. Reduce visual monotony by limiting the repetition of the same building design, and by requiring garages to be subordinate to the overall architecture of residences.
5. ~~Transition from urban land uses to agriculture by creating a rural character along the southwest edge of the Plan Area.~~
6. Ensure compatibility between phases and / or builders.

1.6.2 Circulation Goals

1. Create a pedestrian friendly community through connectivity of internal, tree-lined streets and the use of linked sidewalks, pedestrian paths and daylighted cul-de-sacs.
2. Maintain a system of external Arterials and Collectors established by the Hanford General Plan, and the Hanford Public Works Department.
3. Integrate with existing development by connecting to existing neighborhood stub streets and provide stub connections for future development.
4. Enhance neighborhood safety by providing a street pattern that encourages lot frontage onto public parks, and discourage the use of dead end cul-de-sacs.
5. Provide pedestrian and bicycle access along sloughs with paths that connect to neighborhood parks.



Chapter 1

1.6.3 Parks and Recreation Goals

1. Neighborhood Parks shall be located and designed as neighborhood focal points.
2. Establish pedestrian connections within the Plan Area, providing non-motorized access to neighborhood parks.
3. Provide pocket parks within neighborhoods that are not within a 1/4 mile walking distance to neighborhood parks.
4. Preserve and enhance the riparian woodland that exists along the remnant sloughs within the Plan Area.

1.6.4 Conservation Goals

1. Preserve and enhance the riparian woodland that exists along the remnant sloughs within the Plan Area.
2. Utilize Best Management Practices (BMP's) for reduction in air and water pollution.
3. Allow agriculture operations to continue during implementation of the Master Plan.
4. Reduce energy consumption within the Plan Area by encouraging use of photovoltaic solar panels, passive solar design, and energy star appliances.



1.6.5 Public Facilities and Services Goals

1. Provide efficient and environmentally compatible water, wastewater, and storm water systems to adequately service the Live Oak Plan Area.
2. Provide the necessary infrastructure to adequately service the Plan Area.
3. Ensure the sufficient supply of schools and public facility services.

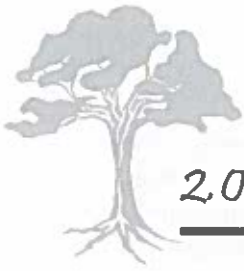
1.6.6 Implementation Goals

1. Ensure consistency with the City of Hanford's General Plan.
2. Ensure feasibility of phases and/or developments within the Plan Area.
3. Ensure each of the six development phases are consistent with the environmental analysis and each of the mitigation measures required.



Chapter 1





2.0 Existing Conditions

2.1 Existing Physical Conditions

The Plan Area is predominately characterized by active agriculture operations, with a mix of irrigated row crops in the northern and western areas of the site and grazing land located east of the Hume Avenue and 12th Avenue intersection.

There is one Williamson Act Contract within the Plan Area. A notice of non-renewal has been filed against the contract, which consists of 3 parcels east of Sand Slough. (See Figure 2.2) These parcels shall not be developed until the contract is terminated.



Site view from Lone Oak Slough

The Plan Area has a few existing residential and agricultural support structures. While some residents plan to remain throughout project development, the majority of structures will be removed with build-out of the Plan Area. These existing situations have been accounted for in Chapter 3, Land Use and Neighborhood Design.

Two remnant sloughs exist within the Plan Area: Lone Oak and Sand Sloughs, located on the western and eastern boundaries of the Plan Area, respectively.

The People's Ditch runs parallel to 12th Avenue on the east side of the street and is piped along the intersection of Houston Avenue.

The terrain is relatively flat, with few inclines aside from the sloughs and man-made irrigation ditches.

Four easements can be found within the Plan Area. Southern California Edison maintains two easements for public utility use on the west end of the project boundary, while People's Ditch Irrigation Company maintains a canal along 12th Avenue. A storm drainage easement is the fourth easement, located near Sand Slough on the northeast corner of the Plan Area.



Chapter 2

The Hanford General Plan designates ~~Very Low Density Residential (VLD)~~, Low Density Residential (LD), Medium Density Residential (MD) and Public Facilities (PF) as land uses for the Plan Area. Table 2-1, "General Plan Land Use Summary", outlines the General Plan's land use designations for the Plan Area and Population Projection.

Single family residences are located to the north end of the site west of 12th Avenue at the intersection of Parkland and 12th Avenue and to the east of Sand Slough. A multi-family residential complex is located adjacent to the northern entrance of the site along Hanford-Armona Road. Several existing rural residences are located on the southeast end of the site along Houston Avenue. These residences are not included in the Plan

Table 2.1 General Plan Land Use Summary

Table 2.1 Plan Area General Plan Land Uses

Land Use Designation	Acreage	Land Use Distribution	Units ¹ Per Acre	Total Units	Population ²	Population Per Acre
Residential³						
<i>Very Low Density Residential (VLD)</i>						
<i>Low Density Residential (LD)</i>	377.0	96.7%	5	1,560	4,368	11.6
<i>Medium Density Residential (MD)</i>	5.0	1.3%	12	60	150	30.0
Public Facilities						
<i>Public Facilities (PF)</i>	8.0	2.1%				
Total	390.0	100%	4.2	1,620	4,515	

Assumptions

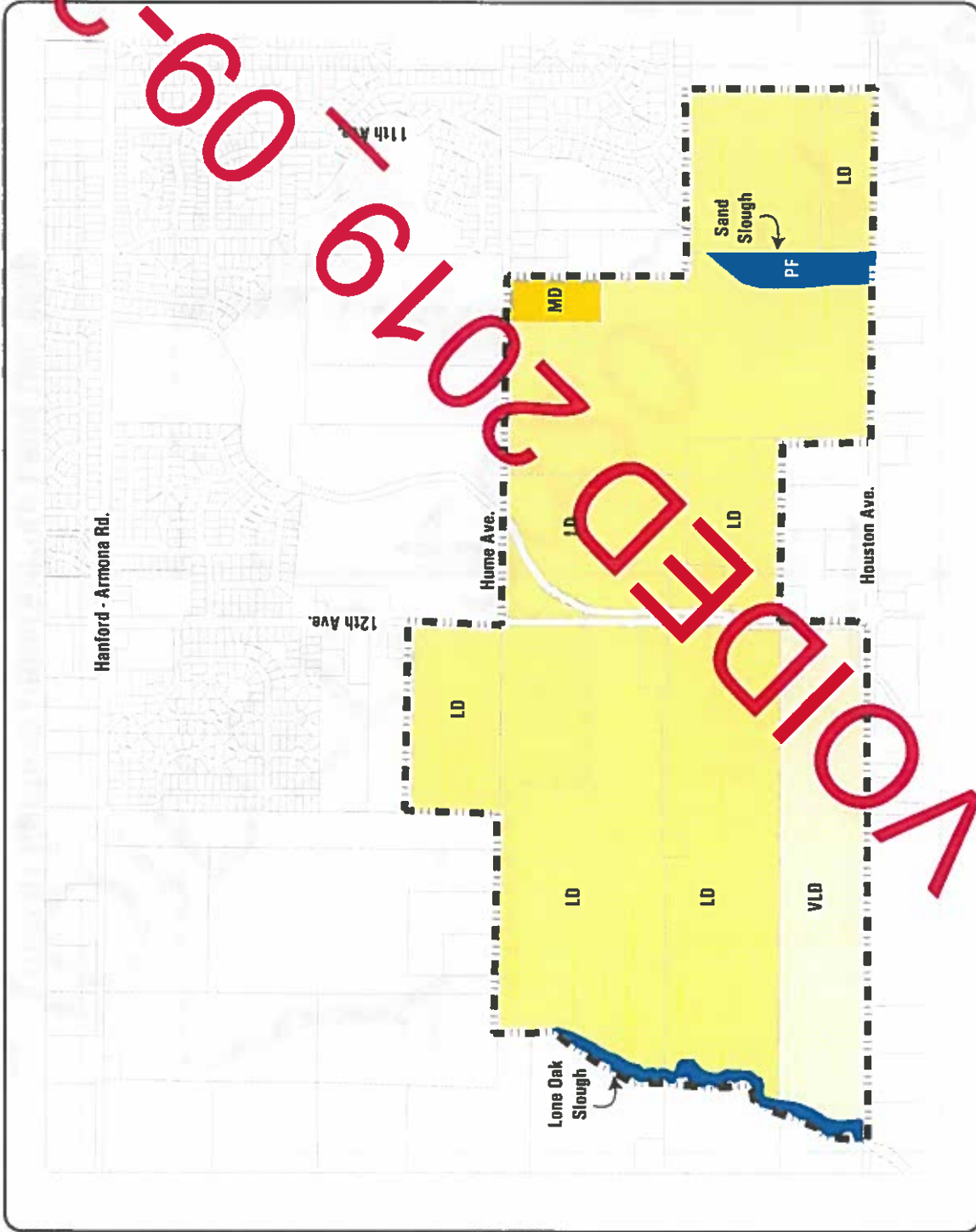
- ¹ Units per acre is representative the average residential density allowed
- ² Population is based on the Hanford General Plan indicating 2.8 persons per household, except for Medium Density Residential, which is 2.5 persons per household
- ³ Residential acreage is exclusive of neighborhood park dedication



**Figure 2-1
General Plan Land Use Map**

Legend

- VLD Very Low Density Residential
- LD Low Density Residential
- MD Medium Density Residential
- PF Public Facility
- Plan Area Boundary



City of Hanford General Plan Land Use Map

**Figure 2-1
General Plan Land Use Map**

Legend

- LD Low Density Residential
- MID Medium Density Residential
- PF Public Facility
- Plan Area Boundary

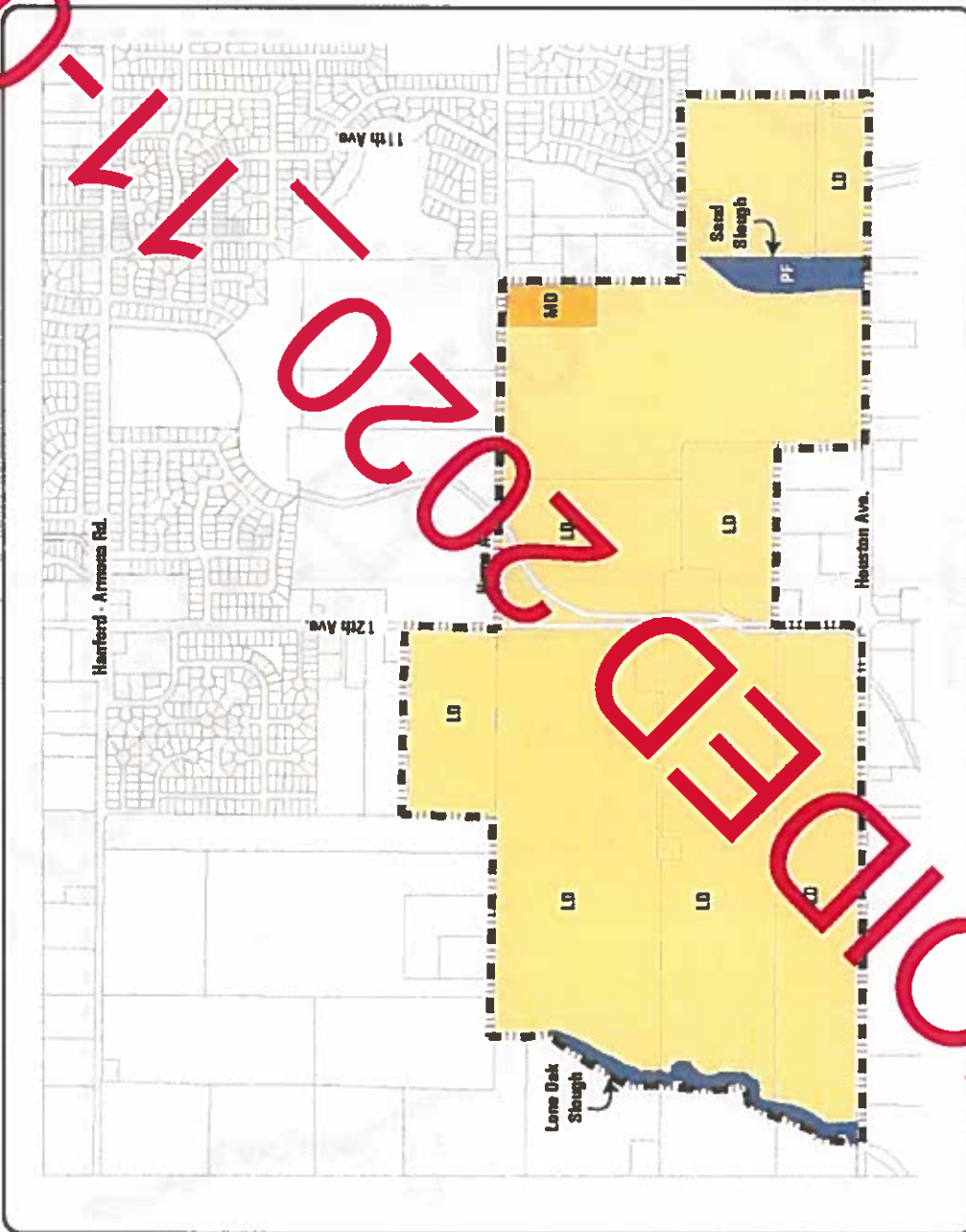


Figure 2-1
General Plan Land Use Map

Legend

- LD Low Density Residential
- C Commercial
- PF Public Facility
- Plan Area Boundary

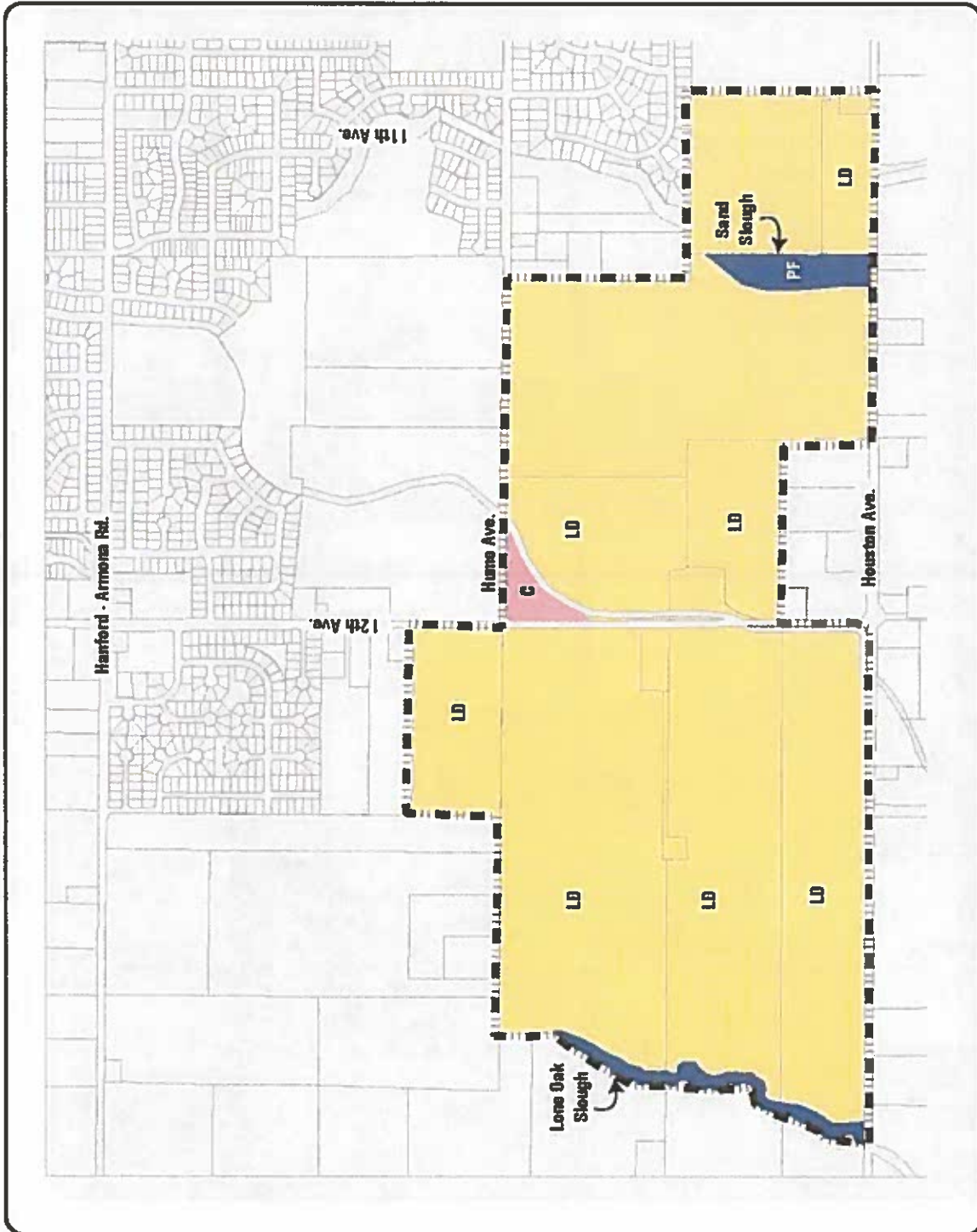


Figure 2-2

Opportunities & Constraints Map

Legend

-  Major Gateway
-  Minor Gateway
-  Existing / Planned Parks
-  Existing / Planned Commercial
-  Potential Trailhead
-  Views
-  Arterial Street
-  Collector Street
-  Potential Trail
-  Parcel Subject to Williamson Act



LIVE OAK

master plan

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Opportunities & Constraints Map

Existing Conditions

Area. South of Houston Avenue, large lot residential and active agriculture operations are located along the street. West of 12th Avenue, the southern boundary of the City's Sphere of Influence runs parallel with Houston Avenue.

2.2 Existing Circulation

The General Plan's circulation system for the Plan Area consists of Arterials, Major and Minor Collectors, and Local Streets. Arterials and Major Collectors are located alternately every mile with a Minor Collector located approximately every half-mile. The Arterials within the Plan Area include the north-south oriented 12th Avenue, and east-west Houston Avenue. The Major Collector within the Plan Area is Hume Avenue. This east - west collector currently terminates at 12th Avenue, however the General Plan has designated a future extension of Hume Avenue from 12th Avenue east to 13th Avenue. Minor collectors will be established within the Plan Area to meet the transportation needs of future residents. Class II Bikeways exist within the Plan Area along Hanford-Armona Road and 12th Avenue.

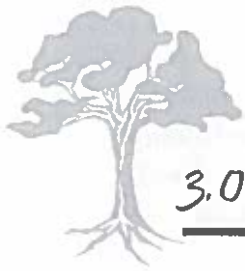
Connectivity to the surrounding neighborhoods presents a challenge to the Plan Area. Parkside Drive, and an Edgewood Drive extension are the only through connections to the existing Parkside Estates neighborhood on the northwest end of the Plan Area. To the southeast, Huntington Street will connect the Mountain View Estates and other neighborhoods to the east.



Parkside Drive would be extended to connect with future development within the Plan Area

Chapter 2





3.0 Land Use and Neighborhood Design

3.1 Introduction

The Live Oak Master Plan strives for connectivity and unity within the Plan Area as well as with Hanford's more established neighborhoods. Using Hanford's historic downtown neighborhoods as a precedent, the Live Oak Master Plan follows traditional patterns of development, and smoothly transitions from existing neighborhoods to new ones. The regulations and guidelines contained in this chapter lay the foundation to craft a series of compact neighborhoods occurring over six phases. In addition to standards and guidelines defining land uses for the Plan Area, design direction for the orientation and articulation of buildings, neighborhood lighting, landscaping, and gateways are also found in this chapter.

The Live Oak Master Plan applies the City of Hanford's General Plan land use designations for the Plan Area in a traditional pattern of development. The Plan Area includes ~~Very Low Density Residential (VLD)~~, Low Density Residential (LD), Medium Density Residential (MD), Parks (P), and Open Space (OS). The design guidelines are intended to create neighborhoods reflecting a pedestrian-oriented design ~~and provide a transition from urban to rural uses located to the south and west of the Plan Area.~~ Development within the Plan provides for scenic entry features, centralized pedestrian-accessible parks and open space, tree-lined streets, and connections to existing neighborhoods. This approach to neighborhood design will create a distinct identity apart from conventional subdivision development surrounding the Live Oak Plan Area.

Table 3.1 - Land Use Table

Table 3.1 Live Oak Master Plan Land Use Summary

Land Use Designation	Gross Acres	Land Use Distribution	Units ¹ Per Acre	Total Units ²	Population ³	Population Per Acre
Residential¹						
Very Low Density Residential (VLD)						
Low Density Residential (LD)	333.2	85.4%	4.9	1,530	4,284	12.9
Medium Density Residential (MD)	4.2	1.1%	7.1	30	75	17.6
Public Facilities						
Parks (P)	21.0	5.4%				
Open Space (OS)	31.6	8.1%				
Total	390.0	100%	4.2	1,560	4,359	

Assumptions:

- ¹ Units per acre is representative the average residential density within the project area.
- ² Total units based on lotting concept.
- ³ Population is based on the Hanford General Plan indicating 2.8 persons per household except for medium density which is 2.5 persons per household.



Chapter 3

Table 3.1 summarizes land use analyses for the entire plan area, while Table 3.2 provides analysis according to each phase of development. All six phases include Low Density Residential (LDR) development. Phases ~~3 and 4 incorporate Very Low Density (VLD) development, and phase~~ 2 integrates Medium Density Residential (MDR) in the Plan Area.

3.2 Housing

The Live Oak Master Plan strives to create a comprehensive, people-focused community for the City of Hanford, and providing housing for individuals of varied income levels has become a priority. ~~Accordingly, ten percent of each development phase in the Live Oak Plan Area will be dedicated to persons of moderate income. To assist this effort, the City of Hanford has implemented a housing program to assist home buyers.~~ Please refer to the City's website for the most updated information on offered housing programs.

3.3 Land Use and Neighborhood Design Goals

The Live Oak Master Plan has been established using the following goals:

1. ~~Ensure the development of affordable housing units to accommodate moderate income residents.~~
2. Establish central focal points for neighborhoods with prominent placement of neighborhood parks, pocket parks, and open space.
3. Encourage mixed-income neighborhoods within the Low Density (LD) designated area through variation in lot size and housing type.
4. Reduce visual monotony by limiting the repetition of the same building design, and by requiring garages to be subordinate to the overall architecture of residences.
5. ~~Transition from urban land uses to agriculture by creating a rural character along the southwest edge of the Plan Area.~~
6. Ensure compatibility between phases and/or builders.



Figure 3-1
Land Use Illustrative
Legend

Land Use	Acres Units	
Very Low Density Residential (VLD)	50.0	130
Low Density Residential (LD)	283.2	1,400
Medium Density Residential (MD)	4.2	30
Parks (P)	21.0	0
Open Space / Conservation (OS)	31.8	0
Total	390.0	1,560



 **Live Oak**
master plan

Land Use and Lotting Illustrative

*Illustrative prepared by RSM Design Group

Figure 3-1
Land Use Illustrative
Legend

Land Use	Acres Units
Low Density Residential (LD)	340.5
Parks (P)	17.9
Open Space/Conservation (OS)	31.6
Total	390.0
	1,560




Live Oak
master plan

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Land Use and Lotting Illustrative

Figure 3-1
Land Use Illustrative
Legend

Land Use	Acres Units
Low Density Residential (LDR)	398.1
Parks (P)	0
Commercial (C)	0
Open Space/Conservation (OS)	0
Total	398.1



 **Live Oak**
master plan

3-3



Land Use and Lotting Illustrative

Chapter 3



Land Use & Neighborhood Design

3.4 Land Use and Neighborhood Design Policies

The land uses designated for the Plan Area are primarily residential, with Low Density Residential (LD) as the predominant use. Development of a variety of residential units planned in ~~Very Low Density~~, Low Density, Medium Density land use designations will be provided throughout 337.4 acres. ~~The Very Low Density Residential land use along Houston Avenue creates a transition between urban and rural development.~~

3.4.1 Residential Policies:

- a. Neighborhood densities and lot sizes are controlled by the Master Plan's residential standards in accordance to the Planned Unit Development (PUD) Agreement with the City of Hanford.
- b. ~~There shall be a density transition from Low Density Residential (LD) to Very Low Density Residential (VLD) along Houston Avenue from Lone Oak Slough to 12th Avenue.~~
- c. Units backing on to major streets shall be provided a minimum of 10 feet additional lot depth as the interfacing lots. Units that side on to any collector street shall be provided a minimum of 5 additional feet above the minimum corner lot width.
- d. All residential lots and housing types should respect the existing, adjacent residential lot layouts and housing types. Where possible, front yards should not face side or rear yards.
- e. Transitions in lot size or product type should occur at the rear property line.
- f. Garages shall be alley-loaded when alley is available.
- g. Residential subdivisions shall be designed to provide variety in building placement and residential architectural style through the use of varied side and front setbacks, garage placement, building heights and exterior building facades.
- h. Duplex (duet) units shall be permitted by right on corner lots.
- i. Second dwelling units shall be a land use allowed by right within all phases of the Live Oak Master Plan.
- j. ~~Ensure 10% of all development phases within the Plan Area are affordable to individuals and/or families of moderate income.~~



Chapter 3

of homes will be made affordable with the assistance of funds from the City and the builder. This shall be achieved by dedicating 5% of the lots to the City or constructed and sold. Administration, verification, and oversight shall be the responsibility of the City of Hanford.

- k. Residential units that interface existing residences within the Plan Area shall not be more than one story in height and shall install a six foot wall along the interfacing property line.

3.4.2 Very Low Density Residential (VLD)

~~The Very Low Density Residential (VLD) designation provides areas for large lot development. The allowable density ranges from 0.0 to 3.0 units per acre. The VLD designation and character responds to a General Plan Policy requiring Very Low Density residential development for Hanford's southern and western residential edges. The VLD land use spans 50.0 acres within the Plan Area along the southern edge, west of 12th Avenue and serves as a transition between urban and agricultural uses of unincorporated Kings County. Residences within this designation should be of a rural character, complimentary to the surrounding agrarian area. The following site planning and building design guidelines shall be applied to properties designated as VLD.~~

Site Planning Guidelines:

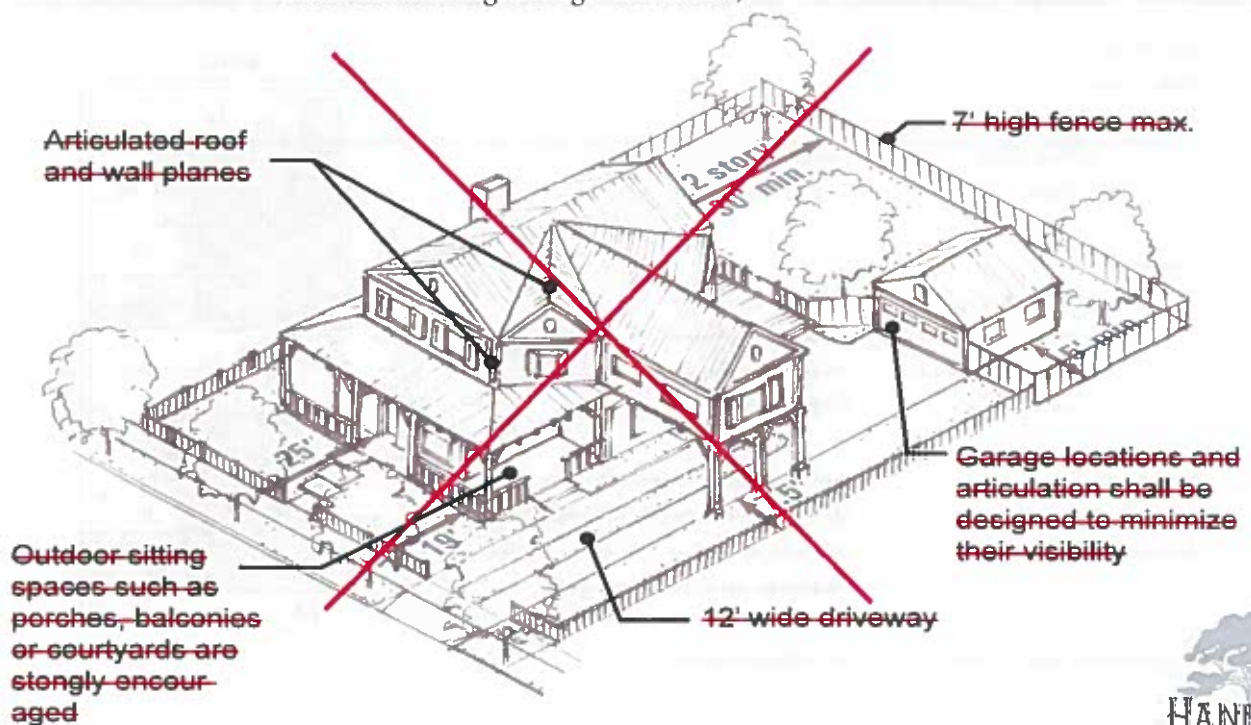
- a. ~~Open street patterns that create a network of circulation connections with multiple points of access are encouraged.~~
- b. ~~Walled and isolated residential enclaves are strongly discouraged.~~
- c. ~~Use of cul de sacs shall be minimized. Where feasible, access from cul de sacs shall be daylighted and connected to a larger circulation system, allowing for pedestrian access.~~
- d. ~~Greater setbacks shall be utilized to ensure a transition between higher densities to lower densities by providing ample space between structures and the street.~~
- e. ~~All yard areas and setbacks shall be landscaped in accordance with the Hanford Municipal Code section 17.18.100 D and E. Street trees shall be planted 30 feet on center within planting strips. An additional 3 trees shall be planted within the front and side yard setbacks to improve passive solar design.~~
- f. ~~Lots shall vary in width, depth, and articulation to allow variety and flexibility in building placement and massing.~~
- g. ~~Provisions for storage of 3 refuse containers are required for all VLD homes.~~



Land Use & Neighborhood Design

Building Design Guidelines:

- a. ~~A variety of building types and styles shall be provided within a residential neighborhood. This is accomplished through variation in building heights, massing, setbacks, and architectural elevations and floorplans. No more than 20% of homes within the VLD designated areas shall have the same architectural design.~~
- b. ~~Houses shall be oriented toward the street or park. Outdoor sitting spaces such as porches, balconies or courtyards are strongly encouraged.~~
- c. ~~Architectural features such as porches, chimneys, door placement, window proportions, dormers, wood detailing, siding and color scheme shall be coordinated and complement the overall building design. Architectural features must also be compatible with the neighborhood context.~~
- d. ~~Building wall and roof planes shall be varied and articulated into smaller modules and features to reduce the bulk and size of the structure.~~
- e. ~~All utility and mechanical equipment shall be screened from view (except photovoltaic panels). Roof mounted air conditioners, coolers or antennas are discouraged.~~
- f. ~~Garage locations and articulation shall be designed to minimize their visibility. Alternate garage loading configurations are encouraged (see Residential Garage Design Guidelines).~~



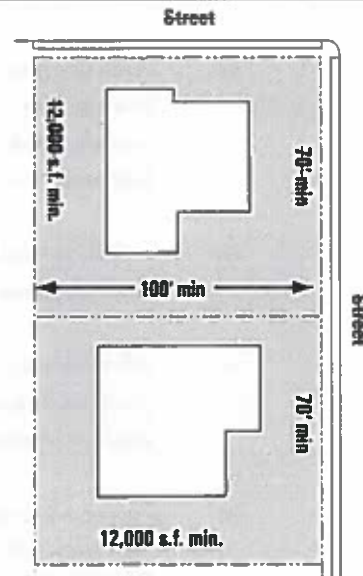
Chapter 3

Table 3.2 Very Low Density Residential (VLD) Standards

Land Use	Very Low Density Residential
Base Zone District	R-1-12
Density Range	0-3.0 Dwelling units/gross-acre
Permitted Use	HMC Section 17.18.020
Administrative Approval	HMC Section 17.18.030
Conditional Uses	HMC Section 17.18.040

Lot Configuration

Lot Area	12,000 square feet minimum
Width	70 feet minimum
Interior/Corner Lot	(Measure at the front yard setback)
Radial	50 feet minimum (Measure at the front yard setback)
Frontage	40 feet minimum (Measure at edge of Right of Way)
Depth	100 feet minimum
Lot Coverage	40% maximum
Landscaping	30% of lot minimum

**Setbacks****Front Yard**

Covered Porch	19 feet minimum
Living Space	25 feet minimum
Garage	30 feet minimum

Side Yard

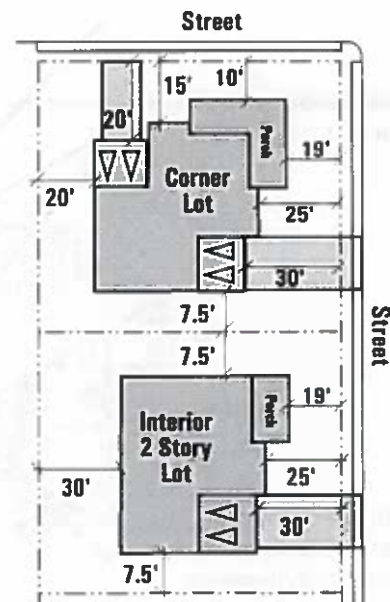
Interior Lot	7.5 feet minimum
Corner Lot (Street Side)	15 feet minimum
Garage (Street Side)	20 feet minimum
Covered Porch	10 feet minimum

Rear Yard

20 feet minimum for one-story
10 feet minimum per additional story
5 feet from rear or side property line
(When located in the rear yard)

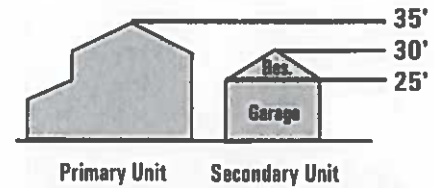
Accessory Structures

Distance Between Buildings 15 feet minimum



Land Use & Neighborhood Design

Building Heights	Measured from finished floor elevation
Primary Structure	35 feet maximum
Accessory Structure	25 feet maximum
With Residential Unit	30 feet maximum



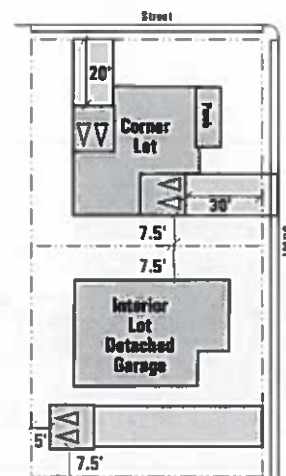
Off-Street Parking

Parking Requirement	2 spaces/unit minimum (4 spaces/unit if no street driveway access) (Minimum two covered spaces within a garage or carport)
---------------------	---

Garage	Refer also to Chapter 3.3.6
Coverage	50% maximum of first floor front elevation

Front-Loaded Garage	
Front Yard Setback	30 feet minimum
Corner Side Yard Setback	20 feet minimum

Detached Garage	
Side Yard (Interior)	7.5 feet minimum
Side Yard (Street Side)	20 feet minimum
Rear Yard	5 feet minimum (setback a min. of 15' from alley center line)



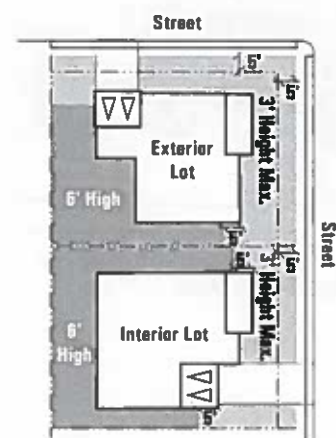
Note: When alley is available, no street-loaded garage is allowed. (Refer to Residential Policy F and Garage Design Guidelines E.)

Porches	Refer also to Section 3.3.7
----------------	-----------------------------

Requirement	60% of all units
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Fencing and Walls	Refer also to Section 3.3.8
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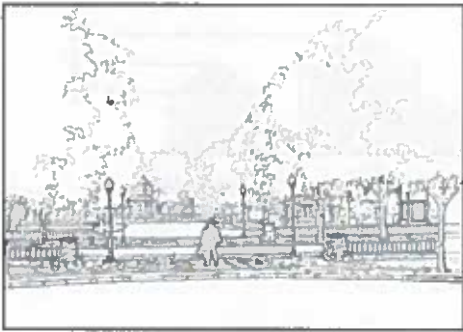
Within Setbacks	
Front Yard and Side Yard	3 feet maximum height (Must be 5' minimum behind property line.) (50% minimum transparency)
Rear and Side Yard	7 feet maximum (Along rear and side property line when setback a minimum of 5' behind leading edge of house)



*As per city standards.



Chapter 3



Daylighted cul-de-sacs allow for pedestrian circulation, while maintaining the desired aspects of traditional cul-de-sacs.



Large wrap-around porches are not only visually pleasing, but function to create an inviting entrance as well.



A residential streetscape can be enhanced with recessed garages and pergolas.



3.4.3 Low Density Residential (LD)

The Low Density Residential (LD) designation provides areas for detached single-family development with typical densities that range from 3-9 dwelling units per gross acre. This designation is intended to provide a different range of lot sizes and designs ~~(approximately 6,000 sf to 11,999 sf)~~, and is the predominant land use ~~comprising approximately 73% of the Plan Area~~. Neighborhood densities are determined in this Master Plan and are consistent with the Hanford General Plan. Lot sizes that are smaller than those prescribed in the Zoning Ordinance are utilized within the Plan Area pursuant to the Planned Unit Development Zoning, which allows smaller lots in exchange for open space amenities such as pocket parks and neighborhood parks (Refer to Small Lot LD Development 3.4.4). The following are site planning and building design guidelines for LD designated areas.

Site Planning Guidelines:

- a. Open street patterns that create a network of circulation connections with multiple points of access are encouraged.
- b. Walled and isolated residential enclaves are strongly discouraged.
- c. Use of cul-de-sacs shall be minimized. Where feasible, access from cul-de-sacs shall be daylighted and connected to a larger circulation system to allow for pedestrian access.
- d. All yard areas and setbacks shall be landscaped in accordance with the Hanford Municipal Code section 17.18.100-D and -E. Street trees shall be planted 30 feet on center within planting strips. An additional 2 trees shall be planted within lots to improve passive solar design.
- e. Lots shall vary in width, depth, and articulation to allow variety and flexibility in building placement and massing.
- f. Provisions for storage of 3 refuse containers are required for all LD homes.

Land Use & Neighborhood Design

Building Design Guidelines:

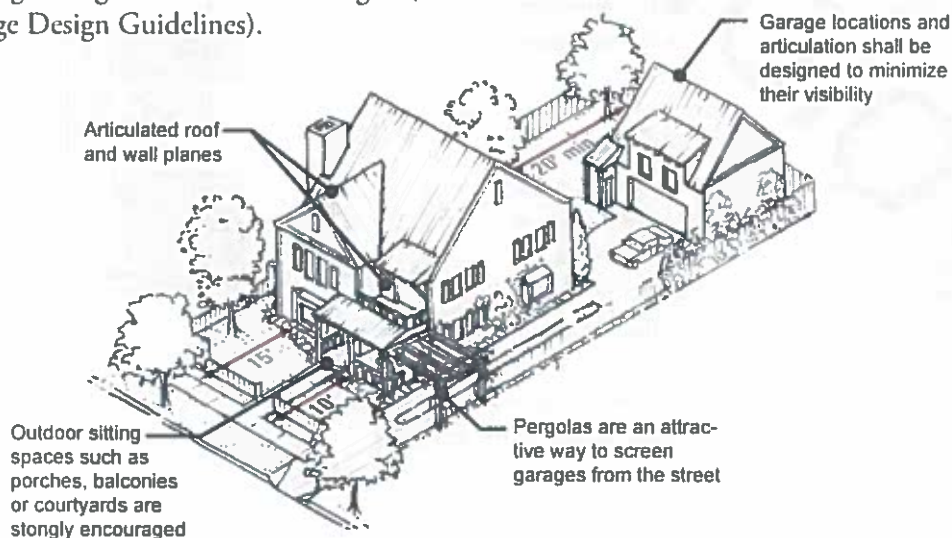
- a. A variety of building types and styles shall be provided within a residential neighborhood. This is accomplished through variation in building heights, massing, setbacks, and architectural elevations and floorplans. No more than 33% of homes within LD designation shall have the same architectural design.
- b. Houses shall be oriented toward the street or park. Outdoor sitting spaces such as porches, balconies, or courtyards are strongly encouraged.
- c. Architectural features such as porches, chimneys, door placement, window proportions, dormers, wood detailing, siding and color scheme shall be coordinated, compatible with the neighborhood context, and complement the overall building design.
- d. Building wall and roof planes shall be varied and articulated into smaller modules and features to reduce the bulk and size of the structure.
- e. All utility and mechanical equipment shall be screened from view (except photovoltaic panels). Roof mounted air conditioners, coolers, and antennas are discouraged.
- f. ~~Garage locations and articulation shall be such that structure visibility is minimized.~~ Alternate garage loading configurations are encouraged (see Residential Garage Design Guidelines).



Corner units should include enhanced features such as wrap around porches and additional articulation



Bringing the architecture forward with the rear placement of the garage improves the streetscape of neighborhoods.



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Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6
Density Range	3-9 Dwelling units/gross acre
Permitted Use	HMC Section 17.18.020
Administrative Approval	HMC Section 17.18.030
Conditional Uses	HMC Section 17.18.040

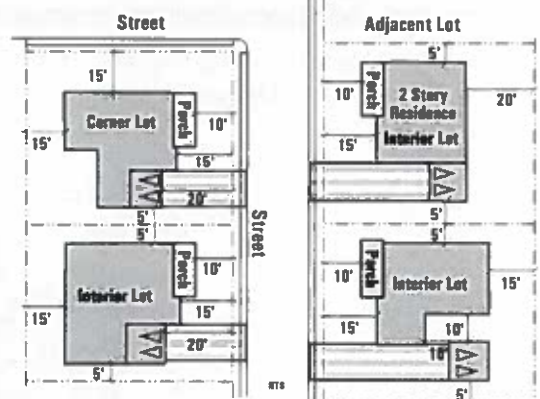
Lot Configuration

Lot Area	6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	15 feet minimum
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures	5 feet from rear or side property line (When located in the rear yard)
Distance Between Buildings	10 feet minimum



Chapter 3

Table 3.3 Low Density Residential (LD) Standards

Land Use	Low Density Residential
Base Zone District	R-1-6 R-L-5
Density Range	3-9 Dwelling units/gross acre 2-10 Dwelling units/gross acre
Permitted Use	HMC Section 17.18.020 17.10
Administrative Approval	HMC Section 17.18.030 17.10
Conditional Uses	HMC Section 17.18.040 17.10

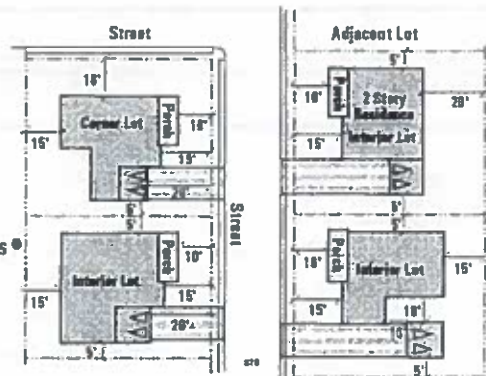
Lot Configuration

Lot Area	5,000 6,000 square feet minimum
Width	
Interior Lot	55 feet minimum (Measured at front yard setback)
Corner Lot	65 feet minimum (Measured at front yard setback)
Radial Lot	50 feet minimum (Measured at front yard setback)
Depth	90 feet minimum
Frontage	55 feet minimum (local streets) (Measure at the edge of ROW) 40 feet minimum (radial streets) (Measure at the edge of ROW)
Lot Coverage	40% maximum
Landscaping	30% of lot minimum



Setbacks

Front Yard	
Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum
Side Yard	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets*
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
Rear Yard (one-story)	15 feet minimum
Multi-Story	5 feet additional per story



Accessory Structures

5 feet from rear or side property line
(When located in the rear yard)

Distance Between Buildings
10 feet minimum, or allowed per the Building Code

* Collector Streets are as defined by City of Hanford Municipal Code

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Public Review Draft

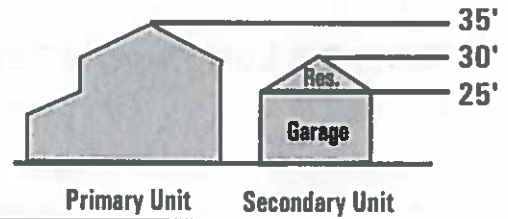
Land Use & Neighborhood Design

Building Heights

Primary Unit
Accessory Structure
With Res. Unit

Measured from finished floor elevation

35 feet maximum
25 feet maximum
30 feet maximum



Off Street Parking

Parking Requirement

2 spaces/unit minimum (4 spaces/unit if no street driveway access)
(Minimum two covered spaces within a garage or carport)

Garages

Refer also to Section 3.3.6

Coverage

50% maximum of first floor
front elevation

Front Loaded Garage

Front Yard Setback

20 feet minimum

Corner Side Yard Setback

20 feet minimum

Detached Garage

Side Yard (Interior)

5 feet minimum

Side Yard (Street side)

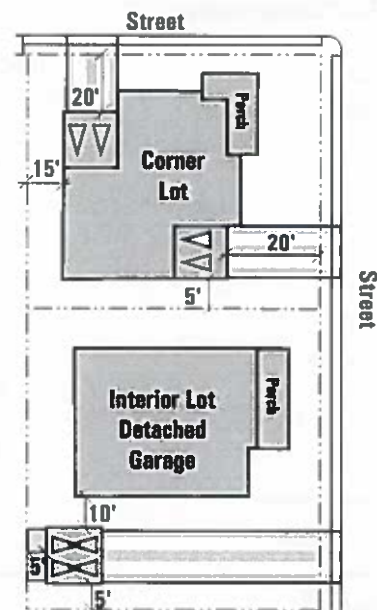
20 feet minimum

Rear Yard

5 feet minimum

(setback a min. of 15' from alley
centerline)

Note: When alley is available, no front loaded garage is allowed. (Refer to Residential policy F. and Garage Design Guidelines E.)



Porches

Requirement

Refer also to Section 3.3.7

60% of all units

Fencing and Walls

Within Setbacks

Front and Side Yard

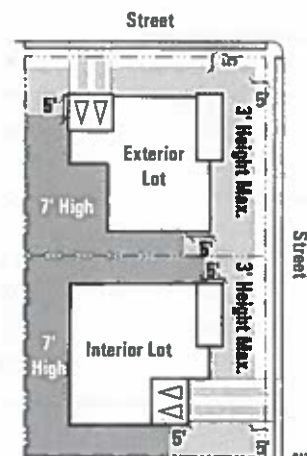
3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)

Rear and Side Yard

7* feet maximum height
(Along rear and side property line when setback a minimum of 5' behind leading edge of house)

Along Alley

7* feet maximum height
(Along rear property, setback 3 feet minimum from alley Right of Way.)



*As per city standards.



Chapter 3



Alternative Garage location for small lot development.



Centrally located common spaces provide a safe place for children to play

3.4.4 Small Lot Low Density Development

The Live Oak Master Plan provides for small lot single family residential units as permitted under the Planned Unit Development (PUD) provision of the Hanford Municipal Code. These small lot configurations are allowed under the General Plan in exchange for public amenities such as open space and parks. The smaller lot size allows for zero lot line homes, patio homes, and town homes providing greater variety and price ranges for housing. Small lot residential units also add character to achieve the goal of variation of architectural styles within neighborhoods.

Small lot residential units shall be similar to Low Density units, but on a smaller scale and at a higher density. Careful attention to detail and architectural design will ensure these residential units share the same character and qualities of larger lot units within neighborhoods. The following are site planning and building design guidelines for the development of small lot residential units.

Site Planning Guidelines

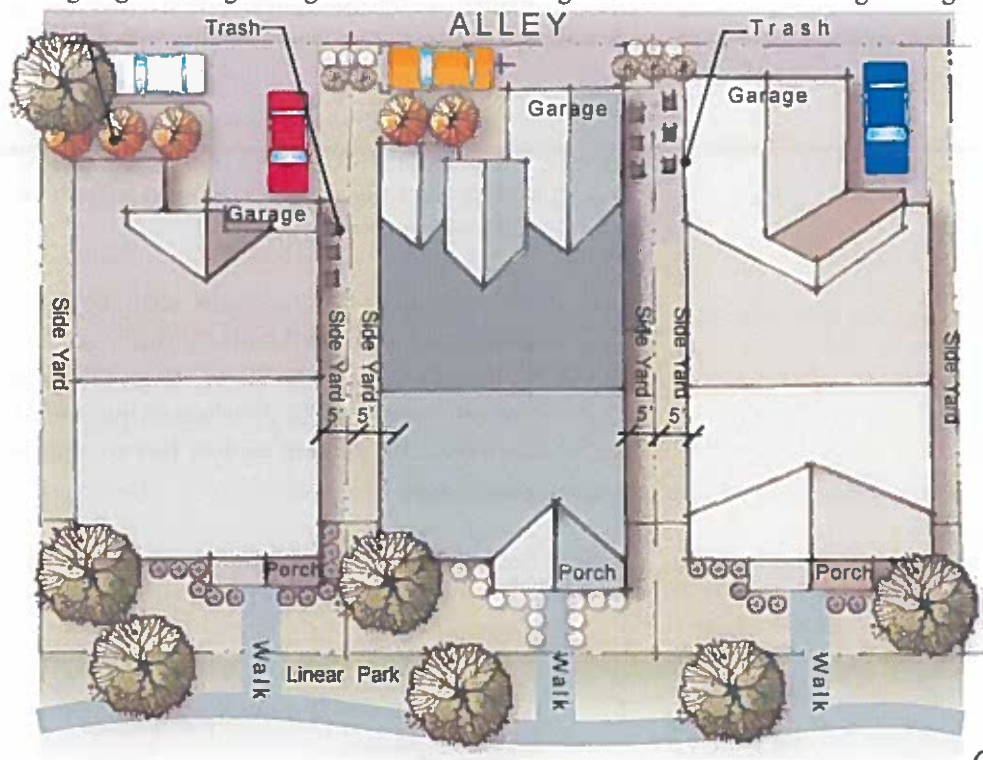
- a. Open street patterns that create a network of circulation connections with multiple points of access are encouraged.
- b. Walled and isolated residential enclaves are strongly discouraged.
- c. Use of cul-de-sacs shall be minimized. Where feasible, access from cul-de-sacs shall be daylighted and connected to a larger circulation system to allow for pedestrian access.
- d. All yard areas and setbacks shall be landscaped in accordance with the Hanford Municipal Code section ~~17.10.160 17.18.100 D and E~~. Street trees shall be planted 30 feet on center within planting strips. An additional 3 trees shall be planted within lots to improve passive solar design.
- e. Lots shall vary in width, depth and articulation to allow variety and flexibility in building placement and massing.
- f. ~~The use of alleys is strongly encouraged within small lot development.~~

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- g. Provisions for the storage of 3 refuse containers are required for all single family, detached SMLD homes.

Building Design Guidelines

- A variety of building types and styles shall be provided within a residential neighborhood. This is accomplished through variation in building heights, massing, setbacks, and architectural elevations and floorplans. No more than 33% of homes within Small Lot LD designation shall have the same architectural design.
- Houses shall be oriented toward the street or park. Outdoor sitting spaces such as porches, balconies, or courtyards are strongly encouraged.
- Architectural features such as porches, chimneys, door placement, window proportions, dormers, wood detailing, siding, and color scheme shall be coordinated, compatible with the neighborhood context, and complement the overall building design.
- Building wall and roof planes shall be varied and articulated into smaller modules and features to reduce the bulk and size of the structure.
- All utility and mechanical equipment shall be screened from view (except photovoltaic panels). Roof mounted air conditioners, coolers, and antennas are discouraged.
- Garage locations and articulation shall be designed to minimize their visibility. Alternate garage loading configurations are encouraged (see Residential Garage Design Guidelines).



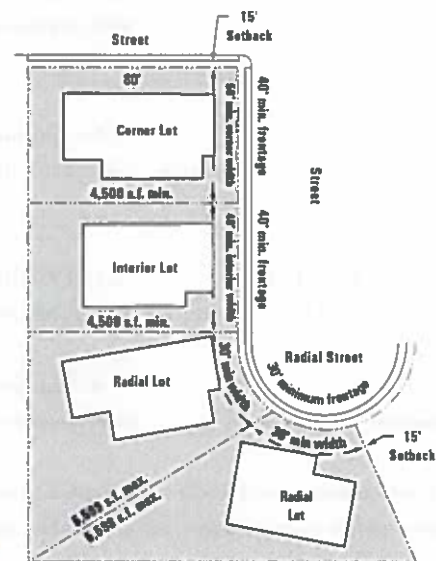
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Table 3.4 Small Lot (LD) Development Standards

Land Use	Low Density Residential
Base Zone District	RM2
Density Range	7-9 Dwelling units/gross acre
Permitted Use	HMC Section 17.18.020
Administrative Approval	HMC Section 17.18.030
Conditional Uses	HMC Section 17.18.040
Lot Configuration	
Lot Area	3,200 sq. feet-5,999 sq. feet min max
Width	
Interior Lot	40 feet minimum (Measured at front yard setback)
Corner Lots	50 feet minimum (Measured at front yard setback)
Radial Lots	30 feet minimum (Measured at front yard setback)
Depth	80 feet minimum
Frontage	40 feet minimum (local streets) (Measured at edge of ROW) 30 feet minimum (radial streets) (Measured at edge of ROW)
Lot Coverage	50% maximum (May be exceeded when fronting linear green)
Landscaping	30% of lot minimum

**Setbacks****Front Yard**

Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum

Side Yard

Interior Lot	5 feet minimum
Corner Lot (Street Side)	13 feet minimum 10 feet minimum
Garage (Side Entry)	15 feet minimum 20 feet minimum

Covered Porch 7 feet minimum

Rear Yard

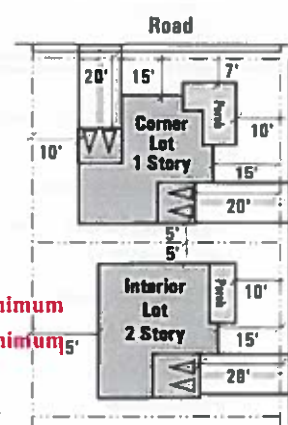
Multi-Story 10 feet minimum (one story)

Accessory Structures

5 feet additional per story
(Homes fronting linear parks require 5 feet rear yard setback regardless of building height)

Distance Between Buildings

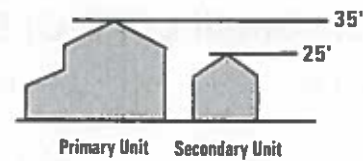
5 feet from rear or side property line
(When located in the rear yard)
6 feet minimum, or allowed per the Building Code



Land Use & Neighborhood Design

Building Heights

Primary Unit	Measured from finished floor elevation 35 feet maximum
Accessory Structure	25 feet maximum

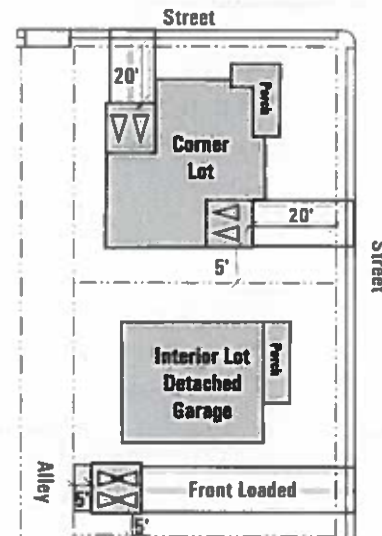


Off Street Parking

Parking Requirement	2 spaces/unit minimum (4 spaces/unit if no street driveway access) (Minimum two spaces within a garage or carport)
---------------------	---

Garage

Coverage	Refer also to Section 3.3.6 50% maximum of first floor front elevation
Front Loaded Garage	
Front Yard Setback	20 feet minimum
Corner Side Yard Setback	20 feet minimum
Detached Garage	
Side Yard (Interior)	5 feet minimum
Side Yard (Corner)	20 feet minimum
Rear Yard	5 feet minimum
Setback from Alley	(Setback 15 feet minimum from centerline of alley)



~~Note: When alley is available, no street loaded garage is allowed. (Refer to Residential policy F and Garage Design Guidelines E.)~~

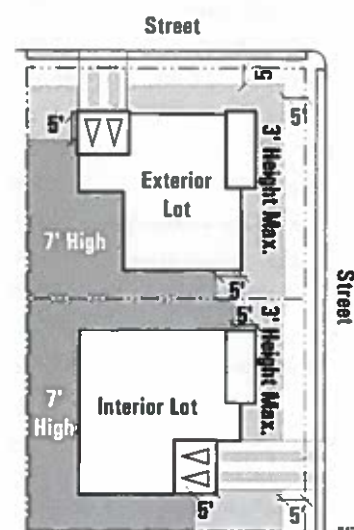
Porches

Requirement	Refer also to Section 3.3.7 60% of all units
-------------	---

Fencing and Walls

Within Setbacks	Refer also to Section 3.3.8
Front and Side Yard	3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent) 7* feet maximum height
Rear and Side Yard	(Along rear and side property line when setback a minimum of 5' behind leading edge of house) 7* feet maximum height
Along Alley	(Along rear property, setback 3 feet minimum from alley Right of Way)

*As per city standards.



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Alley-loaded garages provide for direct park frontage, increasing the sense of community.



Common landscaped areas adjacent to residences are strongly encouraged



Elevated porches provide a sense of privacy and also provide interesting architectural articulation.

3.4.5 Medium Density Residential (MD)

Medium Density Residential (MD) provides for a variety of single-family detached, attached, and multi-family units with density ranging from 7-15 units per gross acre. This designation is intended to provide a variety of housing options within the Plan Area through the use of creative site planning, unit clustering and design innovation. Detached MD products are encouraged when abutting LD designated areas to create a sense of continuity amongst neighborhoods. The MD designation is located along Hume Avenue. The following are site planning and building design guidelines for Medium Density Residential.

Site Planning Guidelines

- a. Open street patterns that create a network of circulation connections with multiple points of ingress and egress are encouraged.
- b. Walled and isolated residential enclaves are strongly discouraged.
- c. Use of cul-de-sacs shall be minimized. Where feasible, access from cul-de-sacs shall be daylighted to allow for pedestrian access.
- d. The design and character of all fencing and walls shall complement the design of adjacent structures, and provide adequate privacy and security.
- e. Common areas, yards, and parking areas shall be thoroughly landscaped.
- f. All yard areas and setbacks shall be landscaped in accordance with the Hanford Municipal Code section 17.10.160 ~~17.18.100 D and E~~. Street trees shall be planted 30 feet on center within planting strips. An additional 3 trees shall be planted within lots to improve passive solar design.
- g. Yard areas shall accommodate garbage can storage ranging from 1 to 3 cubic yards per City Standards.

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Building Design Guidelines

- a. A variety of building types and styles shall be provided within each residential neighborhood. This is accomplished with variation in building heights, massing, setbacks, and architectural elevations and floorplans. No more than 33% of individual units within MD designation shall have the same architectural design.
- b. Houses shall be oriented toward the street or park. Outdoor sitting spaces such as porches, balconies, and courtyards are strongly encouraged. Attached products that face LD designated areas should be of similar building mass and design.
- c. Architectural features such as porches, chimneys, door placement, window proportions, dormers, wood detailing, siding, and color scheme shall be coordinated, compatible with the neighborhood context, and complement the overall building design.
- d. Building wall and roof planes shall be varied and articulated into smaller modules and features to reduce the bulk and size of the structure.
- e. Two or three story structures of varying height are encouraged for attached dwelling units to provide variety in building mass.
- f. Building wall and roof planes shall be varied and articulated into smaller modules and features to reduce the structures' apparent bulk and size.
- g. All utility and mechanical equipment shall be screened from view (except photovoltaic panels). Roof mounted air conditioners, coolers and antennas are discouraged.
- h. Garage locations and articulation shall be such that structure visibility is minimized. Alternate garage loading configurations are encouraged. Garages and car ports should be accessible from parking courts or internal parking lots. ~~Street loaded garages are discouraged.~~



Outdoor sitting spaces create an inviting affect for a neighborhood.



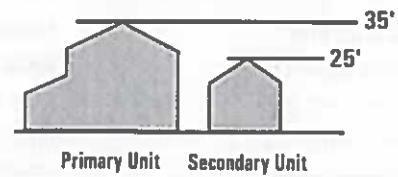
Landscaping helps to enhance the alley/parking court



Variation in architectural style gives interest to the streetscape

Land Use & Neighborhood Design

Building Heights	Measured from finished floor elevation
Primary Unit	35 feet maximum
Accessory Structure	25 feet maximum



Off Street Parking

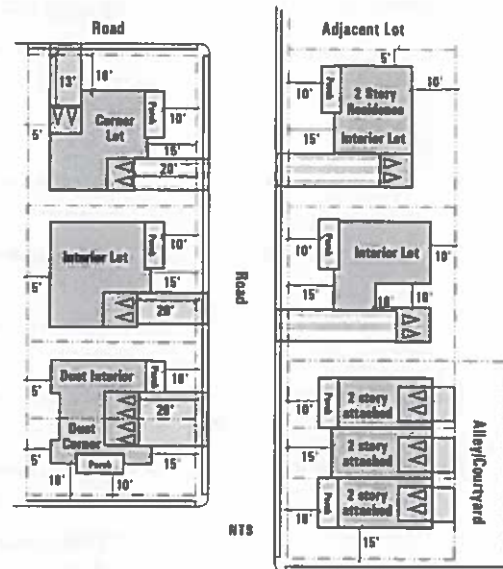
Parking Requirement	2 spaces / unit minimum (4 spaces/unit if no street driveway access) (Minimum two spaces within a garage or carport)
---------------------	---

Garage	Refer also to Section 3.3.6
Coverage	50% maximum of first floor front elevation

Front Loaded Garage	
Front Yard Setback	20 feet minimum
Corner Side Yard Setback	20 feet minimum

Detached Garage	
Side Yard (Interior)	0 feet minimum
Side Yard (Corner)	20 feet minimum

Rear Yard 5 feet minimum
(Setback 15 feet minimum from centerline)

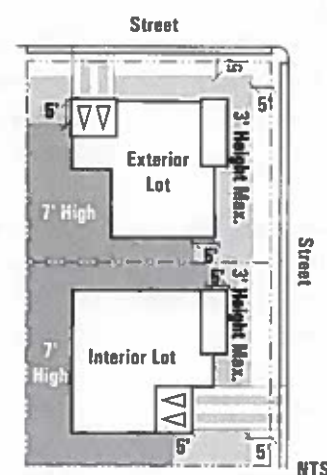


~~Note: When alley is available, no street loaded garage is allowed. (Refer to Residential Policy F and Garage Design Guidelines F.)~~

Porches	Refer also to Section 3.3.7
Requirement	60% of all units

Fencing and Walls	
Within Setbacks	Refer also to Section 3.3.8
Front and Side Yard	3 feet maximum height (Must be 5' minimum behind property line and a minimum of 50% transparent)
Rear and Side Yard	7* feet maximum height (Along rear and side property line when setback a minimum of 5' behind leading edge of house)
Along Alley	7* feet maximum height (Along rear property, setback 5 feet minimum from alley Right of Way.)

*As per city standards.



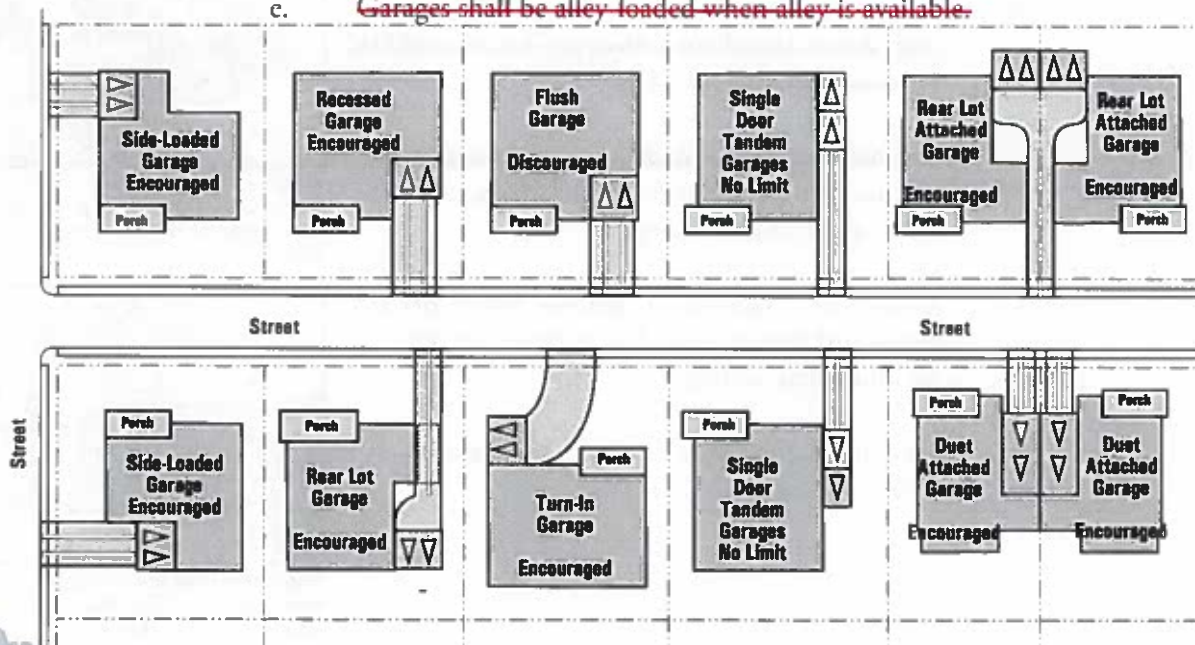
Chapter 3

3.4.6 Neighborhood Garage Design Guidelines

~~The Live Oak Master Plan encourages alternative garage placement within neighborhoods to de-emphasize the dominance of garages,~~ thereby enhancing the streetscape. This distinction provides a community identity that is set apart from other residential subdivisions. The following are garage design guidelines that encourage various garage configurations.

Garage Design Guidelines

- Alternative garage loading configurations are strongly encouraged (i.e. rear lot garages, turn-in garages, ~~alley loaded garages~~, detached garages).
- Each individual development shall include a variety of garage placement configurations to meet the goal of a variety of housing types and architectural designs.
- The visual impact of garages and driveway aprons shall be minimized. ~~Driveway aprons shall not be wider than 16 feet at street edge.~~
- The prominence of the garage shall be minimized to create a visual relationship between the front entrance of the residence and the street.
- ~~Garages shall be alley loaded when alley is available.~~



Land Use & Neighborhood Design

3.4.7 Residential Porch/Courtyards Design Guidelines

Residential units within the Plan Area are strongly encouraged to provide porches, balconies, courtyards, and other gathering spaces outside of primary residential structures to create an inviting community. These spaces shall be designed and articulated to maximize visibility and enhance the pedestrian-oriented atmosphere. The following guidelines establish how porches/courtyards shall be designed within the Plan Area.

Porch/Courtyard Design Guidelines

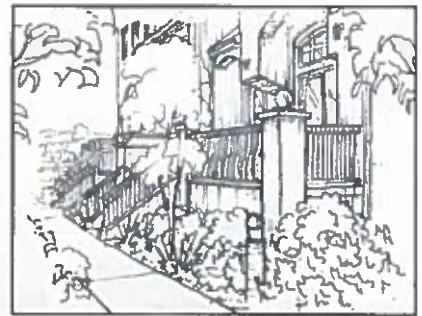
- a. Residential units are strongly encouraged to provide an outdoor sitting area that is oriented to the street.
- b. Porches and courtyards should be used to maximize the front entry of a home that provides an opportunity for increased interaction among residents.
- c. Porches shall have a minimum 6-foot depth of unobstructed sitting area.
- d. ~~Corner lots are strongly encouraged to include a wrap-around porch on both street sides to establish a strong "street relationship".~~
- e. Porches shall include detailed columns and railings consistent with the architectural character of the building or neighborhood.
- f. Courtyards shall be a semi-enclosed private, front-yard living area that is large enough to accommodate seating.
- g. Porches shall be consistent with the setbacks found within the Master Plan.



Corner lots are strongly encouraged to include a wrap around porch on both street sides to establish a strong "street relationship"



Porches shall include detail columns and railings consistent with the architectural character of the building or neighborhood



Porches should be used to maximize the front entry of a home, providing an opportunity for increased interaction among residents



Residential units are strongly encouraged to provide an outdoor sitting area that is visually oriented to the street

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3.4.8 Residential Walls and Fences

Walls and fences can provide a setting for entryway landscaping and treatments that differentiate neighborhoods and assist in defining a sense of place. Fences also provide separation between residential units for individual privacy, safety, and security. Solid fences or block walls may also provide separation between residential and more intense uses to mitigate noise and other encroachments. All fencing will be installed by the developer(s) and shall coordinate with landscape treatments.

In addition to providing a setting for entryway landscaping, walls perform functions such as noise attenuation for residential and noise sensitive uses along major and heavily traveled streets. Berms and landscaping of walls along public streets is essential to create a boulevard effect and avoid a solid walled environment that may be susceptible to vandalism.

Wall and Fence Design Guidelines

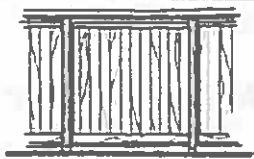
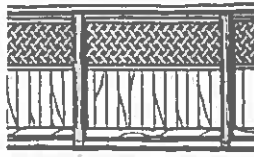
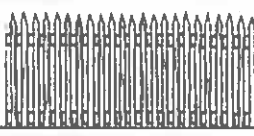
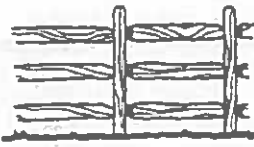
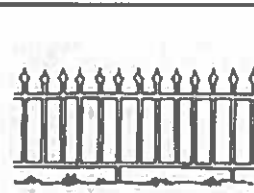
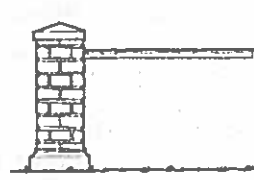
- a. Walls and fences shall be coordinated throughout the Plan Area.
- b. Walls and fences shall incorporate materials, colors, and shapes that reflect the character of the Plan Area and its surroundings.
- c. Walls and fencing shall be constructed of high quality, long lasting, low maintenance, and graffiti resistant materials.
- d. Fencing and walls shall be designed to minimize policing problems, indefensible spaces, hiding spots, and shall not diminish public or private views.
- e. ~~A 6 foot high minimum~~ decorative wall of solid material (refer to Table 3.6) shall be provided along Hume Avenue, 12th Avenue, collector streets located along slough frontages, and portions of Houston Avenue adjacent to residential uses for noise attenuation.
- f. Perimeter walls shall not exceed 7 feet in height (as per city standards), except as required for noise attenuation purposes, and shall be constructed of solid material (i.e. decorative masonry, split face concrete block, plaster, stucco, or brick).
- g. Residential yard fencing shall not exceed 7 feet in height (as per city standards), shall be constructed from redwood, cedar or comparable, durable material.
- h. Open fencing used in front yard setbacks shall not exceed 3 feet in height, be of decorative material (i.e. wood pickets, split rail, etc.), maintaining a minimum transparency of 50%.



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- i. Edge Fencing along the open space conservation areas shall not exceed 3 feet in height shall be of decorative material (i.e. wood pickets, split rail, etc.)
- j. Landscape improvements shall complement the character of the wall or fence.
- k. Chain-link fencing is prohibited within the front yard, side yard or rear yard.

Table 3.6 Walls and Fencing Guidelines

Fence Type	Height Limit (feet)	Permitted Application	Image
Wood: Wood fence with galvanized metal posts.	7'	Rear & side yard of residential lots	
Good Neighbor: Wood fence with galvanized metal posts and a decorative cap. Cap should be a semi-transparent panel.	7'	Rear & side yard of residential lots when visible from public view	
Picket: Picket fence with galvanized metal posts.	3'	Front yard of residential lots, and along side yard property lines to the front façade of the house	
Split Rail: White vinyl split rail fencing that reflects the agrarian character of the area.	4'	Front yard of R-1-12 residential lots, along side yard property lines to the front façade of the house; Open ended cul-de-sacs leading to open space; May also be used in conjunction with neighborhood entries. (Min. 50% transparency)	
Wrought Iron: Wrought iron fence with wrought iron posts.	4'	Front yard of residential lots, and along side yard property lines to the front façade of the house.	
Solid Masonry Wall: Solid masonry wall constructed per City of Hanford Standards.	7'	Decorative wall to be provided along Hume Avenue, 12th Avenue, Houston Avenue and all areas bordering landscaped common areas for noise attenuation purposes	

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Units fronting onto parks and open space encourages "eyes on the park"



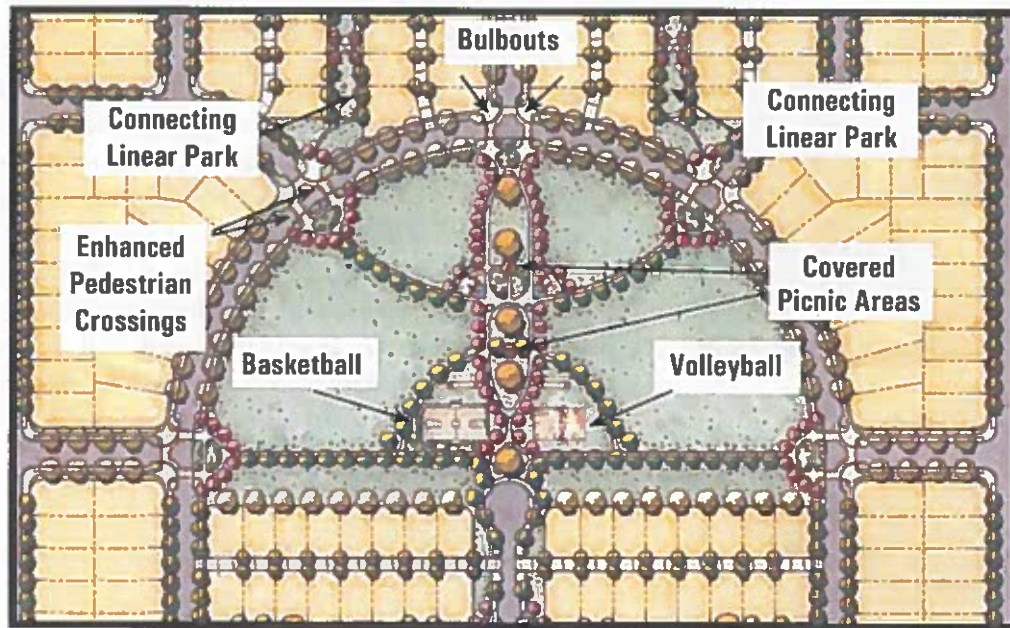
Neighborhood parks and tot-lots should include play structures

3.5. Parks and Open Space

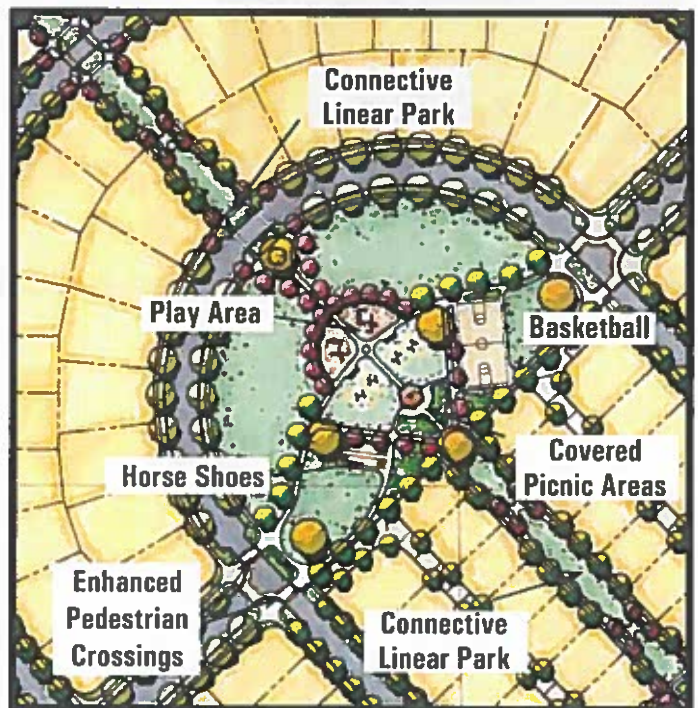
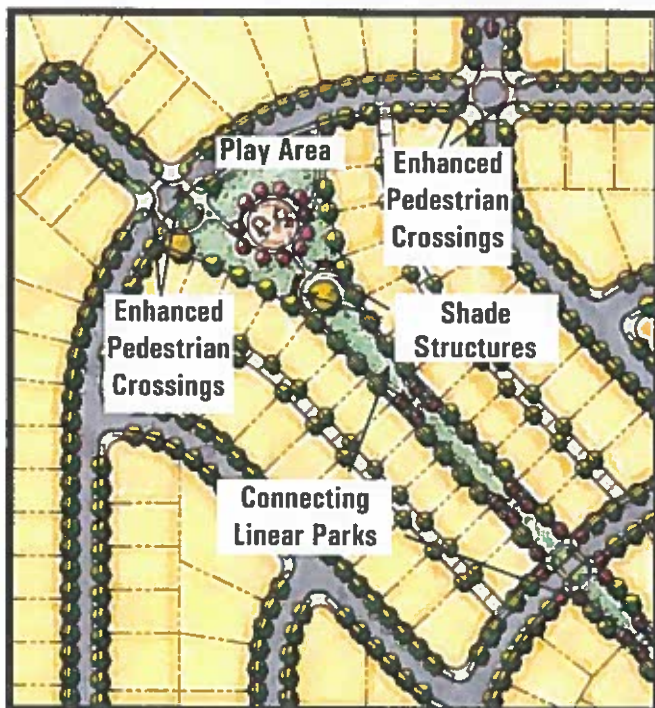
Parks (P) and Open Space (OS) are located within the Plan Area. There are three planned neighborhood parks totaling 21.0 gross acres, and smaller pocket parks located in various neighborhoods. Designated Open Space, totaling 31.6 acres, is located within Lone Oak and Sand Sloughs, as well as directly adjacent to the west side of 12th Avenue, along the minor park entry collector. The Open Space corridors preserve riparian woodland areas and will be accessible through pedestrian paths that are linked to adjacent streets and accessible to neighborhoods. Design Standards for parks and trails are located in Chapter 5.

Land Use & Neighborhood Design

Figure 3-2 Conceptual Neighborhood Parks



Neighborhood Park west of 12th Avenue



Neighborhood Parks east of 12th Avenue

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3.6. Community Gateways

Community gateways create a statement that clearly identifies entry into a specific place for residents and visitors alike. There are two types of gateways within the Plan Area: Major Gateway and Minor Gateway. The major gateways are located near areas of significance, including the intersections of 12th and Hume Avenues and Houston and 12th Avenues. Minor gateways are located at Houston Avenue and Lone Oak Slough, Hume Avenue and Lone Oak Slough, Hume Avenue and Sand Slough, as well as Houston Avenue and Sand Slough. Major gateways should convey a sense of arrival into this area of Hanford. Gateways should be designed to incorporate specific elements that identify and reinforce the history of Hanford, and correspond with like colors and elements of architectural styles that exist throughout the Master Plan Area. The following are descriptions and sketches of the gateways within the Plan Area.

3.6.1 Major Gateways

12th Avenue at Hume Avenue

The gateway along 12th Avenue at Hume Avenue should create a sense of arrival into the Plan Area. This gateway should face southbound motorists along 12th Avenue. Accent paving within crosswalks in the entire intersection, accent lighting for the main gateway, and ornamental trees should be incorporated into this gateway design. If the gateway is located along a landscape easement, the landscaping should blend in with the gateway.



Major Gateway

Land Use & Neighborhood Design

Houston Avenue at 12th Avenue

The gateway along Houston Avenue at 12th Avenue should provide a sense of arrival, not only to the Plan Area, but the City of Hanford as well. ~~The City should work closely with developers to design a gateway incorporating an entry feature to both the Plan Area and the City.~~ A rural characteristic responding to adjacent agriculture lands that includes accent lighting and ornamental trees should be incorporated into this gateway.

3.6.2 Minor Gateways

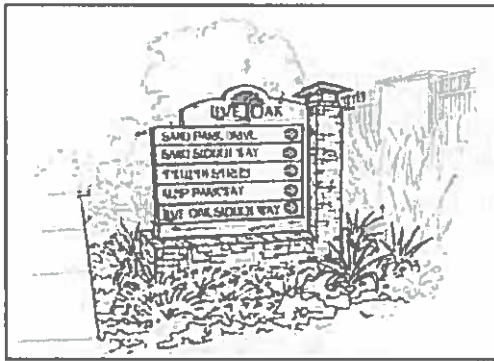
Minor gateways define the eastern and western Plan Area Boundaries and should be located at the intersection of the Minor Collector along the sloughs with Houston and Hume Avenues, and should welcome residents and visitors who are traveling from the east or west. The gateways should be oriented towards Houston or Hume Avenue as appropriate, and incorporate a more rural characteristic compared to other gateways within the Plan Area. The minor gateway should include accent lighting and vegetation that is comparable to that found within Lone Oak and Sand Sloughs. Tree species that are used within the gateway should include species found within the Master Tree list in Section 3.9.



Minor Gateway at Slough



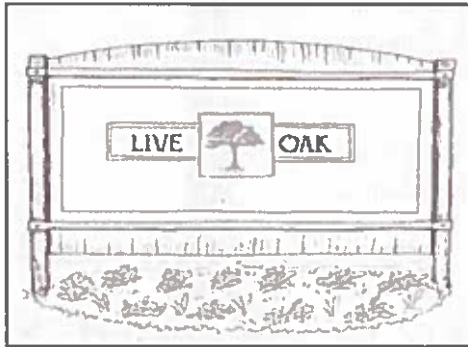
Chapter 3



Neighborhood directional signage should be grouped



Enhanced street name signs are encouraged



Signage should be used to indicate entrance to Plan Area, or identify amenities such as parks

3.7 Neighborhood Signage

Signs within neighborhoods provide a cohesive character and identity. Proper design and application of signs orient future residents and visitors. By directing drivers to locations, signage improves circulation efficiency and access to important neighborhood designation points. ~~Temporary project specific signs and marketing logos shall not be permitted because these signs reinforce a notion that each neighborhood is separate within the community, rather than each neighborhood as part of a whole community.~~

3.7.1 Neighborhood Signage Design Guidelines

- Ensure all elements reinforce and are coordinated with the character of the Plan Area and its surroundings.
- Signage should incorporate like materials, colors, and shapes that reflect the Plan Area and Hanford.
- Sign design should coordinate with any adjoining walls or fences.
- Signs should be constructed of high quality, low maintenance, and long lasting materials.
- Signs should be clear, concise, and informative.
- Signs shall be used to identify uses such as various residential developments, open space paths, neighborhood parks, and pocket parks.
- Street signs and directional signs should have a common design theme.



Land Use & Neighborhood Design

3.8 Neighborhood Lighting

Lighting standards respond to the need for safe, secure, and well lit streets, while encouraging pedestrian-scaled thematic lighting in key areas. Lighting is encouraged to contribute to the character of the Plan Area. Unobtrusive lighting, with its ability to provide soft, down-lit pockets of light, is required.

3.8.1 Neighborhood Lighting Design Guidelines

- a. Efficient lighting patterns that minimize glare and avoid lighting pollution should be utilized.
- b. Use of accent lighting to highlight features such as entries, trails, and accent landscaping is strongly encouraged.
- c. Street lighting shall occur at all traffic intersections, and at regularly spaced intervals along public Rights-of-Way to provide safety for motorists and pedestrians.
- d. Cobra style street lamps shall be limited to arterial streets and major collector streets (i.e. Hume Avenue).
- e. Lighting performance standards shall meet those set forth by the Hanford Department of Public Works.
- f. Lighting fixtures should be coordinated throughout the Plan Area and be consistent with architectural elements within neighborhoods.
- g. Ornamental lighting of rural character within open space shall be placed at entrances of trails to help maintain a agricultural environment.
- h. Ornamental street lighting shall utilize fixtures and poles available from Southern California Edison (SCE). The following combinations should be utilized:
 - For park areas: Glendora Sidewalk Pole with Acorn Pole Top Fixture ~~10 feet tall~~
 - For residential and minor collector streets: Glendora Sidewalk Pole with Acorn Pole Top Fixture ~~18 feet tall~~



Neighborhood Lighting
Example



Chapter 3



Red Maple



Louisiana Live Oak



Raywood Ash



Chaste Tree

3.9 Neighborhood Landscaping

Landscaping creates a pleasant, pedestrian-scaled character and identity for the Plan Area. Informal groupings of native and non-native tree species will be used to provide shade and create a vibrant neighborhood. Attention to entry features, streetscapes, and the open space conservation area will establish the character and overall identity of the Plan Area.

3.9.1 Plan Area Tree Species

The following tree species shall be used within the Live Oak Master Plan Area. These species have been selected from the City's Master Street Tree List. Specific groups of the same species shall be planted along both sides of streets for consistency.

Street Trees

- ~~▲ Pistacia Chinensis (Chinese Pistache)~~
- ~~▲ Celtis Sinensis (Chinese Hackberry)~~
- ~~▲ Fraxinus Oxycarpa (Raywood Ash)~~
- ~~▲ Quercus Ilex (Holly Oak)~~
- ~~▲ Platanus Acerifolia (London Plane)~~

Ornamental Trees / Median Trees

- ~~▲ Fraxinus Oxycarpa (Raywood Ash)~~
- ~~▲ Vitex Agnus Castus (Chaste Tree)~~

Parks and Pedestrian Paths Trees

- ~~▲ Zelkova Serrata (Sawleaf Zelkova)~~
- ~~▲ Platanus Agrifolia Bloodgood (London Plane)~~
- ~~▲ Quercus Ilex (Holly Oak)~~
- ~~▲ Quercus Wislizenii (Interior Live Oak)~~
- ~~▲ Platanus Reemosa (California Sycamore)~~
- ~~▲ Quercus Virginiana (Louisiana Live Oak)~~
- ~~▲ Fraxinus Oxycarpa (Raywood Ash)~~
- ~~▲ Acer Rubrum (Red Maple)~~



MASTER TREE LIST

City of Hanford
2015

STREET TREES

If the space between the curb and sidewalk is less than five feet:

Botanical Name	Common Name	Description
<i>Callistemon citrinus</i>	Lemon Bottlebrush	15'-25' high; 15'-25' wide
<i>Callistemon viminalis</i>	Weeping Bottlebrush	18'-25' high; 12'-15' wide
<i>Cercis Canadensis</i>	Oklahoma Redbud	15'-18' high; 12'-18' wide; spring bloom
<i>Dodonaea viscosa</i>	Purple Hopseed	10'-15' high; 10'-15' wide
<i>Feijoa</i>	Pineapple Guava	15'-20' high; 15'-20' wide
<i>Lagerstroemia indica</i> /hybrids	Crape Myrtle	10'-20' high; 6'-15' wide; summer bloom
<i>Nerium</i>	Oleander	12'-20' high; 12'-20' wide; evergreen
<i>Prunus cerasifera</i>	Purple Pony Plum	10'-15' high; 10'-15' wide; spring bloom; no fruit
<i>Quercus robur</i> x <i>bicolor</i> 'long'	Regal Prince Oak	40'-45' high; 18'-25' wide
<i>Rhamnus alaternus</i>	Italian Buckthorn	10'-20' high; 10'-20' wide; evergreen
<i>Vitex agnus castus</i>	Chaste Tree	20'-25' high; 20'-25' wide

If the space between the curb and sidewalk is more than five feet, any tree from the list above or below can be used.

<i>Arbutus unedo</i>	Strawberry Tree	8'-35' high; 8'-35' wide; evergreen
<i>Chionanthus retusus</i>	Chinese Fringe Tree	15'-20' high; 15'-20' wide
<i>Chitalpa tashkentensis</i>	Pink Dawn Chitalpa	20'-30' high; 20'-30' high
<i>Cinnamomum camphora</i>	Camphor Tree	30'-45' high; 30'-45' wide
<i>Ginkgo biloba</i>	Maidenhair Tree grafted male	35'-50' high; 20'-30' wide
<i>Grevilla robusta</i>	Silky Oak	50'-60' high; 30'-35' wide
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	20'-40' high; 20'-40' wide
<i>Malus</i>	Flowering Crab Apple	12'-25' high; 12'-25' wide
<i>Nyssa sylvatica</i>	Sour Gum Tree	30'-50' high; 15'-25' wide
<i>Pistacia chinensis</i>	Chinese Pistache grafted male 'Keith Davey'	40'-60' high; 40'-60' wide
<i>Pyrus kawakamii</i>	Evergreen Pear	15'-25' high; 15'-25' wide
<i>Quercus frainetto</i> 'Schmidt'	Forest Green Oak	45'-50' high; 25'-30' wide
<i>Quercus robur</i> x <i>bicolor</i> 'long'	Regal Prince Oak	40'-45' high; 18'-25' wide

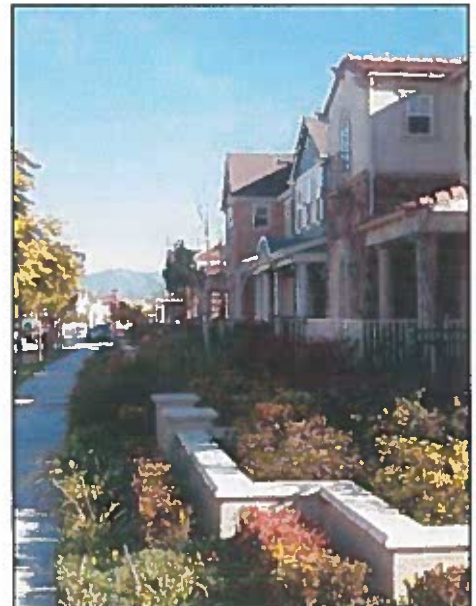
Land Use & Neighborhood Design

3.9.2 Landscaping Design Guidelines

- a. Provide landscaping that reflects the pedestrian oriented design of the Plan Area.
- b. Ensure the adequate and appropriate provision of landscaping within all development phases.
- c. Street trees should be planted at maximum intervals of 30 feet on center within planting strips. Typically, each lot shall plant a minimum of 2-3 street trees. An additional 2-3 street trees shall be planted along the side yard of a corner lot.
- d. Ensure shade tree planting occurs to improve the cooling efficiency of buildings and minimize heat island effects of paved surfaces.
- e. Entry feature landscapes should complement the surrounding neighborhood character.
- f. Ornamental and specialty planting are considered appropriate accents to entry features consistent with the rural character of the Plan Area and its surroundings.
- g. Landscaping is encouraged to use native, drought-tolerant plants, that require low maintenance.

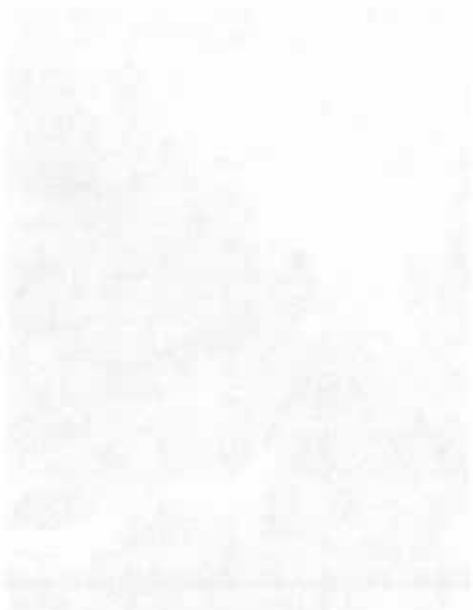
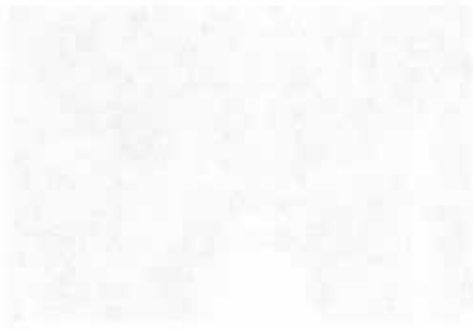


Street trees should be planted at maximum intervals of 30 feet on center



Lush front yard landscaping gives this neighborhood a pleasant pedestrian experience

Chapter 3





4.0 Circulation

4.1 Introduction

Safety and efficiency are priorities for the Plan Area's circulation system. The circulation system is designed to provide an interconnected pattern for motorized and non-motorized travel, and allow convenient access between neighborhood amenities and residential units.

Pedestrian accessibility has been incorporated into the Master Plan circulation system. High speed, through traffic has been minimized, and a safe pedestrian and bicycle system from one neighborhood to the next has been implemented. The circulation pattern utilizes bulb-outs adjacent to the neighborhood parks to reduce the effective crossing distance and help remind drivers of the likely presence of children. The use of bulb-outs, landscaped planting strips, street trees, daylighted cul-de-sacs, linear greens, and other elements contribute to the quality of neighborhoods and reflect the pedestrian oriented qualities of older neighborhoods within Hanford.

The Live Oak Master Plan utilizes a combination of rectilinear and radial grid street patterns that connect neighborhoods within the Plan Area as well as to existing development. The Plan also provides for stub connections that will allow future adjacent development to be integrated with the larger community. The Master Plan promotes greater personal mobility by discouraging the use of typical dead end cul-de-sacs. In their stead, daylighted cul-de-sacs provide connection points to the pedestrian system along major streets.

The Plan Area's circulation system consists of arterials, collectors, local streets, Class II bikeways, sidewalks, and pedestrian paths. The following are goals used in developing the Plan Area's circulation system.

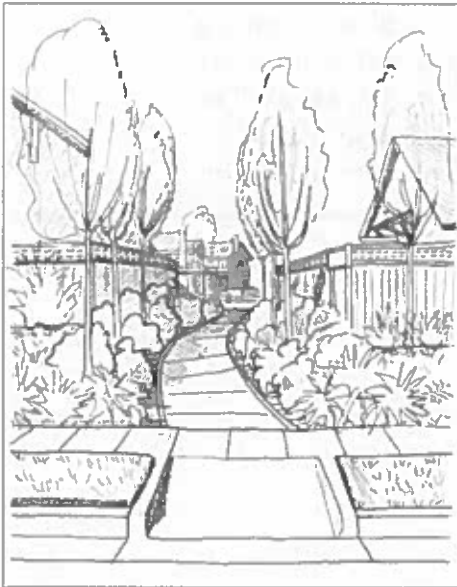


Chapter 4

4.1.1 Circulation Goals

1. Create a pedestrian-friendly community through connectivity of internal streets, the use of sidewalks, and linked pedestrian paths.
2. Maintain a system of external Arterials and Collectors established by the Hanford General Plan and Hanford Public Works Department.
3. Integrate with existing development by connecting to existing neighborhood stub streets and provide stub connections for future development.
4. Enhance neighborhood safety by providing a street pattern that promotes fronting lots onto public parks and discouraging the use of dead end cul-de-sacs.
5. Provide pedestrian and bicycle access along sloughs with paths that connect to neighborhood parks.

4.1.2 Circulation Policies



Landscaping enhances this daylighted cul-de-sac pedestrian connection

- a. All Streets shall be consistent with the Circulation Diagrams in Figures 4.1-4.14.
- b. The City of Hanford Standards and Specifications shall be used for items not covered in the Master Plan.
- c. Cul-de-sacs are strongly encouraged to be daylighted to provide pedestrian and bicycle access. The Community Development Department shall approve the design of all daylighted cul-de-sacs.
- d. Bulb-outs shall be utilized as traffic calming measures at all intersections & streets that abut neighborhood parks within the Plan Area.
- e. All improved public Right-of-Ways shall be dedicated to the City of Hanford. The City shall assume responsibility for maintenance and repair of all street facilities. Property owners shall be responsible for maintaining the park strip adjacent to front or side yards.

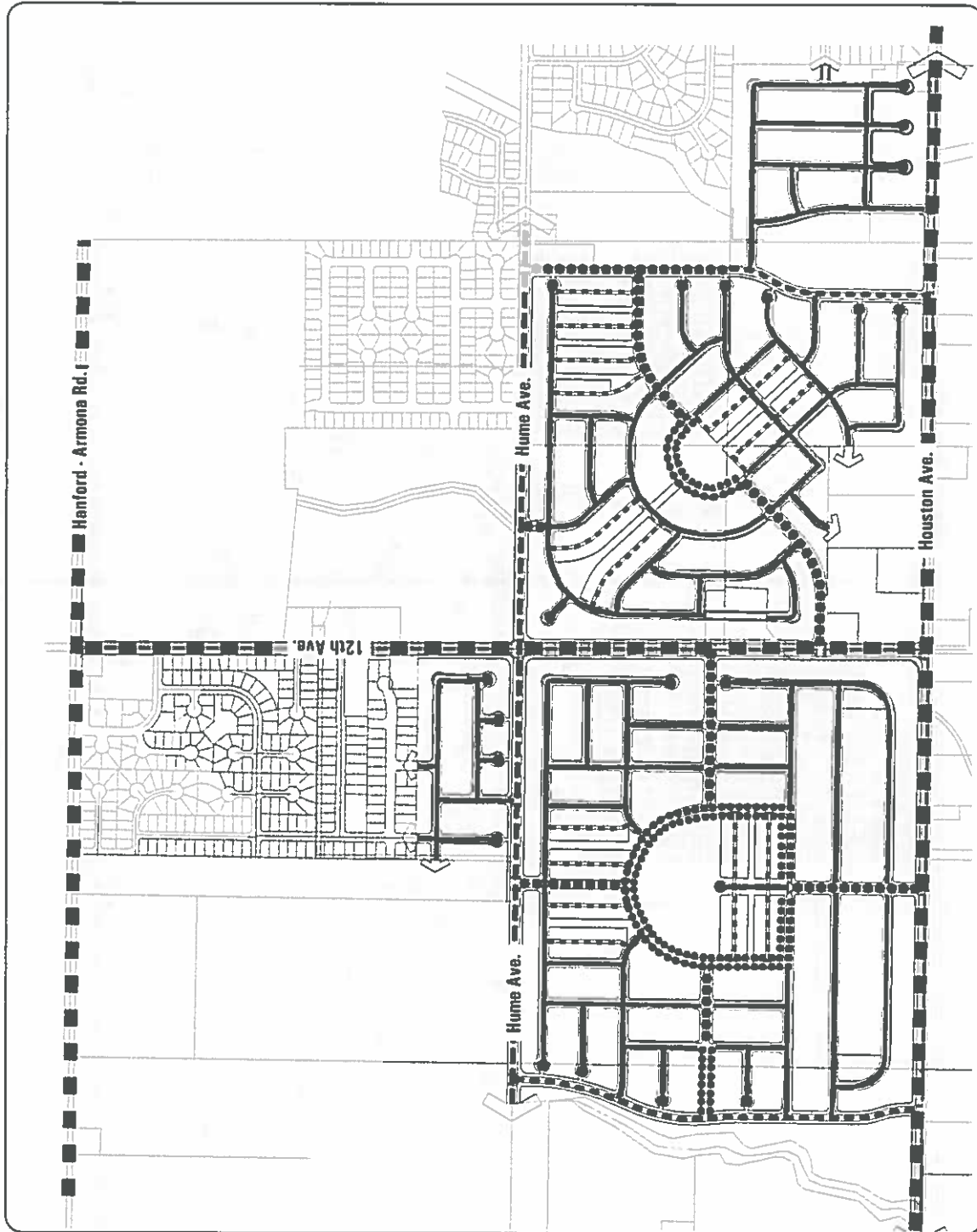


Figure 4-1
Conceptual Circulation Map
Legend

- Arterial
- Major Collector
- - - Minor Collector at slough
- Entry Collector
- Park Collector
- Local Road
- Local Road with cul-de-sac
- Alley (Alley Loaded Streets Removed)



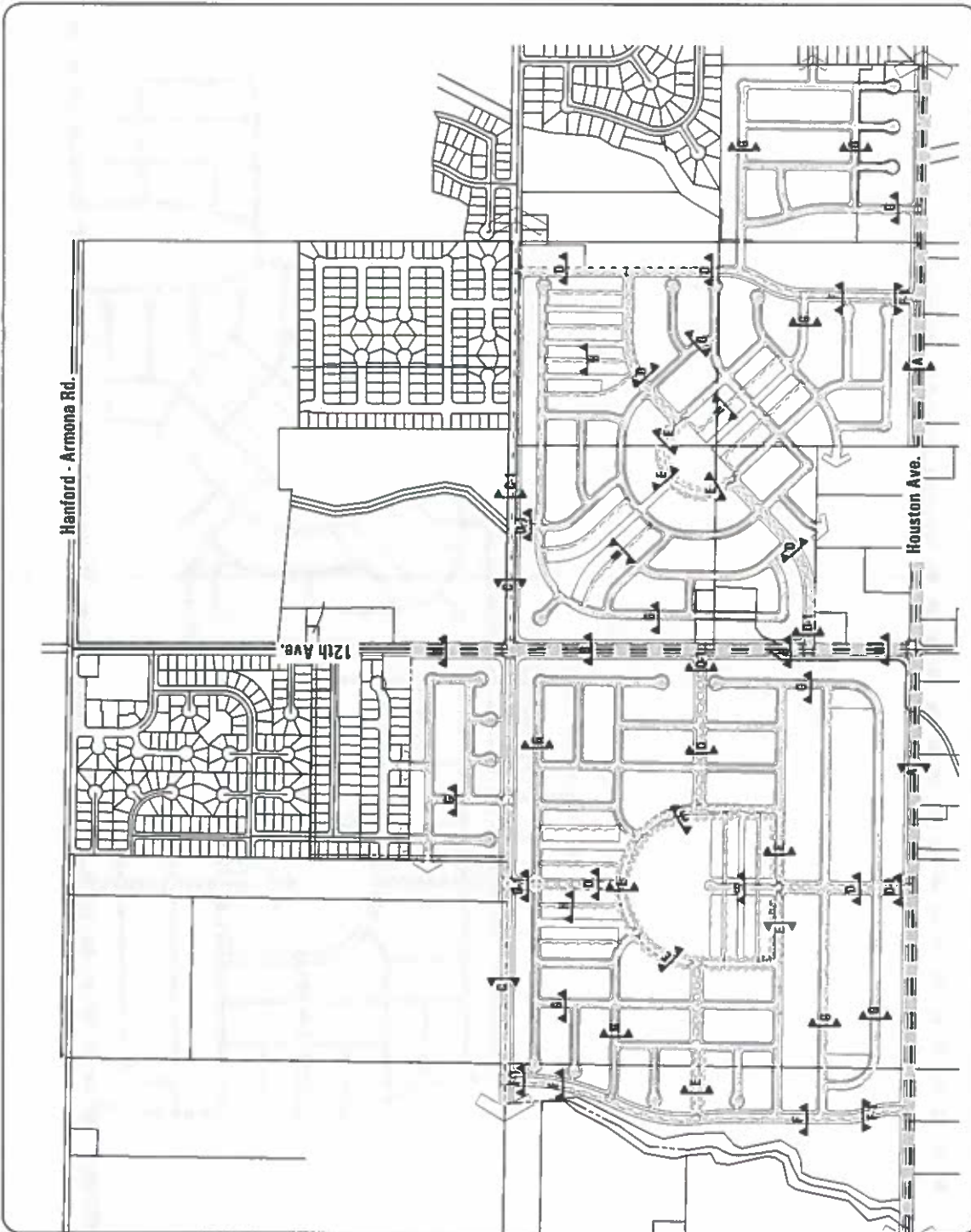
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Conceptual Circulation Map

Figure 4-2
Street Section Location Map
Legend

- Arterial
- ▲▲ Major Collector
- ▲▲ Minor Collector at slough
- ▲▲ Entry Collector
- ▲▲ Park Collector
- ▲▲ Local Road
- ▲▲ Local Road with cul-de-sac
- Alley (Alley Loaded Streets Removed)
- ┌ Section View



Street Section Location Map

Circulation

- f. Pathways should be provided within open space corridors, and located to reduce impacts on the riparian woodland that exists.
- g. Sidewalks with planting strips shall be provided on both sides of the Right-of-Way on all streets within the Plan Area.
- h. Street trees shall be planted at intervals of 30 feet on center, within planting strips.
- i. Landscaping shall be drought-tolerant plant material arranged within planting strips or medians to provide interest to pedestrians as well as automobile traffic.
- j. Landscaping, lighting, special paving surfaces, and entry features shall be maintained by a Landscape and Lighting District, or comparable maintenance district, such as a community facility district.



Increased front yard setbacks along major residential streets should include attractive walking conditions for pedestrians



Paving materials at residential intersections let drivers know they are entering an intersection and adds richness to the streetscape

Chapter 4

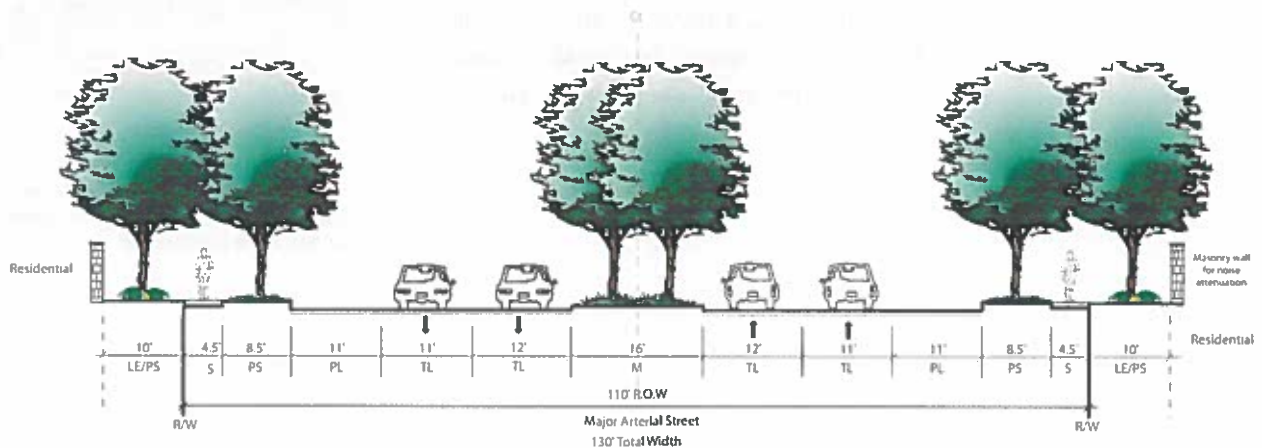
4.2 Arterial Streets

Two Major Arterials are located within the Plan Area: Houston Avenue and 12th Avenue. Vehicular access to these Major Arterials is limited to collectors with through intersections occurring approximately every ½ mile. However, pedestrian access is permitted through the use of daylighted cul-de-sacs. There are two types of arterials within the Plan Area: Major Arterial and Arterial.

4.2.1 Major Arterial Street

Houston Avenue is considered a Major Arterial within the Plan Area. Residential units along Houston Avenue will have a more rural character as specified in Section 3 with the abutting Very Low Density Residential designation. Houston Avenue will transition from an urban to rural character on the western edge and will act as a gateway for the city of Hanford at Lone Oak Slough.

Figure 4.3 Major Arterial



SECTION A

Major Arterial Street

Designation

Right of Way (R/W)	110 Feet
Landscape / Public Utility Easement (LE)	10 Feet outside of Right-of-Way
Median (M)	16 Foot landscaped median
Travel Lane (TL)	12 Feet adjacent median, 11 Feet adjacent curb
Parking Lane (PL)	11 Feet on both side of street
Planting Strip (PS)	8.5 Feet on both side of street
Sidewalk (S)	4.5 Feet on both sides of street

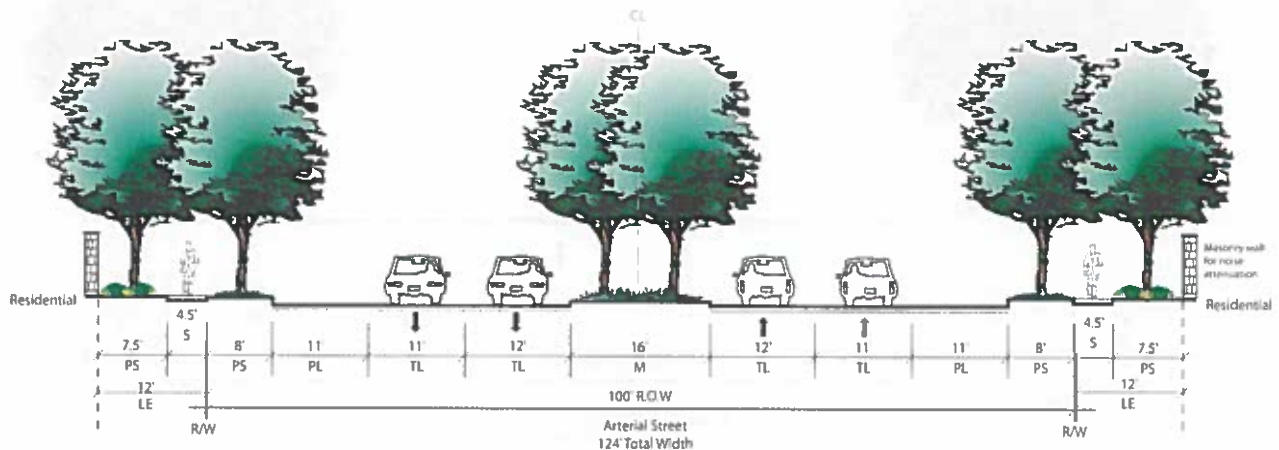


Circulation

4.2.2 Arterial Street

12th Avenue shall be considered an Arterial within the Plan Area. Residential units shall have a wall treatment along 12th Avenue however, pedestrian access through daylighted cul-de-sacs is permitted. The width of the Right-of-Way may increase when streets intersect with 12th Avenue.

Figure 4.4 Arterial Street



SECTION B
Arterial Street

Designation

Right of Way (R/W)	100 Feet
Landscape / Public Utility Easement (LE)	12 Feet outside of Right-of-Way
Median (M)	16 Foot landscaped median
Travel Lane (TL)	12 Feet adjacent median, 11 Feet adjacent curb
Parking Lane (PL)	11 Feet on both sides of street
Planting Strip (PS)	8 Feet adjacent to curb, 7.5 Feet adjacent to residential area
Sidewalk (S)	4.5 Feet on both sides of street

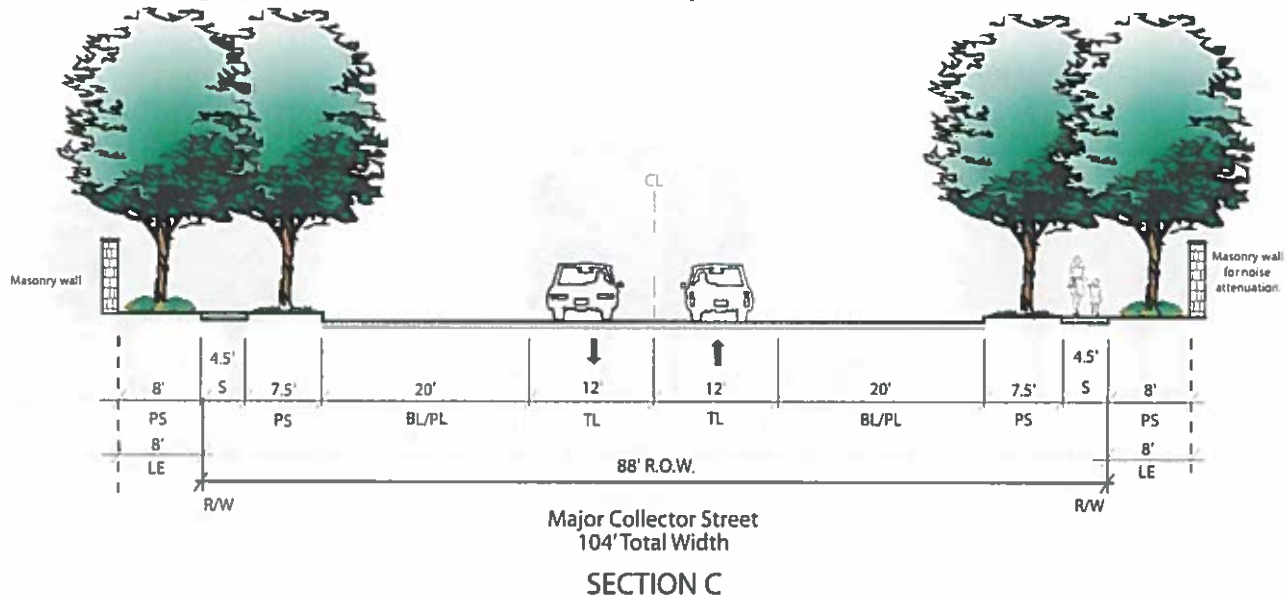


Chapter 4

4.3 Collector Streets

Collector streets serve as connections between local streets and arterials by incorporating turning movements with occasional direct access to parcels, and ideally fall between two arterial streets. The Plan Area is served by one Major Collector, Hume Avenue, and eight future minor collectors that serve as access points to the neighborhoods. The Live Oak Master Plan utilizes three types of Minor Collectors that correspond to specific design features in the Land Use Development Plan: Entry Minor Collector, Park Minor Collector and Open Space Minor Collector. These collectors are designed to highlight the various amenities and features within the Plan Area and incorporate scenic and aesthetic vistas along these collectors.

Figure 4.5 Hume Avenue- West of People's Ditch



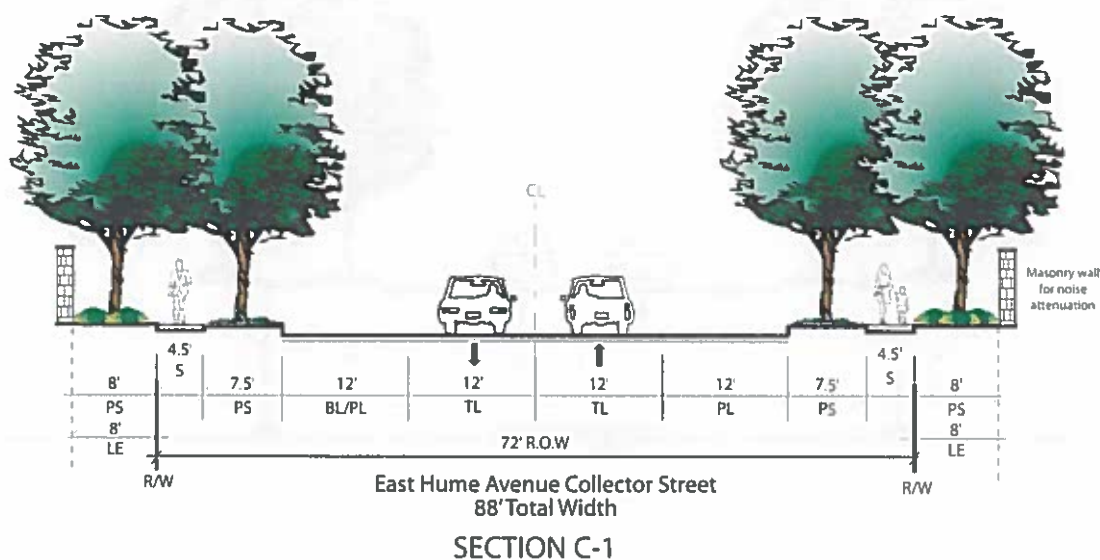
Designation	Major Collector Street
Right of Way (R/W)	88 Feet
Landscape / Public Utility Easement (LE)	8 Feet outside of Right-of-Way (Adjacent to Plan Area)
Travel Lane (TL)	12 Feet in both directions
Parking Lane/ Bike Lane (BL/PL)	20 Foot parking lane on both sides of street
Planting Strip (PS)	7.5 Foot adjacent to curb, 8 feet adjacent to residential area
Sidewalk (S)	4.5 Foot Sidewalk on both sides of street



4.3.1 Major Collector-Street

Hume Avenue functions as the major east-west collector within the Plan Area. Access will be limited along Hume Avenue to Minor Collectors and daylighted cul-de-sacs to allow for pedestrian access to adjacent neighborhoods from the sidewalk. There are two street sections for Hume Avenue. A 68-foot Right-of-Way east of People's Ditch, and an 84-foot Right-of-Way west of People's Ditch. This smaller Right-of-Way is provided to better connect with the existing infrastructure and residential neighborhood just east of the Plan Area along Hume Avenue.

Figure 4.6 Hume Avenue- East of People's Ditch



Designation	Major Collector Road
Right of Way (R/W)	72 Feet
Landscape / Public Utility Easement (LE)	8 Feet outside of Right-of-Way
Travel Lane (TL)	12 Feet in both directions
Parking Lane/ Bike Lane (BL/PL)	12 Foot parking lane on both sides of street
Planting Strip (PS)	7.5 Foot adjacent to curb, 8 Feet adjacent to residential area
Sidewalk (S)	4.5 Foot Sidewalk on both sides of street

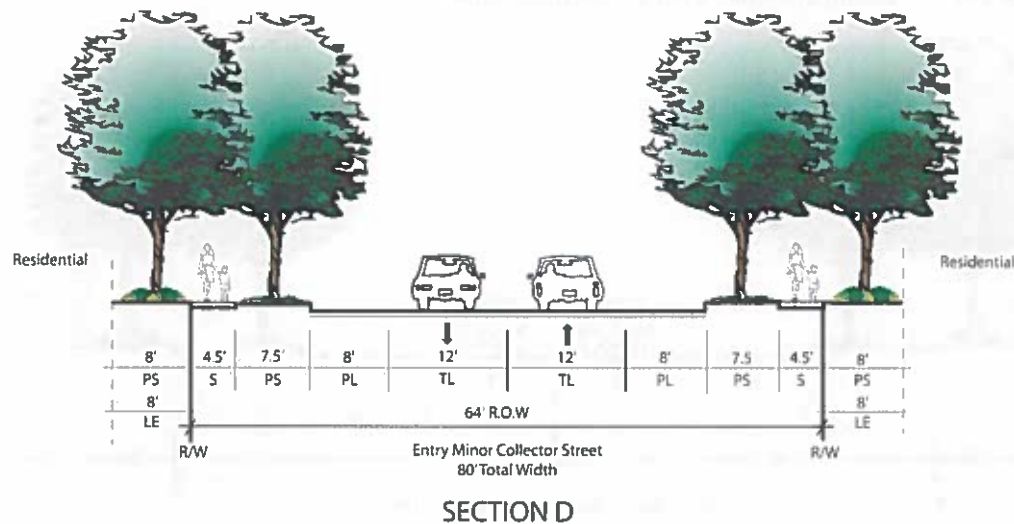


Chapter 4

4.3.2 Entry Minor Collector Street

The Entry Minor Collector provides neighborhood access from a Major Collector (Hume Avenue) or Arterial. These collectors direct traffic to local streets within residential neighborhoods. The Entry Minor Collector features a double row of planting strips on both sides of the Right-of-Way and 4.5-foot sidewalks between both planting strips. Streets carrying the Minor Entry Collector Street designation are indicated by "D" in Figure 4.2.

Figure 4.7 Entry Minor Collector Street



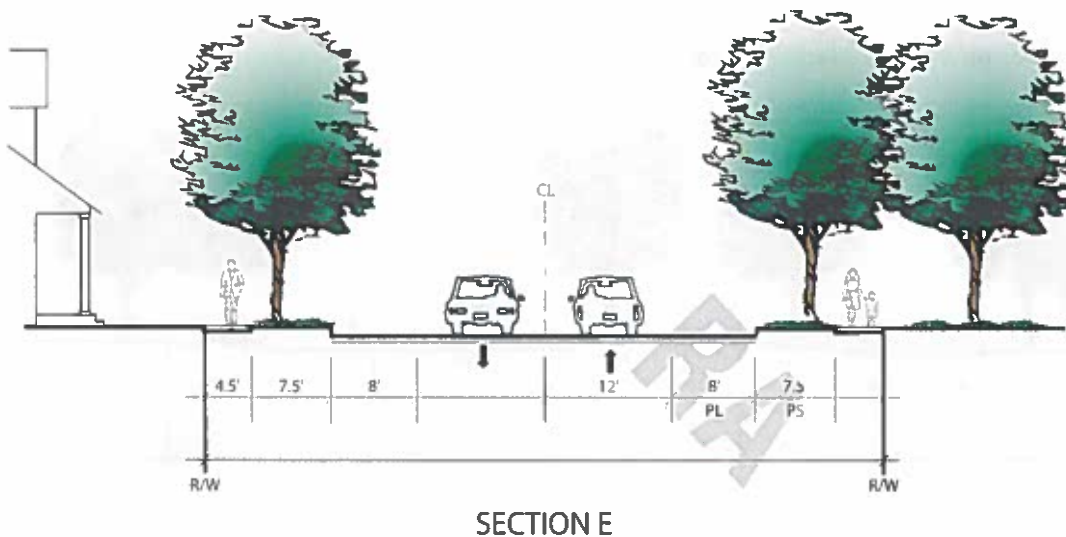
Designation	Entry Minor Collector Street
Right of Way (R/W)	64 Feet
Landscape / Public Utility Easement (LE)	8 Foot outside of the Right-of-Way
Travel Lane (TL)	12 Foot travel lanes in both directions
Parking Lane (PL)	8 Foot parking lane on both sides of street
Planting Strip (PS)	7.5 Feet adjacent to curb 8 Feet adjacent to residential area
Sidewalk (S)	4.5 Foot on both sides of street

Circulation

4.3.3 Park Minor Collector Street

Minor Collector streets adjacent to Neighborhood Parks are designed to create a park like atmosphere along the public Right-of-Way. Travel lanes remain the same as other minor collectors; on-street parking is permitted, and residential units are encouraged to front onto these streets.

Figure 4.8 Park Minor Collector Street



Designation	Park Minor Collector Street
Right of Way (R/W)	64 Feet
Travel Lane (TL)	12 Feet both directions
Parking Lane (PL)	8 Foot Parking Lane on both sides of street
Planting Strip (PS)	7.5 Feet on both sides of street
Sidewalk (S)	4.5 Feet on both sides of street

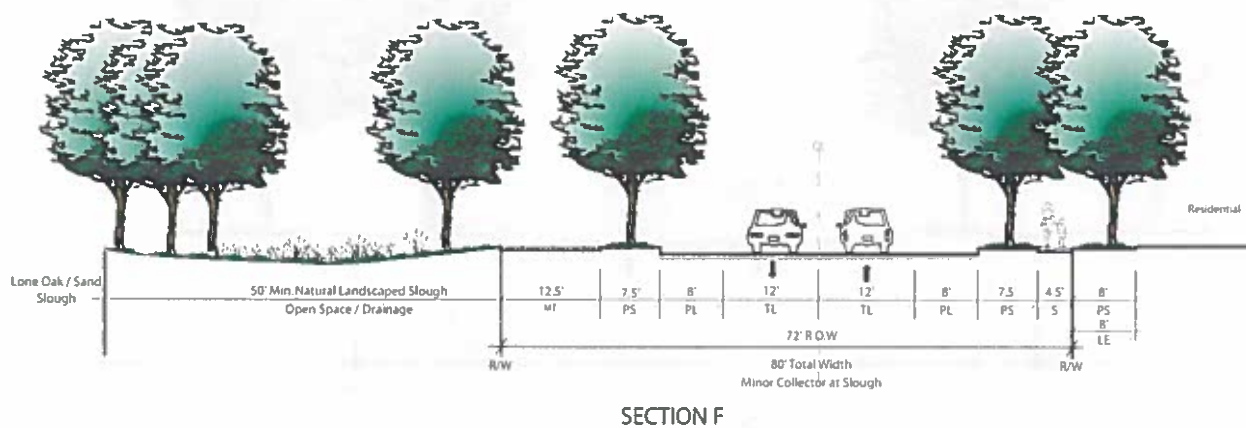


Chapter 4

4.3.4 Minor Collectors Abutting Open Space

Adjacent to the open space and sloughs, the Slough Minor Collector includes a 72-foot Right-of-Way that contains a 6.5-foot meandering pedestrian path abutting the open space/drainage corridor. Residential units side an 8-foot planting strip and a 4.5-foot sidewalk along the Slough Minor Collector. On-street parking is permitted on both sides of the Right-of-Way.

Figure 4.9 Slough Minor Collector Street



Designation

Minor Collector Street

Right of Way (R/W)

72 Feet

Travel Lane (TL)

12 Feet both directions

Parking Lane (PL)

8 Foot parking lane on both sides of Right-of-Way

Planting Strip (PS)

7.5 Feet adjacent to curb, 8 Feet adjacent to residential area

Sidewalk (S)

4.5 Foot adjacent to residential

Meandering Trail (MT)

12.5 Feet minimum adjacent to open space

Landscaped /

8 Feet outside of Right-of-Way

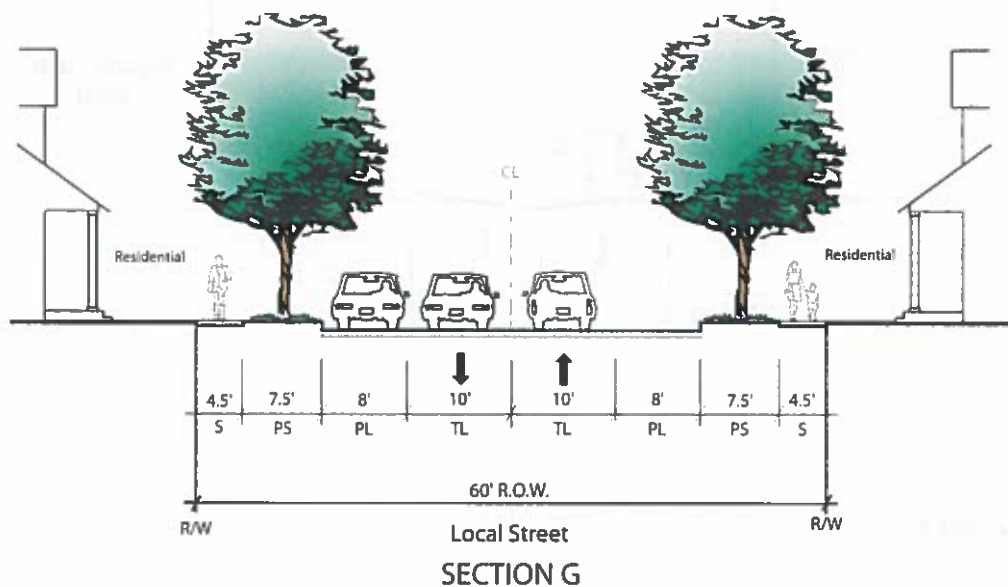
Public Utility Easement (LE)



4.4 Local Street

Local streets comprise the bulk of the circulation. These streets provide access to individual lots and form the internal circulation system of the neighborhoods. The layout and connectivity of local streets within the Master Plan Area is designed to feel open while providing safety and accessibility for the pedestrian and motorist. Local streets include 10-foot travel lanes in each direction and permit on-street parking. To create a more pedestrian-friendly environment, planting strips are located on both sides of the Right-of-Way to provide shade and aesthetic value.

Figure 4.10 Local Street



Designation

Local Street

Right of Way (R/W)

60 Feet

Travel Lane (TL)

10 Feet both directions

Parking Lane (PL)

8 Foot Parking Lane on Both sides of Right-of-Way

Planting Strip (PS)

7.5 Foot Planting Strip on both sides of Right-of-Way

Sidewalk (S)

4.5 foot Sidewalk on both sides of Right-of-Way

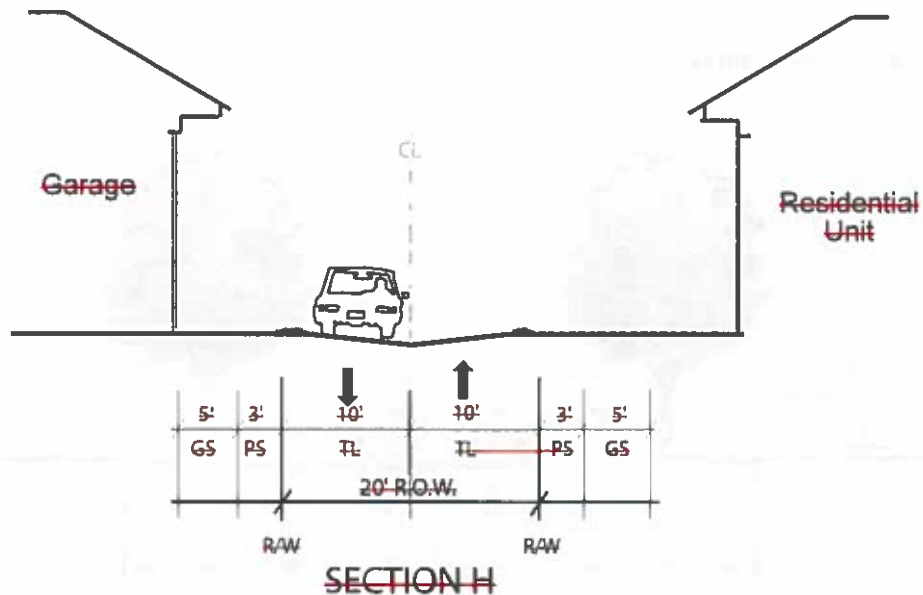


Chapter 4

4.5 Alleyways

Alleyways provide access to residential garages located in the rear of a lot. Alleyways are located near neighborhood parks and pocket parks to prevent unnecessary congestion where a higher level of activity may occur. Alleyways shall be designed as livable spaces through the incorporation of landscaping, setbacks, and decorative fencing. A five-foot setback shall be provided for driveway access adjacent to a garage. Alleyways are also encouraged in other areas where vehicular access is limited or constrained along frontages.

Figure 4.11 Alleyways



Designation	Alleyway
Right of Way (R/W)	20 Feet
Travel Lane (TL)	10 Feet both directions
Planting Strip (PS)	3 Feet on both sides of Right of Way
Garage Setback (GS)	5 Feet from the edge of the Right of Way

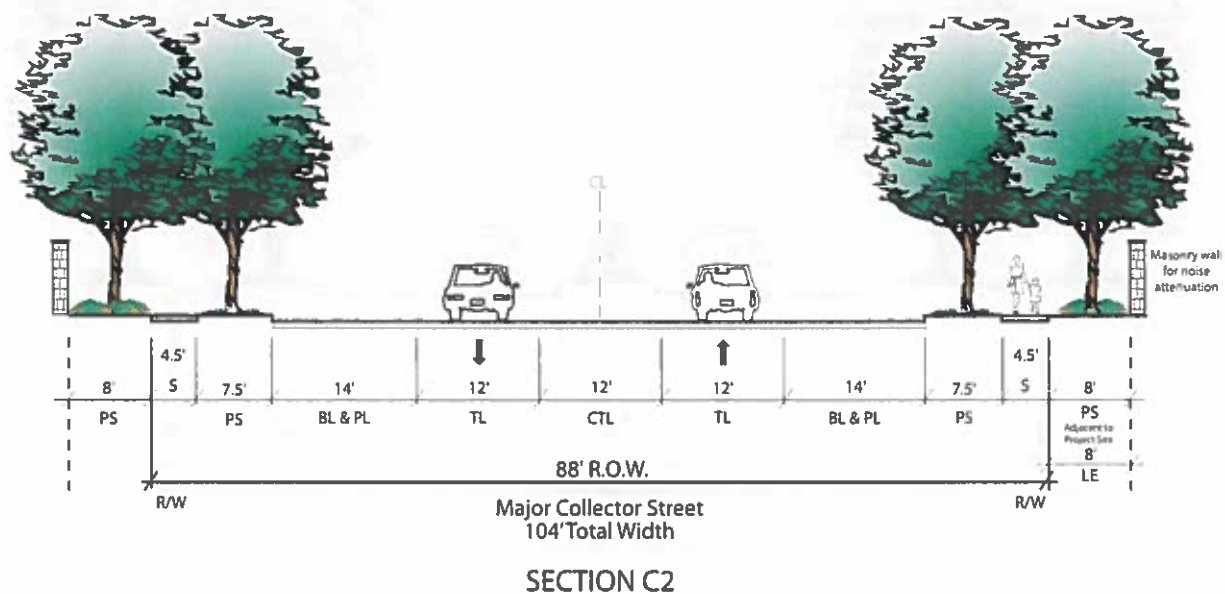
4.6 Alternative Street Striping

Some intersections or stretches may utilize alternative street striping approved by the Hanford Department of Public Works. These alternatives shall be used at the discretion of the Public Works Director, and only in specified locations and situations.

4.6.1 Hume Avenue at 12th Avenue Intersection

Figure 4.12 identifies the street section that shall be completed along the Hume Avenue and 12th Avenue intersection, providing a center turn lane absent from Hume Avenue street sections shown above.

Figure 4.12 Hume Avenue at 12th Avenue Intersection



Designation	Major Collector Street
Right of Way (R/W)	88 Feet
Travel Lane (TL)	12 Feet both directions
Center Turn Lane (CTL)	12 Feet between travel lanes
Parking Lane Bicycle Lane (PL/BL)	14 Foot parking lane on both sides of Right of Way
Planting Strip (PS)	7.5 Feet adjacent to curb, 8 Feet adjacent to Residential
Sidewalk (S)	4.5 Foot adjacent to residential
Landscape / Public Utility Easement (LE)	8 Feet outside of Right of Way

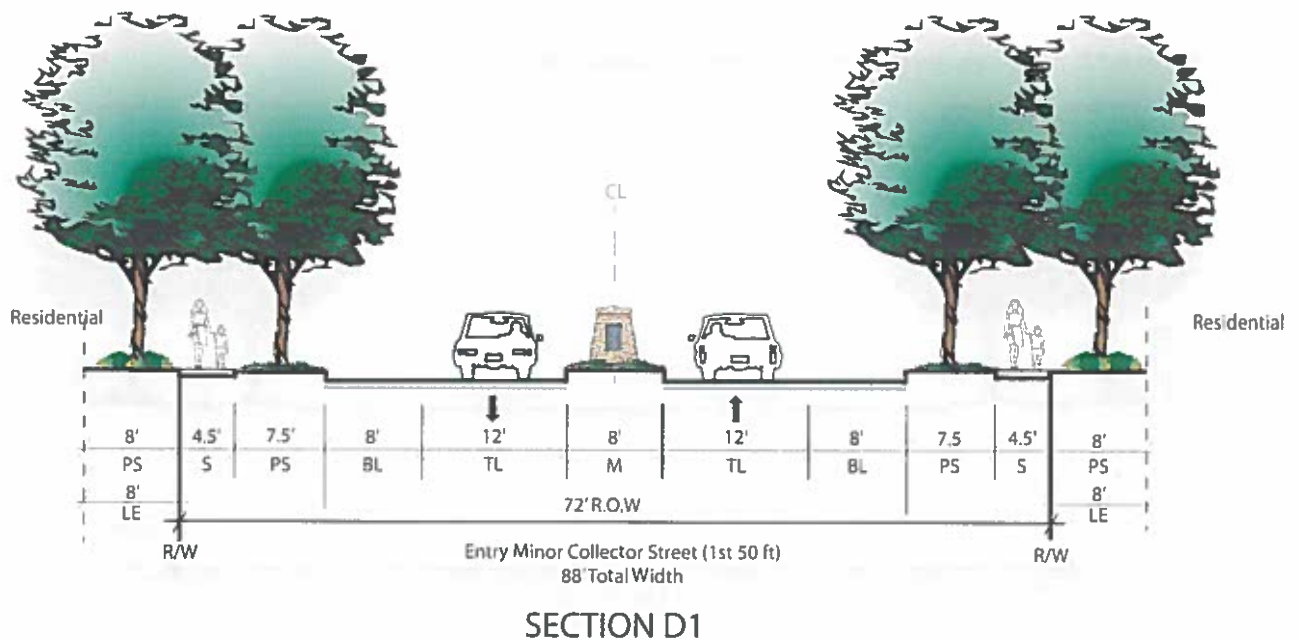


Chapter 4

4.6.2 Entry Minor Collector Street at Intersection

Roads designated "Minor Collector Entrance Street" shall use the following street section at the first 50 feet from a Major Arterial, Arterial, or Major Collector.

Figure 4.13 Entry Minor Collector Street at Intersection (First 50')



Designation

Entry Minor Collector Street at Intersection

Right of Way (R/W)

72 Feet

Travel Lane (TL)

12 Feet in both directions

Bicycle Lane (BL)

8 Feet on both sides of Right-of-Way

Planting Strip (PS)

7.5 Feet adjacent to curb, 8 Feet adjacent to sidewalk

Sidewalk (S)

4.5 Foot on both sides of Right-of-Way

Median (M)

8 Foot Median

Landscape / Public Utility Easement (LE)

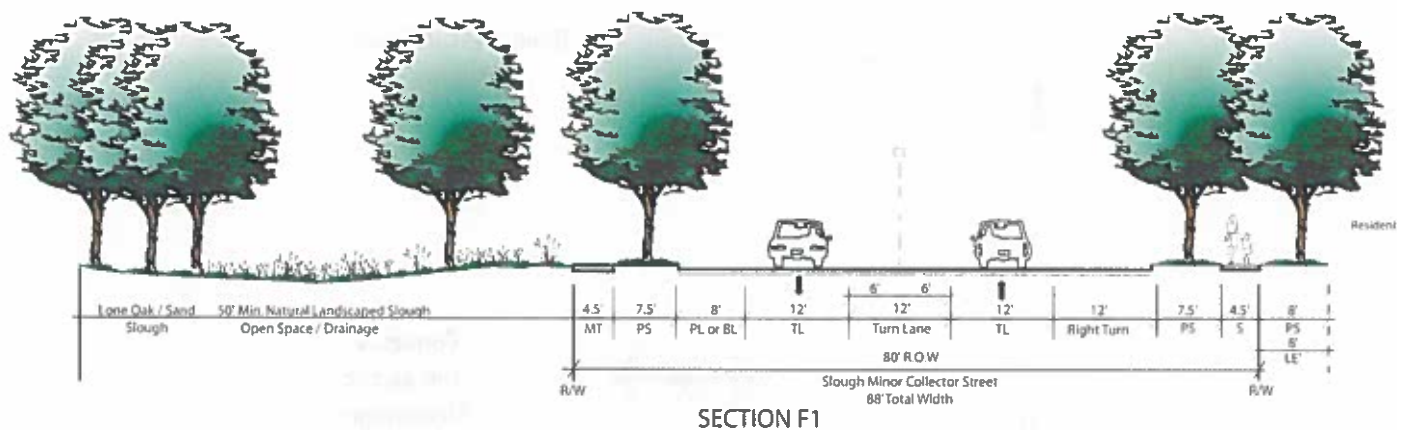
8 Feet on both sides of the street



4.6.3 Slough Minor Collector Street at Intersection

Roads designated “Minor Collectors” at sloughs approaching intersections shall use this street section. The appropriate location for transition of street sections shall be determined by the Hanford Public Works Department.

Figure 4.14 Slough Minor Collector at Intersection



Designation

Slough Minor Collector Street at Intersection

Right of Way (R/W)

80 Feet

Travel Lane (TL)

12 Feet in both directions

Parking Lane-Bicycle Lane (BL)

8 Feet adjacent to Slough

Planting Strip (PS)

7.5 Feet adjacent to curb

Sidewalk (S)

4.5 Feet adjacent to residential

Landscape / Public Utility Easement (LE)

8 Feet adjacent to residential

Turn Lane

12 Feet between travel lanes, 12 Feet adjacent to residential

Meandering Trail (MT)

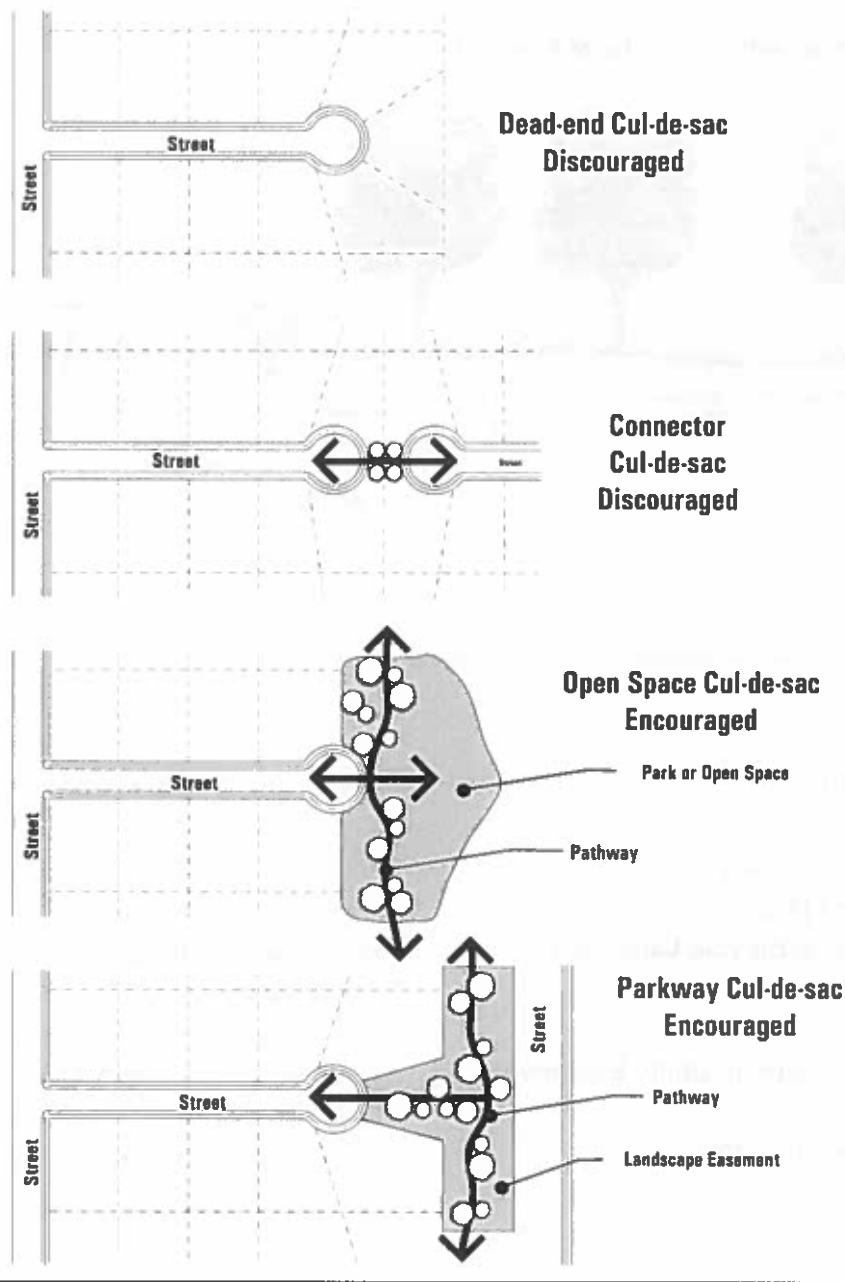
4.5 Feet minimum adjacent to open space



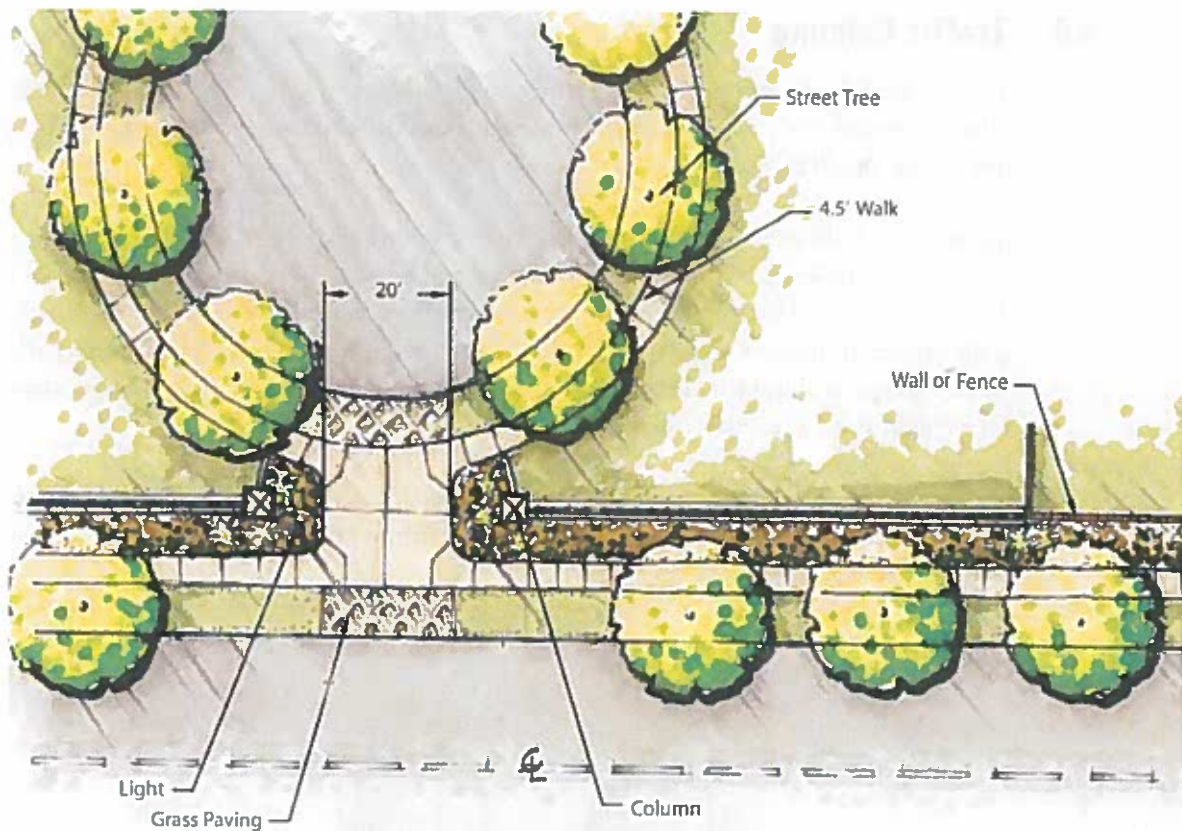
Chapter 4

4.7 Cul-de-sacs

Conventional subdivision design utilizes the cul-de-sac to gain lot premiums and provide privacy for residents. However, cul-de-sacs strongly impede mobility within a neighborhood, relegating pedestrians and traffic to a few streets. Day-lighted cul-de-sacs provide pedestrian and bicycle access to amenities such as open spaces and parks, while restricting automobile access and reducing vehicle emissions from unnecessary vehicle trips. The use of conventional cul-de-sacs should be limited throughout the Plan Area. In situations where major streets with walls adjoin residential areas, day-lighted cul-de-sacs should be used to create wall openings with pathway connections. The use of dead-end cul-de-sacs is strongly discouraged.



Circulation



Daylighted cul-de-sac detail



Daylighted cul-de-sac perspective drawing

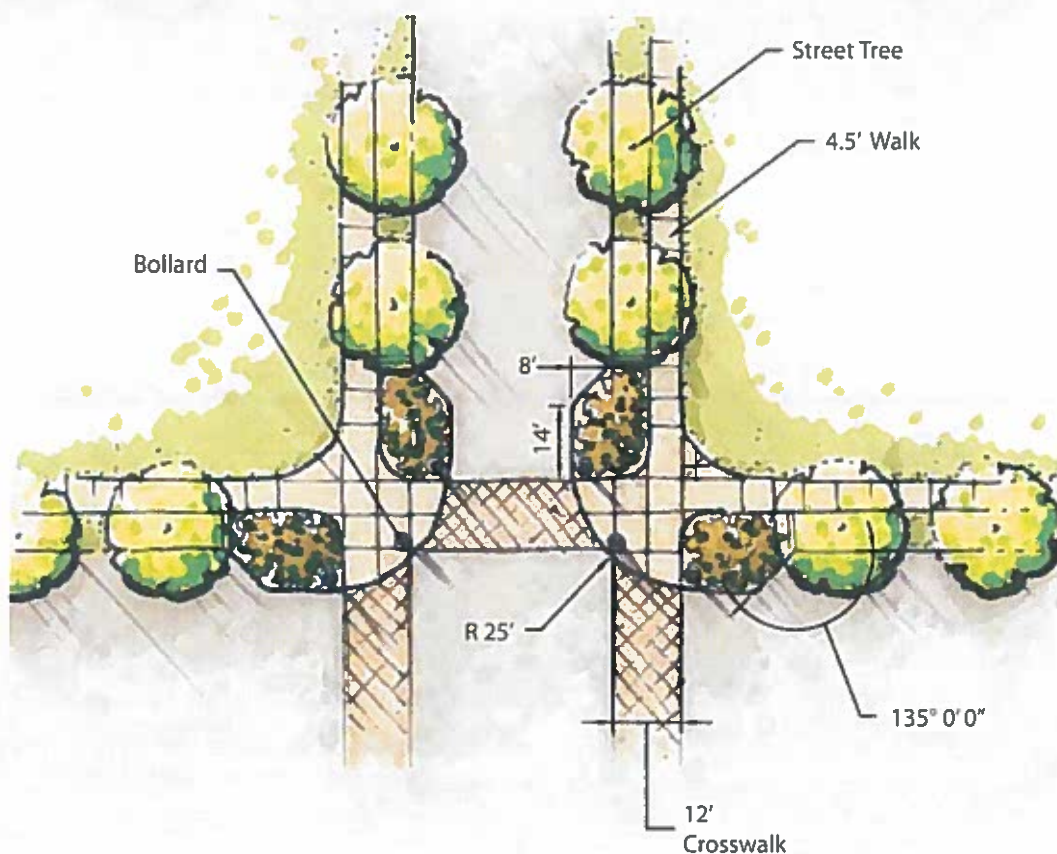
Chapter 4

4.8 Traffic Calming

Traffic calming is important to creating a safe and enjoyable neighborhood. Traffic calming devices can control traffic volumes and speeds to promote a safe neighborhood feel within the Plan Area.

Intersection bulb-outs reduce the paved surface width of a street at an intersection to serve two purposes: control traffic movements and provide safer pedestrian crossings as driving speeds tend to decrease as a street narrows. Intersection bulb-outs are encouraged at all intersections near open spaces, and are required adjacent to neighborhood parks. These bulb-outs should include special paving and landscaping that does not decrease driver sight lines at intersections.

To provide greater pedestrian safety, the Live Oak Master Plan has reduced paving on both collector as well as local streets, narrowing curb to curb widths from 48 feet to 40 feet, and 40 feet to 36 feet, respectively.

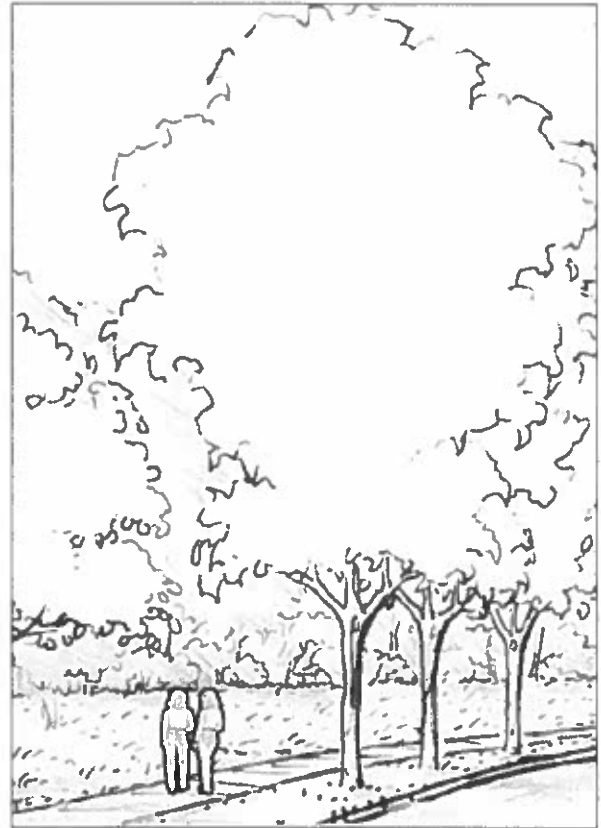


Example of bulb-outs

4.9 Pedestrian / Bicycle Circulation

Providing pedestrian and bicycle circulation is a priority of the Live Oak Master Plan. The land use pattern and circulation system incorporates safe, efficient routes for pedestrians and bicyclists between public amenities, such as parks and open space. Pedestrian and bicycle routes include sidewalks, bicycle lanes, and pedestrian / bicycle trails. All streets within the Plan Area contain sidewalks on both sides of the street edge. All sidewalks shall be a minimum 4.5 feet unless otherwise noted in street sections. Collector and Arterial streets contain bike lanes that serve a dual use with parking lanes.

The edge of Sand Slough and the Lone Oak Slough are utilized for Class I paths. These paths run the lengths of the sloughs and shall be paved and connected to the neighborhoods through the use of day-lighted cul-de-sacs or side lots. Both paths begin at Hume Avenue and terminate at Houston Avenue. These paths should be readily accessible to pedestrians and bicyclists.

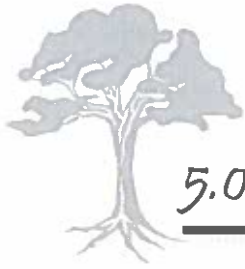


Perspective view of the pedestrian trail at Lone Oak Slough

4.10 Public Transportation

There are public transportation opportunities within the Plan Area. Currently, transit service is provided by Kings Area Rural Transit (KART). KART currently has one bus stop within the Plan Area located at 12th Avenue at Hume Avenue. Future transit stops such as one at the proposed neighborhood commercial center should be examined for possible inclusion in the fixed route system. Any transit stops located within the Plan Area shall include climate protection structures, lighting and seating areas. Adequate Right-of-Way providing access to the circulation system should also be allocated.

Chapter 4



5.0 Parks & Recreation

5.1 Introduction

The Live Oak Master Plan provides a variety of active and passive recreational opportunities for residents within and outside of the Plan Area. The Plan provides ~~three~~ neighborhood parks interconnected via linear greens and a series of sidewalks leading to open space trails. The parks create a central focal point within neighborhoods.

Three areas of open space totaling 31.6 acres are located along Lone Oak and Sand Sloughs, and adjacent to the west side of 12th Avenue along the Minor Park Collector. The sloughs are riparian woodland areas that should be enhanced by removal of debris and buffered from development. The edges of Lone Oak and Sand Sloughs can also provide trails for pedestrians and bicyclists.

The Hanford General Plan requires a dedication of 1.5 acres of neighborhood and 2.0 acres of community parkland per 1,000 residents. The Live Oak Master Plan exceeds this requirement with 21.0 acres of neighborhood parkland, providing above 3.0 acres per 1,000 residents.

~~Additionally, the following amenities should be included in Neighborhood Parks: 3 play areas and equipment for children 2-5 and 6-12 years of age, basketball courts, volleyball courts, horseshoe pits and covered picnic areas.~~

Requirements for community parkland will be met through payment of in-lieu fees ~~toward the construction of Community Park facilities.~~

Table 3.1 includes a summary of the total park (including linear and pocket parks) and open space acreage provided within the Plan Area. Figure 5.1 illustrates the conceptual locations of parks, open space, and parkways that parallel Entry Collectors.

The overall vision of the Live Oak Master Plan is accomplished through the following goals.



Chapter 5

5.1.1 Parks and Recreation Goals

1. Utilize neighborhood parks as neighborhood focal points.
2. Establish pedestrian connections within the Plan Area providing non-motorized access to neighborhood parks.
3. Provide linear and pocket parks within neighborhoods that are not within a quarter-mile walking distance to neighborhood parks.
4. Preserve and enhance the riparian woodland areas that exist along the remnant sloughs within the Plan Area.

5.1.2 Parks and Recreation Policies

- a. Parks and open space shall be located within the general area shown in Figure 5.1.
- b. Neighborhood parkland shall exceed the City's General Plan requirements. Parks may be developed in stages as each phase builds out, in coordination with City staff.
- c. All parks and trails developed within the Plan Area shall follow the guidelines and standards set forth in this section.
- d. Neighborhood Parks shall accommodate a variety of active, semi-active, and passive recreational features that meet the needs of all ages, abilities, and interests.
- e. Parks shall be located at prominent sites to provide focal points and landmarks for the residential neighborhoods.
- f. Parks shall be located to maximize access and visibility. Orientation of structures adjacent to parks should promote the "eyes on the park" effect.
- g. All parks shall be connected to neighborhoods through sidewalks or paths.
- h. All park, safety, and maintenance standards shall comply with City and Americans with Disabilities Act standards.



**Figure 5-1
Open Space Diagram**

Legend

-  Park / Linear Park / Pocket Park
-  Open Space
-  Enhanced Landscape Edge



0 200 400 600 800

 **Live Oak**
master plan

Open Space Diagram

Figure 5-1
Open Space Diagram

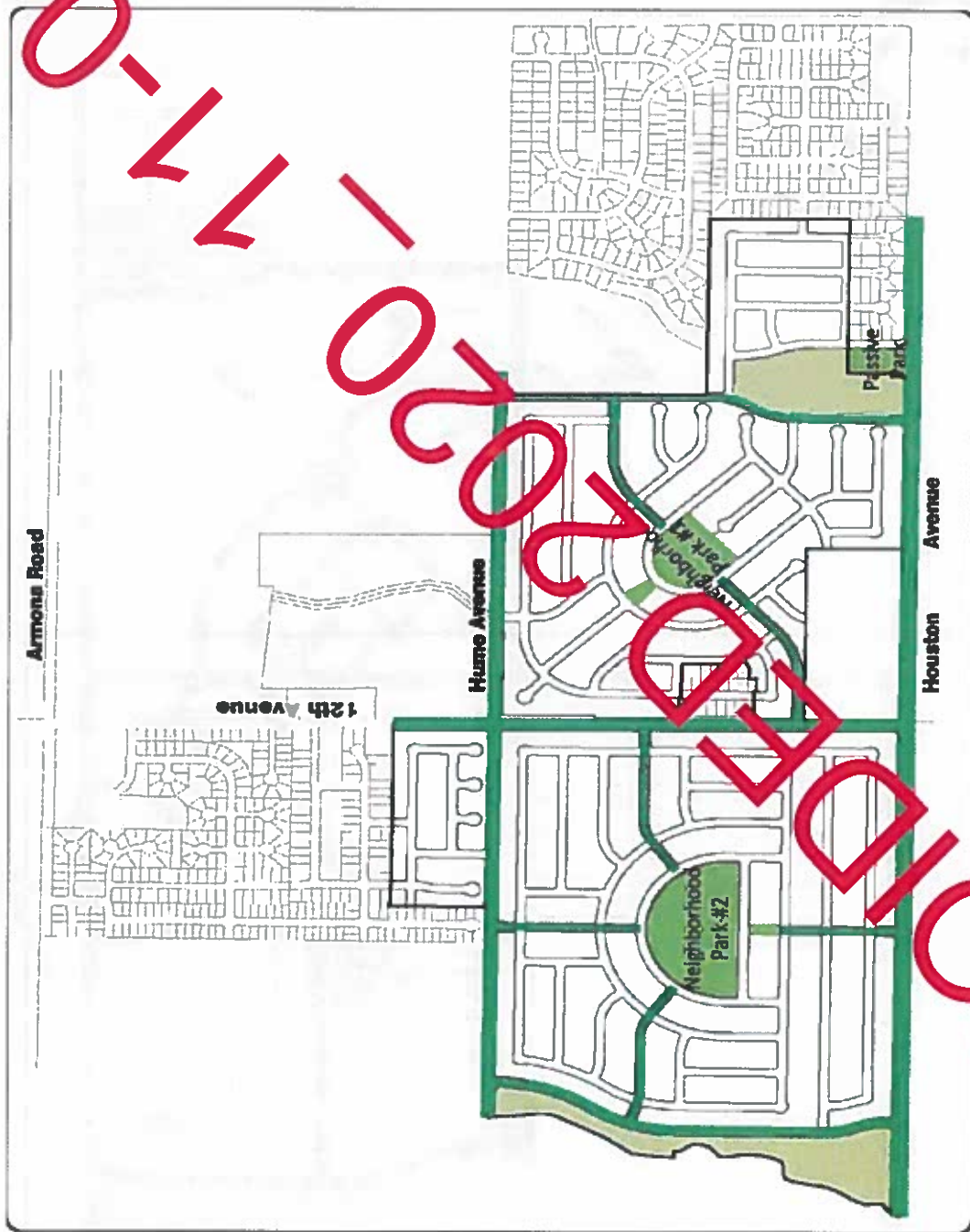
Legend

- Park / Linear Park / Pocket Park
- Open Space
- Enhanced Landscape Edge



Live Oak
master plan

5-3

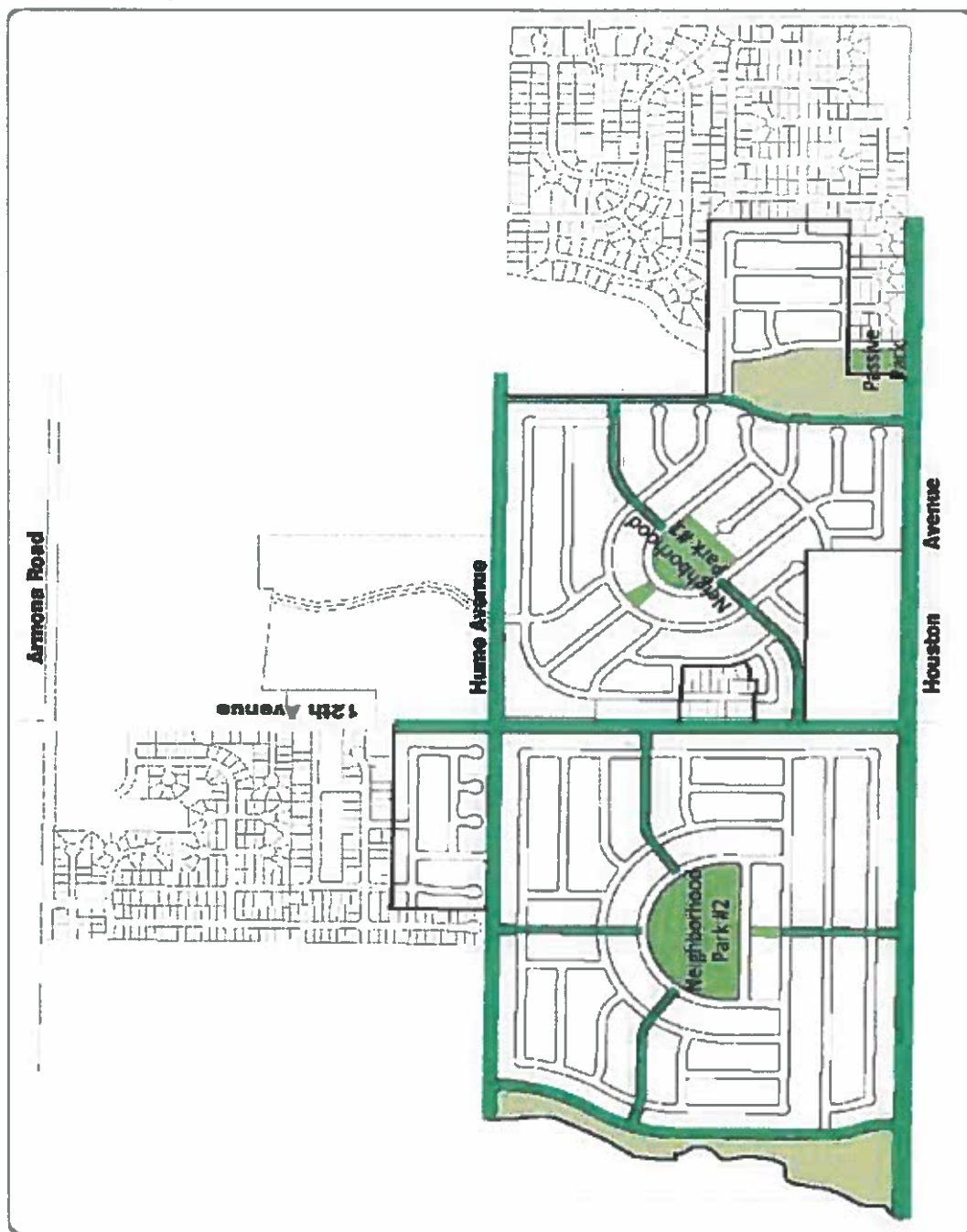


Open Space Diagram

Figure 5-1
Open Space Diagram

Legend

-  Park / Linear Park / Pocket Park
-  Open Space
-  Enhanced Landscape Edge



Open Space Diagram

Live Oak
master plan

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Chapter 5

Parks & Recreation

- i. All parks and open space improvements shall be designed by a licensed landscape architect, as required by state law.
- j. Parks are strongly encouraged to be designed and landscaped for easy maintenance, water efficiency, shade, and accommodation of recreational uses.
- k. Off-street parking within neighborhood parks, if provided, shall be minimized. Off-street parking within pocket parks is prohibited.
- l. Site furniture and structures shall be selected based on durability, vandalism resistance, and long term maintenance. These structures are to be consistent with the neighborhood character within the Plan Area.
- m. When necessary, any neighborhood park that has storm water storage capability shall not have a slope greater than 8:1.
- n. Appropriate landscaping shall be provided within landscape easements located adjacent to new residential development along major streets. Shade trees should be planted within this easement every 30 feet on center.
- o. Appropriate landscaping shall be provided within planting strips along public Right-of-Ways. Street trees shall be planted within these planting strips every 30 feet on center.
- p. Public utilities shall be located within easements outside of the Right-of-Way. All utilities shall be placed underground.
- q. There shall be a minimum 50' setback from the edge of Lone Oak and Sand Sloughs to the curb of the adjoining street.



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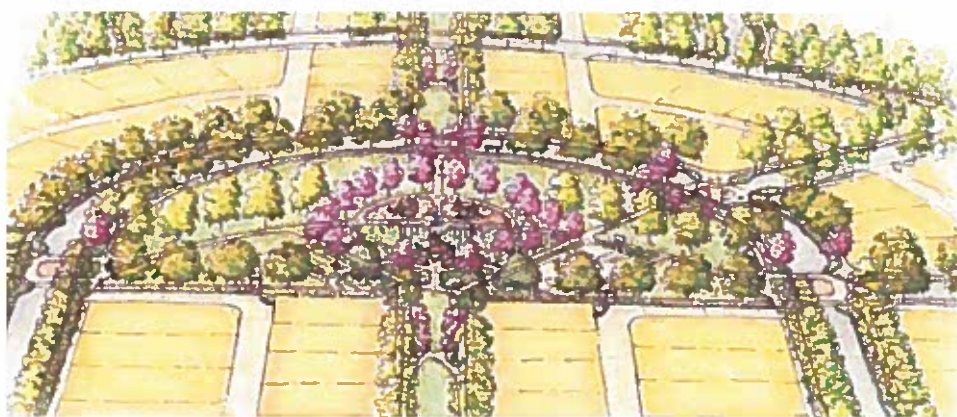
5.2 Neighborhood Parks

There are ~~three~~ neighborhood parks within the Plan Area. These parks are located on the east and west sides of 12th Avenue and just south of Hume Avenue. All neighborhood parks are accessible by streets and linear parks. The neighborhood parks, intended to be focal points with active recreational areas, will service new residents as well as existing neighborhoods.

Neighborhood Park #1 (refer to Figure 5.1) is approximately 2.6 gross acres, with centralized access to the eastern half of the Plan Area. The park is connected to residents through sidewalks and linear parks emanating from the northwest and southeast. Passive recreational amenities such as a tot lot, turf play areas, and picnicking facilities are envisioned. A local street, which terminates at the linear park, enables pedestrian access to the open space path located along Sand Slough and the neighborhoods across from Sand Slough.

~~Neighborhood Park #2 (refer to Figure 5.1) is approximately 2.0 gross acres in size, just south of Hume Avenue in the eastern half of the Plan Area. The Park site is connected to Neighborhood Park #1 through a linear park and a series of sidewalks that provide access to neighborhoods not directly adjacent to the linear park. The park will provide passive recreation and include such amenities as play areas, horse shoes, turf play areas and picnicking facilities.~~

Neighborhood Park #3 (refer to Figure 5.1) is approximately 9.6 gross acres, centrally located between Hume Avenue and Houston Avenue in the western portion of the Plan Area. The largest of the three neighborhood parks, it is envisioned to contain large turf areas for active recreation, surface courts, picnicking, seating facilities, tot lots, and pedestrian paths for passive recreation. Neighborhoods connect to the park through a



Birds eye view from the south of the neighborhood park west of 12th Avenue

Parks & Recreation

series of sidewalks and multiple linear parks. Connections to Lone Oak Slough open space trails are provide via park / entry collectors west of Neighborhood Park #3.

A 2.0 acre passive park will be provided on the southeastern corner of Sand Slough, where the riparian woodland area will be especially enhanced with recreational opportunities, such as an open field, a trail, and / or park benches.

5.2.1 Neighborhood Park Standards

The following neighborhood park standards are required in the development of each neighborhood park.

- a. Parks shall be centrally located within a neighborhood.
- b. A neighborhood park should be fronted on all sides by streets, linear parks, or residential units. Residential units may side on to a neighborhood park if directly adjacent to a linear park.
- c. Separate play areas and equipment for children 2-5 years of age and children 6-12 years of age shall be provided.
- d. Seating areas shall be adjacent to play areas; individual and small group picnic areas shall be equipped with tables and individual barbecues.
- e. Multi-purpose courts shall be provided for various activities.
- f. Trees and structures shall provide shade as appropriate in play areas, picnic areas, and seating areas.
- g. Links to neighborhoods by pedestrian paths, or sidewalks shall be implemented.



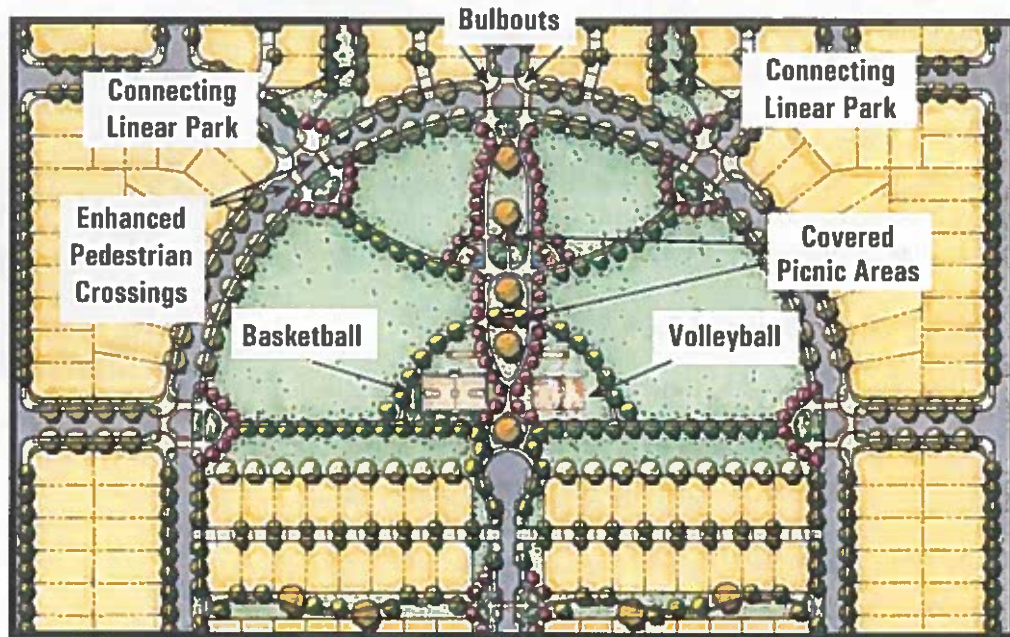
Fronting units onto the park not only provide a nice view, but also create an "eyes on the park" effect, providing greater safety



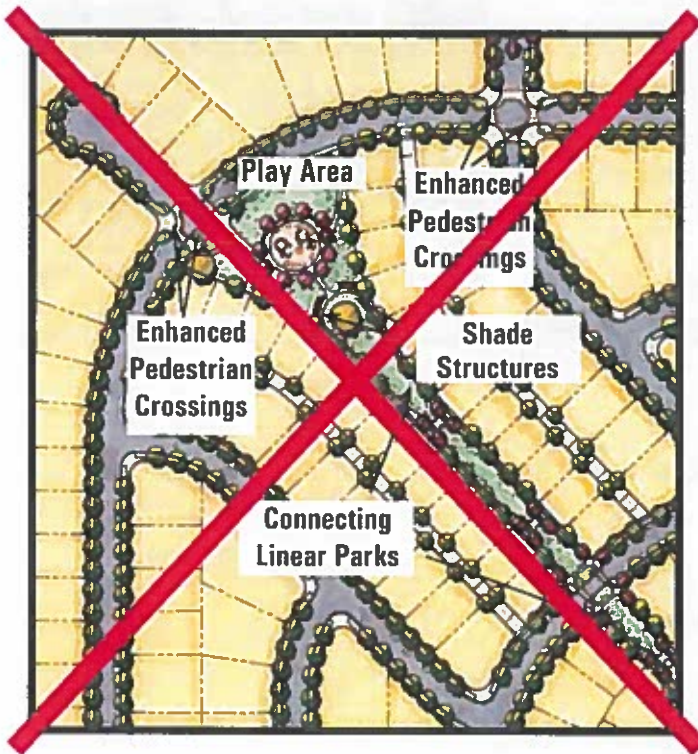
Offer a variety of recreation opportunities by providing play structures as well as open fields

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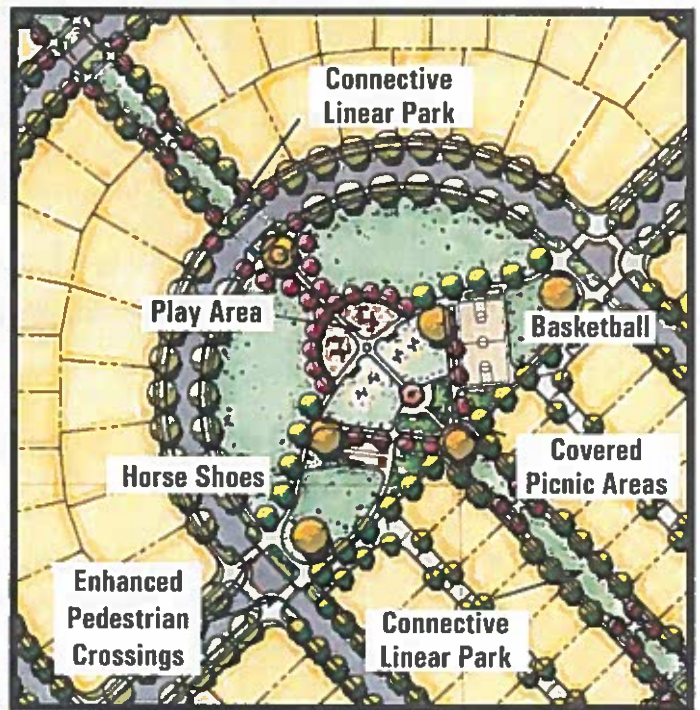
Figure 5.2 Conceptual Neighborhood Parks



Neighborhood Park west of 12th Avenue



Neighborhood Parks east of 12th Avenue



Parks & Recreation

5.3 Pocket Parks

~~Pocket parks are located throughout the Plan Area to provide limited recreation opportunities to neighborhoods that are not within reasonable walking distance of a neighborhood park.~~ Additionally, they provide green space opportunities for limited passive recreation. These pocket parks are located within some neighborhoods that are separated by sloughs or other barriers that limit pedestrian access.

Pocket Parks are smaller than neighborhood parks, generally no more than 2 acres in size. Pocket Parks should not necessarily just be dedicated solely to green space. Amenities such as a neighborhood communal garden, shade areas, or play structures should be considered. Pocket Parks shall follow these standards in their development.



An example of a pocket park

5.3.1 Pocket Park Standards

- a. Pocket Parks shall be prominently located within a neighborhood.
- b. A pocket park shall be fronted on two sides by local streets.
- c. Activity within the park, such as play structures, communal neighborhood gardens, or grass areas with planted shade trees should be provided.
- d. ~~Park size should be approximately 1-2 acres in size.~~



The addition of play structures offers opportunity for community gathering among neighborhood children and parents.

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5.4 Linear Parks

Linear parks provide access to neighborhood parks and also serve as limited recreation opportunities to residents that are directly adjacent or within close proximity to linear parks. Linear parks are also provided in the medium density residential. Linear parks vary in width and length and are essential components to the public infrastructure such as water and wastewater provisions (refer to Chapter 7, Public Facilities and Services).

Linear Parks are smaller than pocket parks, generally no more than two acres in size. Linear Parks should be dedicated solely to green space with additional shade trees and vegetation. Linear Parks shall follow these standards in their development.

5.4.1 Linear Park Standards

- a. Linear Parks shall provide connections to neighborhood parks, open space sloughs, or paths along collectors.
- b. Linear Parks should be fronted by residential units.
- c. Fences, walls, or other privacy screens shall not be permitted to isolate linear parks. Fences shall be permitted for residential units fronting linear parks pursuant Section 3.4.8 Residential Walls and Fences.



Aerial view of linear park depicting residential units fronting the park

Parks & Recreation

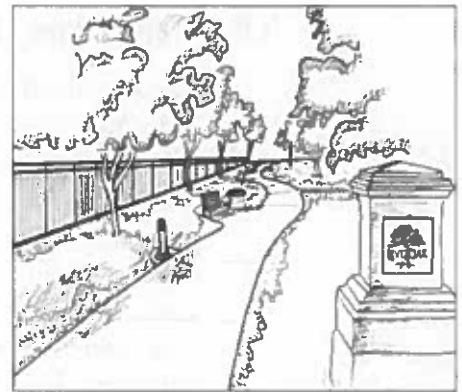
5.5 Open Space Sloughs / Pedestrian Paths

There are two remnant sloughs located within the Plan Area: Lone Oak and Sand Slough. Sand Slough is located in the eastern area of the Plan Area between Hume Avenue and Houston Avenue. Lone Oak Slough stretches from Houston Avenue to the Hume Avenue extension in the western portion of the Plan Area. Both sloughs will be maintained as conservation/open space for the riparian habitat and occasional seasonal drainage it provides the Plan Area. These sloughs have been treated as the backyard of development within existing neighborhoods. However, it is the intention of the Master Plan to embrace these sloughs as an integral part of the overall community design scheme for every resident to enjoy.

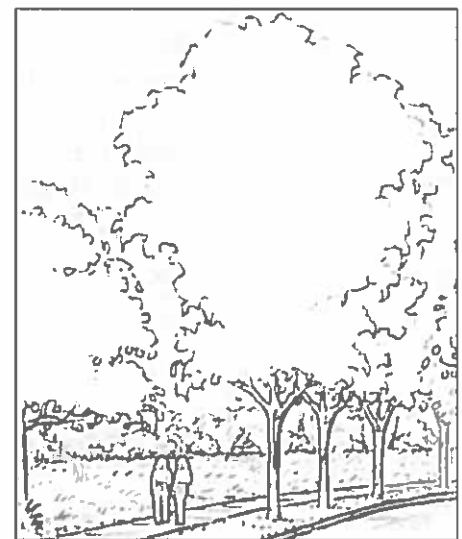
Within the Plan Area boundary, pedestrian paths are located on the east side of Lone Oak Slough and the west side of Sand Slough within a 50-foot easement. These paths shall have connections to surrounding residential neighborhoods by local streets and daylighted cul-de-sacs. The use of dead end cul-de-sacs is prohibited along the sloughs. Material for pedestrian paths shall be of a concrete material, or porous material that maintains the rural characteristic of the sloughs. It is important to keep these areas as natural as possible. Only open or rail fencing should be used along the sloughs.

5.5.1 Open Space Sloughs/Pedestrian Paths Standards

- a. Pedestrian paths shall be located adjacent to streets parallel to open space sloughs.
- b. Trails shall be composed of concrete or porous material.
- c. Limited lighting and open rail fencing shall be used to maintain a rural characteristic.
- d. Parkway shall be well lit; lights shall be consistent with the Community Lighting Guidelines in Chapter 3.



Pedestrian paths should be of concrete material, and landscaped to maintain consistency with the Plan Area.



An example of a pedestrian path

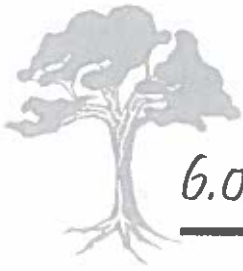
Chapter 5

5.6 Landscape / Public Utility Easement

Landscaping is recognized as an important aesthetic and environmental ambient to the Plan Area. Even with the incorporation of open space corridors, planting strips within or along street Right-of-Ways, and planting of trees within lots, the Live Oak Master Plans provides additional landscape easements to provide shade and other landscaping treatments to enhance the character of the neighborhood. The landscape easements are located along major roads adjacent to residential development. These 8-10-foot easements are provided on both sides of the 12th Avenue, Right-of-Ways adjacent to new residential development along Houston Avenue, Hume Avenue, and some minor collectors. Landscaping within these easements should include shade trees every 30 feet on center. Section 3.9 entitled "Community Landscaping" lists the landscaping appropriate for these easements.

Public Utility Easements should be located within landscape easements as deemed necessary by the various public utility companies. Residential units shall not be located within parcels that are owned by the People's Ditch Irrigation Company. Irrigation canals that are present within the Plan Area shall be placed underground in coordination with the People's Ditch Irrigation Company.





6.0 Conservation

6.1 Introduction

The Conservation Chapter provides direction regarding some of the environmental resources that surround and are within the Live Oak Master Plan Area. The topics within this chapter address issues such as agricultural interface, air quality, biological resources, and energy conservation within new development. The following Conservation Goals and Policies shall guide the Live Oak Master Plan in accommodating growth and preserving the natural resources that surround the Plan Area.

6.1.1 Conservation Goals

1. Preserve and enhance the riparian woodland that exists along the remnant sloughs within the Plan Area.
2. Minimize environmental impacts to endangered species and their habitat.
3. Utilize Best Management Practices (BMP's) to reduce air and water pollution.
4. Allow agricultural operations to continue during implementation of the Master Plan.
5. Reduce energy consumption within the Plan Area by encouraging use of photovoltaic solar panels, passive solar design, and energy star appliances.

6.1.2 Conservation Policies

- a. Any residential units that are located within a 1/4 mile from existing agriculture shall be notified of existing farming operations in accordance with the Kings County and City of Hanford "Right to Farm Ordinance."
- b. ~~Very Low Density Residential (VLD) shall be provided as a transition between agriculture and rural areas with urban uses. Large lot residential~~



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~~uses shall be located approximately 1/8 mile north of the Houston Avenue Right of Way.~~

- c. No parcel under a Williamson Act Contract shall be developed until the contract has been terminated.
- d. Residential development shall provide an interconnected street network that allows alternative routes for pedestrian, bicyclists, and motorists to reduce vehicle emissions associated with development.
- e. Improve the quality of stormwater runoff and recharge groundwater by reducing the amount of impervious surfaces, and utilizing active filtering prior to discharge within stormwater runoff facilities.
- f. A minimum 50-foot open space easement shall be established between each Slough and adjacent street.
- g. Only passive meandering pedestrian paths may be permitted within the 50-foot easement.
- h. The amount of paved surfaces shall be reduced on local and collector streets and street trees shall be planted every 30 feet within planting strips to reduce the effect of Heat Islands.
- i. Photovoltaic (PV) Panels shall be offered in all new residential development within the Plan Area.
- j. Residential units are strongly encouraged to be oriented along the north-south axis to reduce energy consumption.
- k. Energy star appliances shall be offered with new residential units.

6.2 Agriculture

Agriculture is an important part of the Central Valley, especially within Kings County and the Hanford Area. It is important to recognize that surrounding farmland is not a nuisance to development, but an important industry critical to the local economy. The Plan Area will abut existing agriculture south of Houston Avenue, west of Lone Oak Slough, and along portions of the Hume Avenue extension. Existing agriculture has a right to exist and operate in proximity to the Plan Area. Any residential units located within a 1/4 mile from existing agriculture shall be notified of the existing farming operations in accordance with the Kings County and City of Hanford "Right to Farm Ordinance." This ordinance is explained further in 6.6.2.



Conservation

~~The City of Hanford has made it a priority to buffer agriculture west of 12th Avenue along Houston Avenue. The Plan Area has adhered to the General Plan's Land Use Policy that Very Low Density Residential (VLD) is provided as a transition between agriculture and rural areas with urban uses. Large Lot residential is located from Houston Avenue to 1/8 mile north of its Right of Way edge.~~

6.2.1 Williamson Act

Williamson Act preserves agriculture and open space lands through property tax incentives and voluntary restrictive use contracts. Landowners restrict their land to agricultural and open space uses for a minimum of 10 years and in return are assessed property tax based on their actual use, rather than the potential market value.

There is one Williamson Act Contract within the Plan Area. The contract, consisting of 3 parcels east of Sand Slough, has a notice of non-renewal filed against it. These parcels shall not be developed until the contract is terminated. Parcels subject to the Williamson Act provision are located in Figure 2.2.



Agriculture near the Plan Area

6.2.2 Right to Farm

The Kings County and the City of Hanford's Right to Farm Ordinance, No. 546 and 16.40.110 respectively, states that agriculture and agricultural operations are priority uses in productive agriculture lands and residents in the vicinity of, or adjacent to land designated or utilized for agriculture uses, facilities, or operations maybe subject to inconveniences or discomforts from these agriculture operations. All residential units located within 1/4 of existing or zoned city or county agriculture lands shall be notified of the "right to farm" ordinance.

6.3 Air Quality

Pursuant to the standards of the Federal Clean Air Act, the San Joaquin Valley Air Pollution Control District monitors the air quality for the San Joaquin Air Basin. The San Joaquin Valley has been in a non-attainment status for the majority of the constituent categories since the standards were devised. Although air pollution is created by many different sources, vehicle emissions (mobile sources) are a leading generator of air pollutants in metropolitan areas of the San Joaquin Valley. Additionally, the air-trapping basin that is formed by the San Joaquin Valley provides for a geographic disadvantage by holding pollution and compounding its affect on ambient air quality. Land use patterns and the availability of different modes of transportation affect the number of vehicle trips, miles traveled, and related vehicle emissions per household. The Live



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Oak Master Plan seeks to avoid the impact on air quality by providing a variety of housing types located within walking distance of neighborhood amenities.

The urban form has a measurable impact on air quality by affecting the desirability and necessity of automobile usage. Opportunities for non-motorized forms of transportation were contemplated in the formation of the land use and circulation plan for this area. The Live Oak Master Plan implements air pollution reduction policies contained in the Hanford General Plan (refer to Appendix B of City of Hanford General Plan). Specifically, the plan seeks to reduce overall vehicle emissions associated with urban development by providing an interconnected street network that allows for options in routes for pedestrians, bicyclists, and motorists alike. In areas where through auto traffic is not desired, the use of daylighted cul-de-sacs and trail connections provide pedestrians and bicyclists with routes that are safe and attractive alternatives to the automobile. The resulting development will provide choices in modes of transportation thereby reducing project specific impacts associated with automobile emissions.

6.4 Water Quality

Waterways that are protected and managed are an asset to a community bringing recreational and ecological benefits to residents. The Plan Area is flanked by remnant sloughs on the east and west boundaries. Due to the profound influence urban development has on the amount and quality of stormwater runoff, it is critical to implement methods of non-point source pollution reduction. One important method is to retain as much stormwater as possible on site by reducing impervious surfaces, thereby allowing more water to be recharged as would be prior to urban development. Lone Oak and Sand Sloughs, which can increase in size if necessary, will reduce impervious surfaces, as well as serve as on site stormwater retention. In addition, any stormwater collection system must utilize active filtering prior to discharge to any waterway. The Live Oak Master Plan utilizes both methods of reducing runoff from impervious surfaces and active filtering of stormwater.

6.5 Biological Resources

Though not present within the Plan Area, it is possible that biological resources considered “special status species” by either the U.S. Fish and Wildlife Department (USFWD) and the California Department of Fish and Game (CDFG) may use the Plan Area for breeding, nesting, or roosting. The biological study of the Plan Area and surrounding area has determined that development within the Live Oak Master Plan Boundary would yield no adverse impact to any special status species. It is the intention of the Master Plan to protect any habitat that may be used by these special status species.



6.6 Energy Efficiency

Creating an environmentally friendly community starts with using more effective techniques to reduce energy consumption at the residential unit level. Within the Live Oak Master Plan, residential neighborhoods and residential units are strongly encouraged to promote energy efficiency. The following techniques are some of the ways the Live Oak Master Plan promotes energy efficiency.

6.6.1 Reduction of Paved Surfaces

Summers within the Southern San Joaquin Valley are very hot, with temperatures reaching above 100 degrees on several days during the summer. The average summer temperature within Hanford is approximately 94 degrees during the months of June through August. Ground temperatures become even hotter near paved surfaces surrounded by buildings as their dark construction materials and lack of vegetation trap the sun's energy – a phenomenon known as the “Heat Island” effect. Heat accumulates on paved surfaces during the day and releases at night. The Live Oak Master Plan area eases the Heat Island effect by reducing paved surface area on local and collector streets by 4 and 8 feet respectively. Over 350,000 square feet of paved surface has been omitted from the Plan Area by street narrowing, coupling increased pedestrian safety with heat mitigation. Street trees planted 30 feet on center provide an added canopy of shade, further reducing the surface temperature of the paved surface by 1 degree with each additional 10 percent of canopy cover.

6.6.2 Photovoltaic Panels

The use of Photovoltaic (PV) Panels is strongly encouraged in all residential development within the Plan Area. These panels convert sunlight directly into electricity. Connecting PV panels to the utility grid (Southern California Edison will provide electricity to the Plan Area), would enable PV panels to supply energy to the home during days of sunlight. When consumption is less than the electricity generated by PV Panels, consumers can sell back excess electricity to the utility.



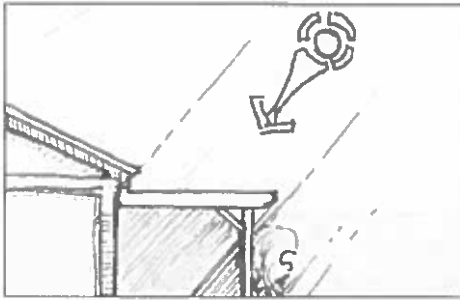
Swanson's Hawk that may nest within the Plan Area



An example of PV Panels on a residential unit



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Covered patio and porches not only provide comfort for outdoor seating but also reduce the amount of solar heat gain on walls that have south and west exposure



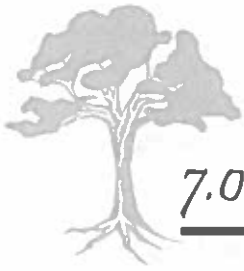
Deciduous trees planted on the south and west exposure of structure provides shade in the summer and allows sun to warm the house in the winter

company (referred to as “Net Metering”) at the rate charged for electricity consumption, as permitted by the state of California. When PV Panels are not generating electricity, such as during evening hours, the utility company meets the demand by providing electricity.

6.6.3 Design of Residential Units-Passive Solar Heating

Residential units should be designed with environmentally friendly approaches that reduce energy consumption. This includes the southern-orientation of residential units to take advantage of the sunlight, achieved by utilizing an east-west street orientation. Providing deciduous trees on the southern and western elevations of residences reduces the solar heat gain during summer afternoons, but allow sunlight through in the winter months. Other design features include use of energy efficient windows that reject the sun’s heat in the summer and reduce heat loss in the winter. These windows allow high levels of light penetration without tinting, also helping to reduce energy bills.





7.0 Public Services & Facilities

7.1 Introduction

The goal of the Public Services and Facilities Chapter is to ensure that adequate public infrastructure, utilities, and services are available to serve future residents. This chapter describes the planned public infrastructure improvements that will be needed to provide orderly development within the Plan Area. In addition to public infrastructure, public services such as fire protection, police services and public schools are also addressed.

Public infrastructure will be completed in six phases (refer to Figure 7.1, Infrastructure Phasing). These phases are necessary to create orderly development and ensure improvements are made to existing public infrastructure at the appropriate time. The following are goals that guide improvements to public facilities and services within the Live Oak Master Plan Area.

7.1.1 Public Facilities and Services Goals

1. To provide an efficient system of public infrastructure and utilities that services the needs of future residents within the Live Oak Master Plan Area.
2. Ensure that adequate public services are made available for the safety and well being of future residents of the Live Oak Master Plan Area.

7.1.2 Public Facilities and Services Policies

- a. Require the availability of an adequate water supply to be demonstrated before approving new development phases.
- b. Minimize wastewater flows through water conservation efforts.
- c. Require that collected wastewater be of a quality consistent with State Regional Water Quality Control Board standards and those adopted by the City of Hanford.
- d. Ensure provision and sizing of adequate stormwater facilities to accommodate the Plan Area and provide for water detention sufficient to limit outflow.



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- e. Design stormwater detention basins to ensure public safety, be visually unobtrusive, and be planted in a manner consistent with existing sloughs.
- f. Require that public utilities such as electricity, natural gas, telecommunications, and waste disposal are provided to residents.
- g. Ensure that emergency response times meet or exceed the minimum standards for both the Hanford Police and Fire Departments.
- h. Ensure that adequate public school facilities are provided for residents within the Plan Area.

7.2 Public Infrastructure and Utilities

The conceptual public facilities illustrated in Figures 7-2 through 7-4, do not represent the complete improvements necessary to fully develop the Plan Area. Improvements to existing infrastructure shown in Figures 7-2 through 7-4 are considered the backbone and additional infrastructure will be required. The tentative subdivision map process will determine the exact sizing and location of ultimate infrastructure improvements. The tentative maps shall follow the design of the conceptual infrastructure improvements as illustrated in the conceptual water, wastewater, and stormwater plans. Revisions to size and general locations shall only be approved by the City of Hanford at the time of the filing of the tentative maps or building permit, whichever comes first.

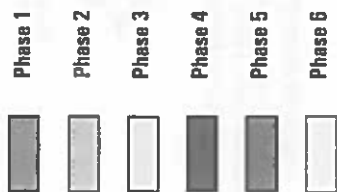
Developers may be required, at the submittal of a tentative map, to submit an infrastructure analysis. This analysis will address any improvements necessary outside the interest of a tentative map required to be in place prior to acceptance of the subdivision. This analysis will also need to address any potential construction of off-site facilities.



Figure 7-1

Plan Area Infrastructure Phasing Plan

Legend



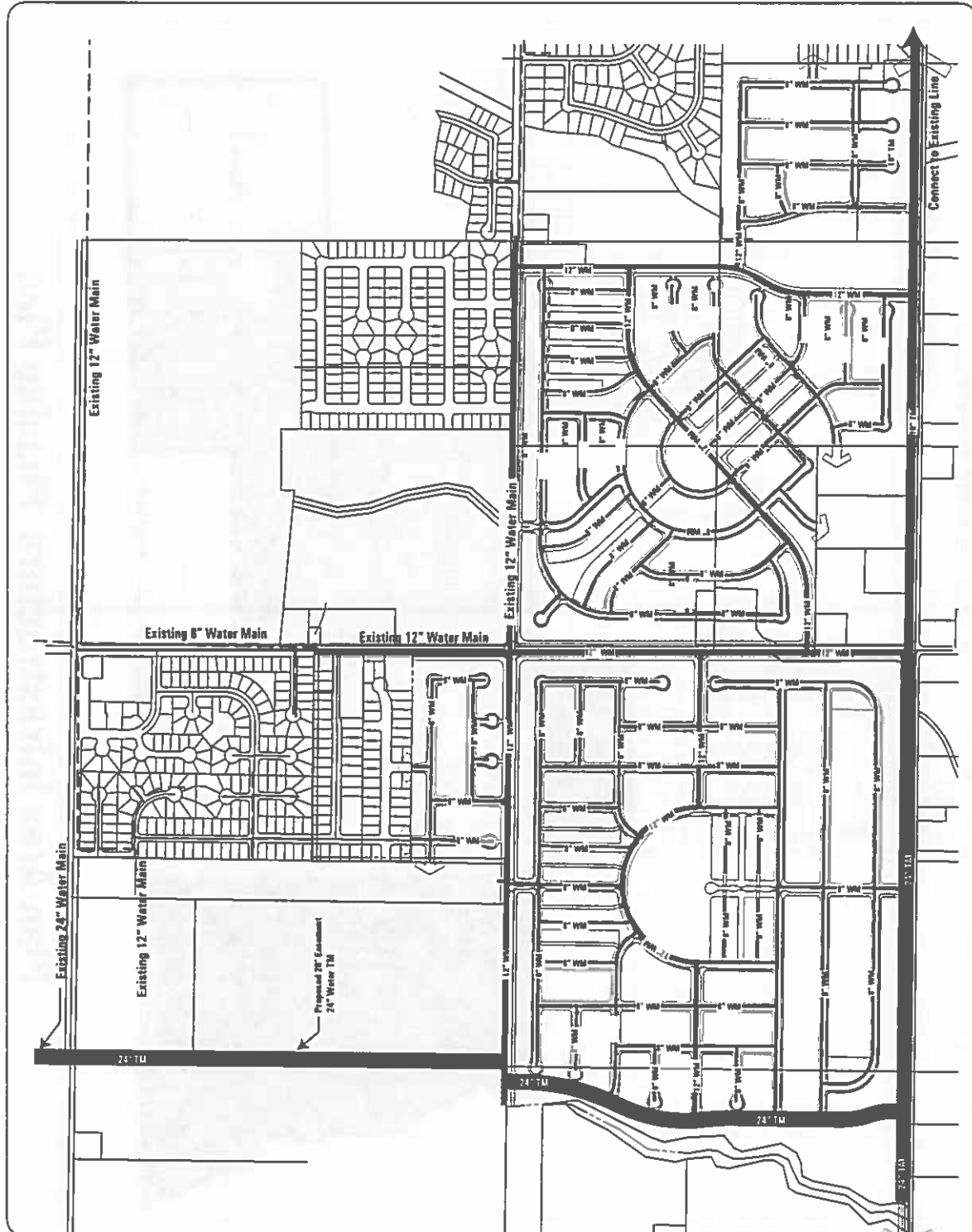
7-3



Plan Area Infrastructure Phasing Plan

Figure 7-2
Conceptual Water Diagram

Legend



Graphic for Illustrative Purposes Only

Note: Actual sizing and alignments of utilities will be determined as part of the final improvement plans prior to Final Map approval.



A vertical number line with tick marks at 0, 200, 400, 600, and 800.



Conceptual Water Diagram

7.2.1 Water

The City of Hanford will provide municipal water services. The water supply system uses a conveyance system of looped water lines that delivers potable water to residents and businesses in Hanford. The conceptual backbone will connect to the existing system as illustrated in Figure 7.2, Conceptual Water Diagram. Improvements will be completed in phases to allow for municipal water services delivery to residents, and the irrigation of parks and recreational areas (refer to Figure 7.1). Improvements to water infrastructure shall be completed in the following order to facilitate proper connections to the City's existing water system.

Phase I—The following improvements shall be implemented:

- a. A 12-inch water main within the "Entry Minor Collector"/"Minor Collector Abutting Open Space" Right-Of-Way connecting to the existing 12-inch water main within the Hume Avenue Right-of-Way and connect to an 18" transmission main within the Houston Avenue Right-Of-Way. This line will connect with the existing 18-inch transmission main within the Houston Avenue Right-Of-Way east of the Plan Area Boundary.
- b. A 12-inch water main within the Entry Minor Collector Right-Of-Way and through Neighborhood Park #1 connecting with two 8-inch water mains used for residential municipal water delivery west of Neighborhood Park #1.
- c. Improvements for residential municipal water service as well as irrigation for parks, planting strips, and other vegetation.
- d. An 18-inch transmission main within the Houston Avenue Right-Of-Way, connecting to 12th Avenue water main.
- e. A 12-inch water main within the 12th Avenue Right-Of-Way connecting to the existing 12-inch water main within the Hume Avenue Right-Of-Way.

Phase II—The following improvements shall be implemented:

- a. A 24-inch transmission main within an 20-foot easement, north of Hume Avenue, connecting with an existing 24-inch transmission main north of Hanford-Armona Road.
- b. A 24-inch transmission main within the Minor Collector Abutting Open Space Right-Of-Way west of Neighborhood Park #3 connecting with the 24-inch transmission main north of Hume Avenue.
- c. A 24-inch transmission main, east of Lone Oak Slough and within the Houston Avenue Right-Of-Way, connecting with an 18-inch transmission main at the 12th Avenue intersection.



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- d. Continuance of a 12-inch water main within the Entry Minor Collector, west of Neighborhood Park #1, connecting with the 12-inch water main within the 12th Avenue Right-Of-Way.
- e. Improvements for residential municipal water service as well as irrigation for parks, planting strips, and other vegetation.

Phase III— The following improvements shall be implemented:

- a. A 12-inch water main within the Hume Avenue Right-Of-Way west of 12th Avenue connecting with an 8-inch water main within the Entry Minor Collector.
- b. A 12-inch water main from 12th Avenue within the Entry Minor Collector Right-Of-Way and Park Minor Collector Right-Of-Way of Phase III.
- c. An 8-inch water main within the north / south Entry Minor Collectors connecting with the 24-inch transmission line at Houston Avenue and the 12-inch water main within the Hume Avenue Right-Of-Way.
- d. Improvements for residential municipal water service as well as irrigation for parks, planting strips, and other vegetation.

Phase IV— The following improvements shall be implemented:

- a. Continuance of a 12-inch water main within the Hume Avenue Right-Of-Way from Phase III connecting with the 24-inch transmission line within the Minor Collector Abutting Open Space Right-Of-Way.
- b. Continuance of the 12-inch water main within the Park Minor Collector Right-Of-Way and Entry Minor Collector from Phase III. The 12-inch water main will connect with the 24-inch transmission line within the Minor Collector Abutting Open Space Right-Of-Way.
- c. Improvements for residential municipal water service as well as irrigation for parks, planting strips, and other vegetation.

Phase V— The following improvements shall be implemented:

- a. 8-inch water mains connecting with the 12-inch water main within the Hume Avenue Right-Of-Way from Phase III.
- b. Improvements for residential municipal water service as well as irrigation for parks, planting strips, and other vegetation.

Phase VI— The following improvements shall be implemented:

- a. An 8-inch water main connecting with the 18-inch transmission main within the Houston Avenue Right-Of-Way from Phase II.
- b. A 12-inch water main connects with existing 12-inch water main along the west side of Sand Slough.
- c. Improvements for residential municipal water service as well as irrigation for parks, planting strips, and other vegetation.



Figure 7-3

Conceptual Wastewater Diagram

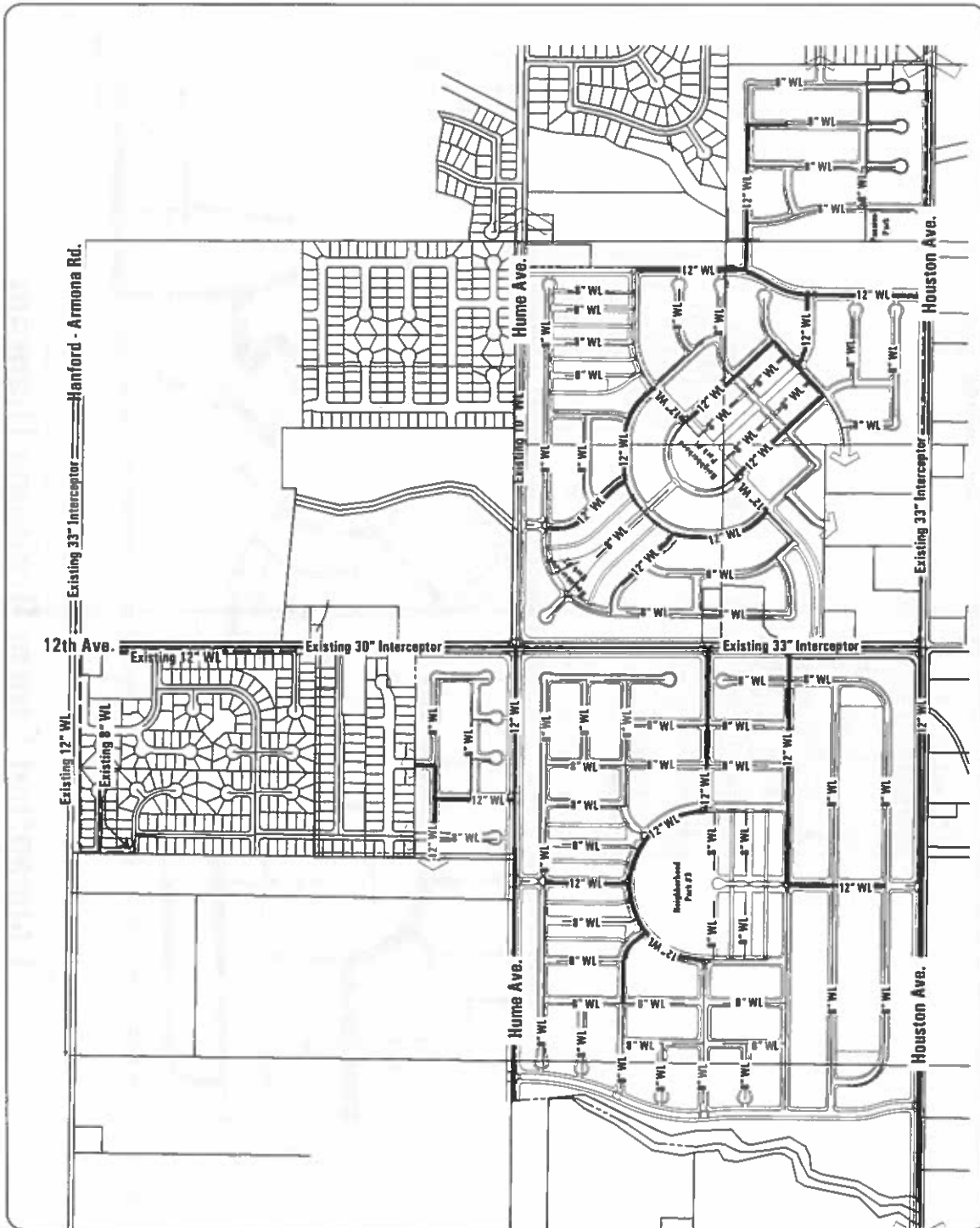
Legend

- Existing Wastewater Trunk Line
- 12" Wastewater Trunk Line
- 8" Wastewater Line

Graphic for Illustrative Purposes Only
 Note: Actual sizing and alignments of utilities will be determined as part of the final improvement plans prior to Final Map approval.



0 200 400 600 800



Conceptual Wastewater Diagram

Figure 7-4

Conceptual Storm Drainage Diagram

Legend

- 48" SP 48" Storm drain Pipe
- 36" SP 36" Storm drain Pipe
- 24" SP 24" Storm drain Pipe
- 18" SP 18" Storm drain Pipe
- 12" SP 12" Storm drain Pipe

Graphic for Authoritative Purposes Only

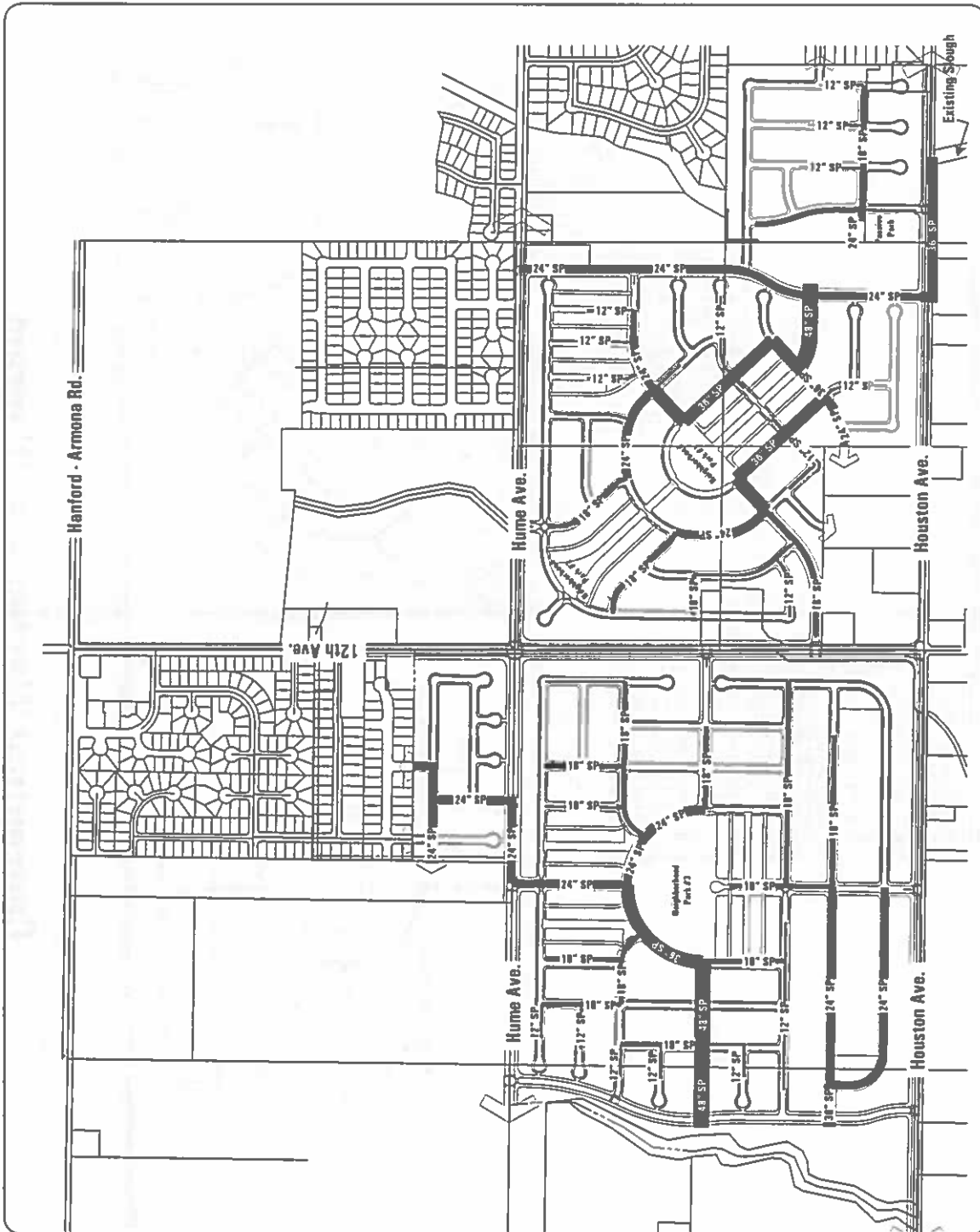
Note: Actual sizing and alignments of utilities will be determined as part of the final improvement plans prior to Final Map approval.



0 200 400 600 800



7-8



Conceptual Storm Drainage Diagram

7.2.2 Wastewater

The City of Hanford will provide wastewater services including collection, transmission, and treatment of wastewater. The wastewater system will encompass a series of lines that will connect to the City's existing trunk main interceptor along 12th Avenue, Hanford-Armona Road, and Houston Avenue. The wastewater generated by the Plan Area will be delivered to the Hanford Wastewater Treatment Facility, located southeast of the Plan Area, via interceptor lines.

Wastewater lines of 8-18 inches in diameter will connect the wastewater system to the interceptor lines (refer to Figure 7.3 Conceptual Wastewater Diagram). As with municipal water services, the wastewater system will be completed in phases (refer to Figure 7.1). Each phase will complete wastewater improvements in order for residential development to occur. The following improvements will be necessary to allow for wastewater service to be connected to the City's existing infrastructure network.

Phase I—The following improvements shall be implemented:

- a. A 12-inch wastewater trunk line within the Minor Collector Abutting Open Space Right-Of-Way connects with the existing 33-inch interceptor within the Houston Avenue Right-Of-Way.
- b. 12-inch wastewater trunk lines looping phase I service and connecting with the 12-inch wastewater trunk line within the Minor Collector Abutting Open Space Right-Of-Way.
- c. Extension of trunk sewer main in Houston and Hume Avenues to the limits of development Phase 1.
- d. Improvements for residential wastewater service.

Phase II—The following improvements shall be implemented:

- a. 12-inch wastewater trunk lines within Local Road Right-Of-Ways connecting with 12-inch wastewater trunk lines from Phase I, north of Neighborhood Park #1.
- b. Extension of trunk sewer main in Houston and Hume Avenues to the limits of development Phase 2.
- c. Improvements for residential wastewater service.

Phase III— The following improvements shall be implemented:

- a. A 12-inch wastewater trunk line within the Entry Minor Collector Right-Of-Way and a 12-inch wastewater trunk line within the Emergency Vehicle Access (EVA) south of the Entry Minor Collector connecting with the existing 33-inch interceptor within the 12th Avenue Right-Of-Way.
- b. 12-inch wastewater trunk lines looping phase III service and connecting with the 12-inch wastewater trunk lines within the Entry Minor Collector Right-Of-Way and the EVA south of the Entry Minor Collector.



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- c. Extension of trunk sewer main in Houston and Hume Avenues to the limits of development Phase 3.
- d. Improvements for residential wastewater service.

Phase IV— The following improvements shall be implemented:

- a. Two 12-inch wastewater trunk lines within Park Minor Collector and Local Street Right-Of-Way, northwest of Neighborhood Park #3 connecting with 12-inch wastewater trunk lines from Phase III.
- b. Extension of trunk sewer main in Houston and Hume Avenues to the limits of development Phase 4.
- c. Improvements for residential wastewater service.

Phase V— The following improvements shall be implemented:

- a. A 12-inch wastewater trunk line within the Hume Avenue Right-Of-Way connecting with the existing 30-inch interceptor within the 12th Avenue Right-Of-Way.
- b. Extension of trunk sewer main in Houston and Hume Avenues to the limits of development Phase 5.
- c. 12-inch wastewater trunk lines looping Phase V service and connecting with the 12-inch wastewater trunk line within Hume Avenue Right-Of-Way.
- d. Improvements for residential wastewater service.

Phase VI— The following improvements shall be implemented:

- a. A 12-inch wastewater trunk line within the Local Street Right-Of-Way connecting with the 12-inch wastewater trunk line within the Minor Collector Abutting Open Space Right-Of-Way.
- b. Extension of trunk sewer main in Houston and Hume Avenues to the limits of development Phase 6.
- c. Improvements for residential wastewater service.



7.2.3 Stormwater Drainage

The stormwater drainage system is designed to support the Plan Area as a stand-alone system. The stormwater drainage system of the City of Hanford consists of stormwater collection and recharge basins with limited discharges into the Central Branch of the People's Ditch Company. The City of Hanford will provide stormwater services including collection, transmission and disposal of stormwater within the Plan Area.

Stormwater drainage in the Plan Area will consist of stormwater transmission pipes, stormwater drains, and retention basins. Lone Oak and Sand Sloughs will serve as retention basins for a 100 year, 10 day storm event per Hanford's Master Drainage Plan. The two sloughs will be enhanced and/or increased in size to accommodate drainage requirements within the Plan Area. The storm drainage areas for the Plan Area will be divided into sections. East of 12th Avenue, stormwater will be diverted to Sand Slough, and west of 12th Avenue, stormwater will be diverted to Lone Oak Slough (refer to Figure 7.4 Conceptual Storm Drainage Diagram).

The conceptual stormwater drainage system will need to be verified during the tentative subdivision map process and reviewed by the City of Hanford. The stormwater transmission system will consist of 12 to 48-inch pipes completed in phases (refer to Figure 7.1). The use of pump stations may be necessary to convey stormwater to the retention basins depending on the final design within the sloughs. The following improvements are needed to provide stormwater drainage to the Plan Area.

Phase I—The following improvements shall be implemented:

- a. A 48-inch storm drain pipe within the Local Street Right-Of-Way draining to Sand Slough.
- b. Three 36-inch storm drain pipes, three 24-inch pipes, and one 18-inch pipe looping phase I service and connecting with the 48-inch storm drain pipe.
- c. A 36-inch storm drain pipe within the Houston Avenue Right-Of-Way connecting with the 24-inch storm drain pipe within the Minor Collector Abutting Open Space Right-Of-Way. This pipe shall connect with the City's existing slough storm drainage run-off south of the Plan Area Boundary.
- d. Improvements to provide residential storm drainage.

Phase II—The following improvements shall be implemented:

- a. Two 24-inch storm drain pipes and three 18-inch storm drain pipes within Local Street Right-Of-Ways connecting with 24-inch storm drain pipes east and west of Neighborhood Park #1.
- b. Continuance of the 24-inch storm drain pipe in the Entry Minor Collector Right-Of-Way north of the Park Minor Collector.
- c. Improvements to provide residential storm drainage.



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Phase III— The following improvements shall be implemented:

- a. A 48-inch storm drain pipe within the Entry Minor Collector / Minor Collector Abutting Open Space Right-Of-Way draining to Lone Oak Slough.
- b. A 36-inch storm drain pipe within the Right-Of-Way of a Local Street draining to Lone Oak Slough, This pipe will connect with a 24-inch storm drain pipe within the local street Right-Of-Way to connect with 18-inch storm drain pipes in Phase III.
- c. A 36-inch storm drain pipe within the Park Minor Collector Right-Of-Way connecting with the 48-inch storm drain pipe that drains to Lone Oak Slough.
- d. A 24-inch storm drain pipe connecting with the 36-inch storm drain pipe within the Park Minor Collector Right-Of-Way.
- e. Seven 18-inch storm drain pipes looping phase III service and connecting with 24-inch storm drain pipes.
- f. Improvements to provide residential storm drainage.

Phase IV— The following improvements shall be implemented:

- a. A 24-inch storm drain pipe within a Local Street Right-Of-Way connecting with the 36-inch storm drain pipe that drains to Lone Oak Slough.
- b. Improvements to provide residential storm drainage.

Phase V— The following improvements shall be implemented:

- a. A 24-inch storm drain pipe within The Hume Avenue Right-Of-Way connecting with the 24-inch storm drain pipe from Phase III.
- b. Two 24-inch storm drain pipes and an 18-inch pipe looping phase V service and connecting with the 24-inch storm drain pipe in the Hume Avenue Right-Of-Way.
- c. Improvements to provide residential storm drainage.

Phase VI— The following improvements shall be implemented:

- a. A 24-inch storm drain pipe draining into Sand Slough.
- b. Two 18-inch storm drain pipes looping phase VI service and connecting with the 24-inch storm drain pipe that drains into Sand Slough.
- c. Improvements to provide residential storm drainage.



Public Services

7.2.4 Garbage and Garden Refuse

The City of Hanford will provide weekly garbage and green waste pickup to the Plan Area. Garbage and green waste service from the City is sent to a transfer station that is operated by the Kings County Waste Management Authority (KCWMA). KCWMA does not operate a landfill facility. However, it has contracted with the Chemical Waste Management Landfill in Kettleman Hills for solid waste service.

7.2.5 Utilities

Utility infrastructure will be provided by service providers that are currently authorized to provide utility services within the City of Hanford. Electrical service to the Plan Area will be provided by Southern California Edison, and natural gas service will be provided by Southern California Gas Company. Additional providers who wish to serve the Plan Area with telecommunication services should contact the City in regards to policies and regulations to allow for additional services.

7.3 Public Services

The following are public services that will be provided within the Plan Area: police, fire protection, and public school services.

7.3.1 Police Services

The Hanford Police Department provides law enforcement services to the City and operates a police station in Downtown Hanford. The Hanford Police Department will provide police protection to the Plan Area. Assisting policing efforts to improve the safety of residents remains a major design consideration for the Live Oak Master Plan Area. Orienting residential units toward open space and parks, commonly referred to as “eyes on the street”, is one safety measure designed into the Plan Area. Other measures include placement and height requirements of fences and vegetative screening along walkways to maintain a clear view of pedestrian areas (refer to Chapter 3 Land Use and Design Guidelines).

7.3.2 Fire Protection

The Hanford Fire Department provides fire suppression, medical and emergency rescue services to the City of Hanford. The nearest fire station is located to the east of the Plan Area near the intersection of Houston Avenue and 11th Avenue. Response time from this station to the Plan Area is estimated to be less than five minutes. There are no current plans to add any additional fire stations in the Plan Area.

The Master Plan Area has been designed facilitate fire protection by minimizing confusion of emergency response teams attempting to find their destination. Furthermore, daylighted cul-de-sacs are designed with 20 feet clearance for emergency vehicle access. That will also accommodate fire apparatus turning radii.



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7.3.3 Public Schools

Public School services for the Plan Area will be provided by the following three school districts: Hanford Joint Union High School District (9-12), Hanford Elementary School District (K-8), and Armona Union Elementary School District (K-8). The school district boundaries are shown in Figure 7.5.

Hanford Joint Union High School District

Hanford Joint Union High School district provides educational services for students in grades 9-12 throughout the Plan Area. Currently, students residing in the Plan Area would attend classes at Hanford West High School. The District has purchased a site along 13th Avenue, between Lacey Boulevard and Grangeville Boulevard northwest of the Plan Area, for a future high school campus set to open in 2009. Students generated within the Plan Area are assumed to attend this school when the facility opens.

Hanford Elementary School District

The Hanford Elementary School district provides K-8 education services for students in the Plan Area residing east of 12th Avenue, and north of Houston Avenue. The nearest elementary school district is located off of 11th Avenue, near Highway 198 (Roosevelt Elementary School). The Hanford Elementary School district has the option of building a 14-acre school site within the Plan Area (refer to Figure 8.2). This would be a K-6 facility, servicing students in and near the Plan Area Boundary.

Armona Elementary School District

The Armona Elementary School District provides K-8 educational services for students within the Plan Area residing west of 12th Avenue and north of Houston Avenue. The nearest elementary school site in the Armona School District is located off of 14th Avenue and Pimo Street, north of Highway 198 in Armona. The Armona Elementary school district has an option to build a 10-acre K-5 school just north of Hume Avenue (refer to Figure 8.3).



Figure 7-5
Public School District

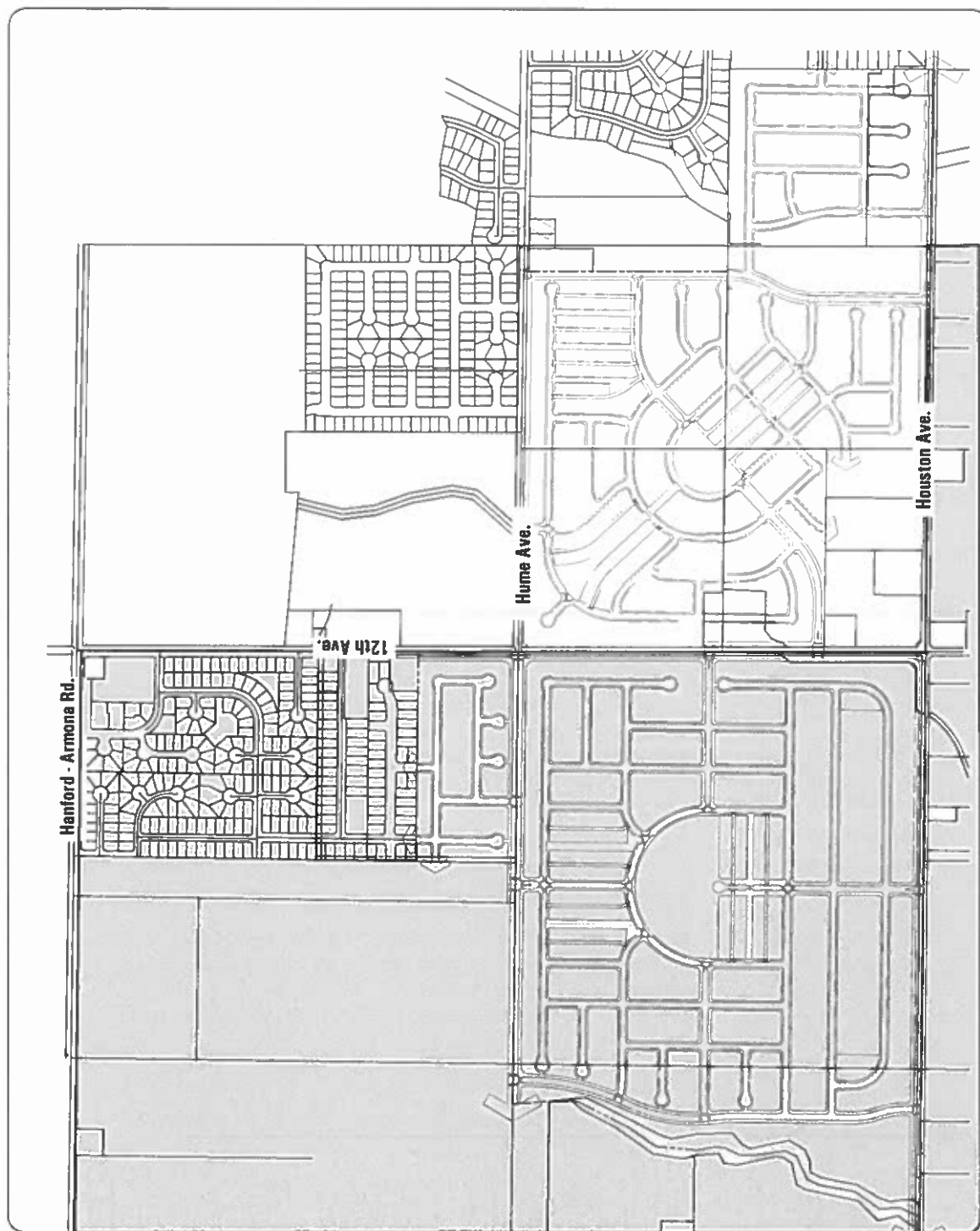
Legend

-  Armona Elementary School District
-  Hanford Elementary School District

Note:
Master Plan Area within the Hanford Joint
Union High School District

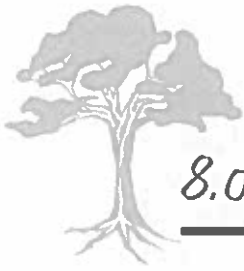


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Public School District

Chapter 7



8.0 Implementation

8.1. Introduction

To realize the vision of the Live Oak Master Plan, implementation must be carefully addressed. The Live Oak Master Plan will be implemented through the City of Hanford's development review process. This section addresses the development process, public facilities, and maintenance, challenges, and summarizes various techniques required for the implementation of the Master Plan. Techniques addressed in this section may be used singularly or in combination with other techniques deemed appropriate by the City of Hanford.

The Live Oak Master Plan is the primary tool in the review and approval process of specific development proposals, such as tentative subdivision maps, site plans, and improvement plans within the established Plan Area Boundary. The Plan includes a set of goals, policies, and standards that establish development regulations within the Plan Area. Responsibility for interpretation of the goals, policies, and standards of the Master Plan lies with the City of Hanford and the Community Development Department. The goals, policies, and standards shall be utilized in conjunction with the City's General Plan, Municipal Code, and Design Standards. Flexibility is permissible, if and only if, the overall goals and vision of the Master Plan are met.

8.2. Implementation Challenges

Urban development is occurring at an increasing rate in the southern Central Valley. Providing a well planned and organized environment for development to occur will remove some of the risks associated with urban development. While the Live Oak Master Plan removes many of these obstacles, resulting in a smoother and more predictable development process, there are a few implementation challenges that merit attention.

8.2.1. Williamson Act Contracts

Under the California Land Conservation Act of 1965 local governments could enter into contractual agreements with private landowners for the purposes of restricting land use on a property to agriculture or related open space use. Properties under Williamson Act Contracts are assessed at their consistent usage, rather than their potential market value, substantially reducing the amount of owed property taxes. Contracts are subject to a rolling 10-year term whereby agreements are automatically renewed on a yearly



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basis, unless either party files a “notice of non-renewal.” Once such a notice has been filed, a 9-year non-renewal process commences. At the end of the non-renewal process, the contract terminates. There is one Williamson Act Contract within the Plan Area. A notice of non-renewal has been filed against the contract, which consists of 3 parcels located east of Sand Slough. These parcels shall not be developed until the contract is terminated. Parcels subject to the Williamson Act provision are located in Figure 2.2.

8.2.2 Agriculture Interface

Residential units will abut existing agriculture on the southern and western ends of the Plan Area. Kings County, the governing jurisdiction of parcels outside of the proposed annexation area, and the City of Hanford recognizes that agricultural operations are authorized to exist under the “Right to Farm” Ordinance (No. 546 Kings County Ordinance Code and 16.40.110 of the Hanford Municipal Code). Under this ordinance, all persons purchasing lots within the boundaries of an approved map located near existing agricultural uses are informed that established agriculture, agricultural facilities, and operations are priority uses within Kings County and the City of Hanford, 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.

VLD Transition

~~To mitigate the agriculture interface and possible conflicts south of the Plan Area, a buffer in the form of VLD (Very Low Density) takes place along Houston Avenue, west of 12th Avenue. This transition is consistent with a policy established in the Hanford General Plan, mandating 660 feet north of Houston Avenue to be designated VLD. Section 3.4 of Land Use and Design Guidelines directs development of more rural characteristics in this area.~~

Future Uses

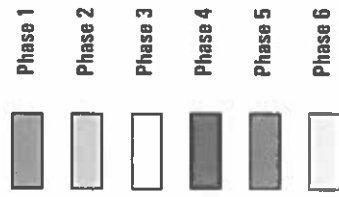
An 88' Right-of-Way shall be established along Hume Avenue. This Right-of-Way, along with an 8-foot easement adjacent to residential units within the Plan Area gives existing agriculture a 96-foot buffer from developments. Currently, the area north of Hume Avenue is within the Sphere of Influence for the City of Hanford and is slated for predominately LD development. East of 12th Avenue, existing agriculture abuts residential units along Houston Avenue. This area is also within the City's Sphere of Influence, and is designated as future Light Industrial Uses by the General Plan. Currently, the road is set to be a Major Arterial, with a 110-foot Right-of-Way and an additional 10-foot landscaped easement, creating a 120-foot buffer from existing agriculture uses and any potential future light industrial uses.



Figure 8-1

Plan Area Infrastructure Phasing Plan

Legend



8-3



Plan Area Infrastructure Phasing Plan

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8.2.3 Roadway Improvements

Houston Avenue, 12th Avenue, and Hume Avenue are existing roadway facilities within the Plan Area, and all have modified Right-of-Ways that deviate from the City of Hanford Design Standards. These enhanced street sections have been approved by the Department of Public Works specifically for the Live Oak Master Plan. The cost associated with the improvements of these roads, including landscaping, placement of sidewalks, and upgrading lane capacity, will be born by developers of adjacent properties in conjunction with developers of the Plan Area, and maintained through a landscape and lighting assessment district, or other comparable maintenance district.

8.2.4 Existing Development

As outlined in Chapter 2 there are existing farm residences and other agriculture related facilities, such as livestock pens and barns within the Plan Area. The residential units that will remain have been provided for in the Land Use and Lotting Concept (Figure 3.1). The City of Hanford will make an effort to adjust street alignment, subdivision design and/or delay property occupation to accommodate property owners who wish to retain their residential unit, provided that the adjustment will not compromise the integrity of the Plan or otherwise adversely affect a critical public facility.

The People's Ditch Company operates the People's Ditch, which bisects the Plan Area. The irrigation Canal runs on the west side of 12th Avenue, eventually crosses 12th Avenue, and re-emerges on the east end of 12th Avenue. It is proposed that the irrigation canal be piped within the Plan Area. Existing irrigation canals west of 12th Avenue shall be placed underground by the description of the People's Ditch Company.

8.3 Development Process

The Live Oak Master Plan, adopted by resolution, establishes the land use classifications, pre-zoning, development policies, development standards, and design guidelines for the entire Plan Area, consistent with the Hanford General Plan. The Live Oak Master Plan establishes specific development standards, which may differ from those contained in the zoning ordinance. As provided by the Hanford Municipal Code, these alternative standards shall supersede those established by the zoning ordinance.

8.3.1 Land Use and Zoning Regulations

Where not otherwise specified by the Live Oak Master Plan, the use and development of property shall be governed by the zoning applicable to that property. Subject to a minor discretionary permit, the community development director may approve minor modifications, exceptions and waivers to the zoning ordinance to allow for orderly development in the Plan Area. Modifications or changes considered major



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(e.g. significant changes in land use/zoning, circulation or public facilities, etc.) may be subject to the process and procedures for amending the Hanford Municipal Code (18.54 et seq.).

Although the Live Oak Master Plan stipulates residential densities in housing units per gross acre (see Table 3-1 Master Plan Area Land Use Table), the anticipated densities exclude exclusive Plan Area public facilities, such as open space, pathways, and neighborhood-serving city parks. Calculation of a project's required development density consists only of the developable portion of the subject property. Consistent with the General Plan, this shall include all local and collector streets, but excludes the following Plan Area public facilities; neighborhood parks, open space and conservation areas, pocket parks, and People's Ditch Irrigation Canal.

Residential densities in the Plan Area shall be as follows (dwelling units/gross acre):

~~Very Low Density Residential (VLD) – minimum 0 dwelling units/gross acre; maximum 3 dwelling units / gross acre.~~

Low Density Residential (LD) – minimum 2 dwelling units/gross acre; maximum ~~9 dwelling units / gross acre.~~ 10 dwelling units / gross acre.

Medium Density Residential (MD) - minimum 7 dwelling units/gross acre; maximum 15 dwelling units / gross acre.

8.3.2 Alternative Intersection Striping

The Hanford Public Works Department has developed a set of street section alternatives for Major Arterials, Minor Entrance Collectors, and Minor Collectors at Sloughs. The use of these alternative street sections shall be at the discretion of the Hanford Public Works Department. The diagrams of these stripings are found in Chapter 4.

8.3.3 Optional School Location

Both the Hanford Elementary and Armona Elementary School Districts have options to purchase land within the Live Oak Master Plan for use as school facilities. Currently the Land Use Diagram (Figure 3.1) shows the possible school sites as Low Density Residential with conceptual lots over the designated areas for schools. Chapter 7 shows the boundaries of both school districts within the Plan Area (Figure 7.5). Figures 8.2-8.3 exhibit how schools may interface with surrounding residences.



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Figure 8.2 Hanford Elementary School District Site with Conceptual Lotting

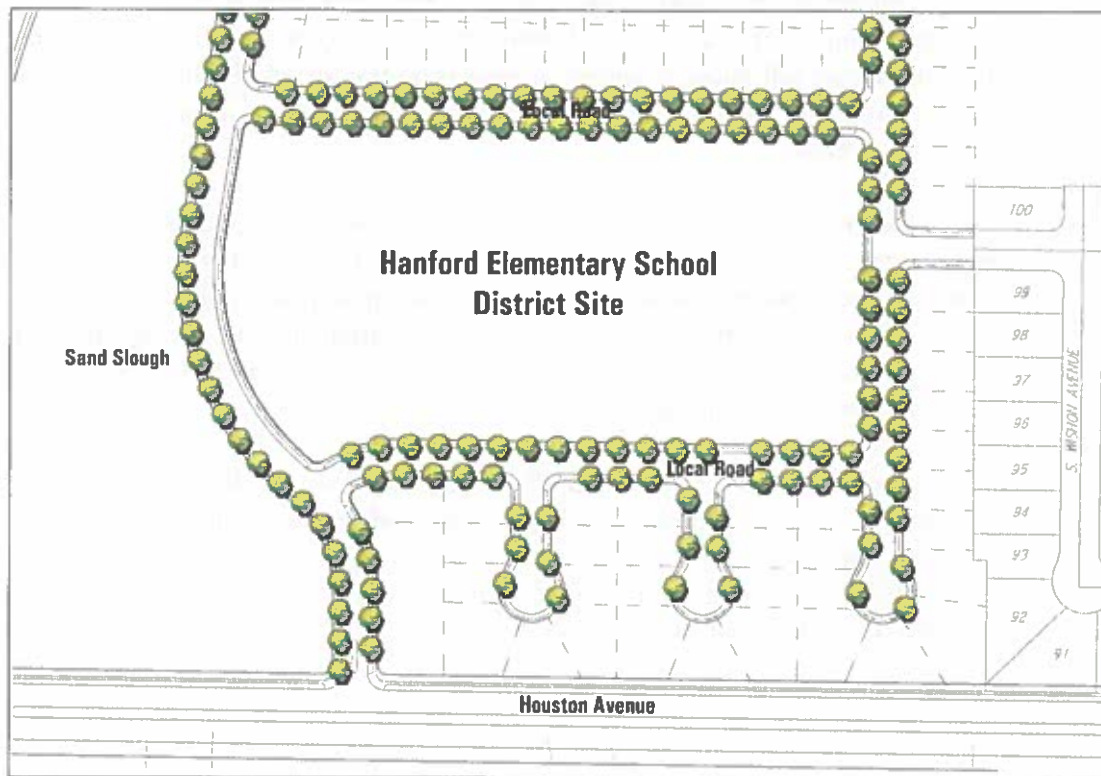
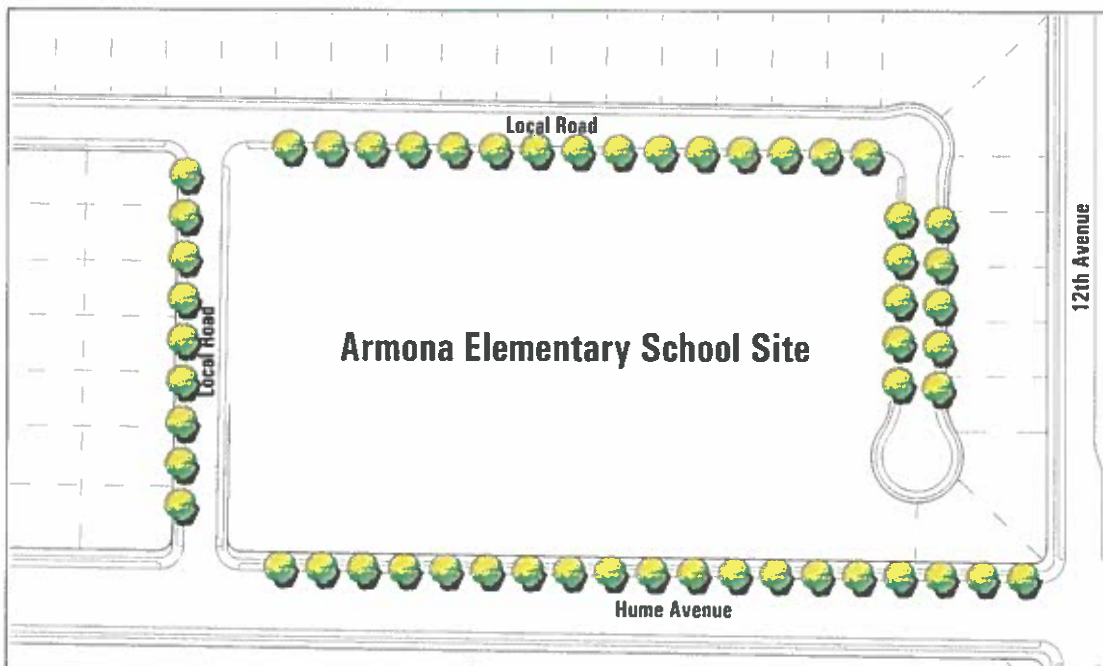


Figure 8.3 Armona Elementary School District Site with Conceptual Lotting



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8.3.4 Phasing

Precise development phasing that responds to market conditions as well as the needs of the community is critical for orderly development to occur. The Live Oak Master Plan addresses the full range of public facilities including streets, utilities, and parks. Backbone public facilities required for the development of the planning area are illustrated in Chapter 7.

The need for these facilities and the cost of improvement implementation will greatly affect the extent, location, and timing of new development. As a result, the development of non-contiguous property may be permitted if the appropriate public facilities are installed. Additional costs associated with the installation of “out of sequence” or oversized public facilities may be recovered either as a credit against development impact fees and/or as a reimbursement.

Development of the Live Oak Master Plan will occur over six phases, distributing environmental impacts as well as public facility and service requirements over a manageable time period. The following chart depicts the land use, number of units, and projected population growth for each phase. The chart also estimates figures for build out of the entire Plan Area.



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Table 8.1 Phasing Summary

Phase 1	Land Use Designation	Land Use Distribution	Total Units	Population ¹	Park Requirements
	Residential³				
	Very Low Density Residential (VLD)	0.0%	0	0	0.0
	Low Density Residential (LD)	100.0%	212	594	1.2
	Medium Density Residential (MD)	0.0%	0	0	0.0
	Total Phase 1	100%	212	594	1.2
Phase 2	Residential³				
	Very Low Density Residential (VLD)	0.0%	0	0	0.0
	Low Density Residential (LD)	91.3%	285	798	1.6
	Medium Density Residential (MD)	8.7%	27	68	0.1
	Total Phase 2	100%	312	866	1.7
Phase 3	Residential³				
	Very Low Density Residential (VLD)	0.0%	0	0	0.0
	Low Density Residential (LD)	100.0%	347	972	1.9
	Medium Density Residential (MD)	0.0%	0	0	0.0
	Total Phase 3	100%	347	972	1.9
Phase 4	Residential³				
	Very Low Density Residential (VLD)	0.0%	0	0	0.0
	Low Density Residential (LD)	100.0%	337	944	1.9
	Medium Density Residential (MD)	0.0%	0	0	0.0
	Total Phase 4	100%	337	944	1.9
Phase 5	Residential³				
	Very Low Density Residential (VLD)	0.0%	0	0	0.0
	Low Density Residential (LD)	100.0%	199	557	1.1
	Medium Density Residential (MD)	0.0%	0	0	0.0
	Total Phase 5	100%	199	557	1.1
Phase 6	Residential³				
	Very Low Density Residential (VLD)	0.0%	0	0	0.0
	Low Density Residential (LD)	100.0%	153	428	0.9
	Medium Density Residential (MD)	0.0%	0	0	0.0
	Total Phase 6	100%	153	428	0.9
	Project Total		1,560	4,360	8.7

1. Population is based on the Hanford General Plan indicating 2.8 persons per household except for medium density, which is 2.5 persons per household.



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8.3.5. Subdivision Approval Process

With a few exceptions (e.g., Lone Oak and Sand Sloughs, parks), the Live Oak Master Plan Area will be developed through the process of subdividing land. It is through the subdivision approval process, governed by the Government Code and Hanford Municipal Code, that land is divided, developed with residential units, and sold to future residents. Within this process, streets, wastewater lines, potable water lines, and other public facilities improvements are installed, and parks and public open spaces are provided for the welfare and enjoyment of residents. The subdivision approval process is the principal means through which the City and private developers will implement the Live Oak Master Plan.

The subdivision process in the Plan Area is expected to be the same as anywhere else in the City with the following exceptions:

- The possible need for a developer to construct critical Plan Area infrastructure beyond the property being subdivided.
- The possible need to show how the proposed lots meet the Master Plan's design guidelines and development standards for the location and classification(s) of the property proposed for subdivision.
- A requirement to provide appropriate disclosure to future property owners of possible implication associated with the purchase of their property in an area with parks, public pathways, and open space (e.g., additional traffic, noise, after hours / weekend use, lights for safety use).
- A requirement to provide the appropriate disclosure to future property owners the implications of purchasing property adjacent to an agricultural or industrial area with all the associated affects (e.g., noise, odor, dust, flies, pesticides, smoke), and that the farmers in the area have the right-to-farm.
- A requirement to provide the appropriate disclosure to future property owners that they are purchasing property in a master planned area of the City of Hanford containing more dedicated park land than is standard, and that they will be assessed annually through a landscape and lighting district for its maintenance and up keep, as well as, the maintenance and upkeep of other public facilities that directly benefit the property owner.



8.3.6 Public Facilities and Infrastructure

Chapter 7 describes the backbone public facilities needed to accommodate the development of the Plan Area. Through the subdivision approval process, developers will be required to install the backbone services together with each subdivision's tract improvements. As discussed above, in connection with phasing, a developer's obligation to install public improvements will be based on the timing and location of the proposed development, which may place proportionately greater burdens on those who develop first.

8.3.7. Transportation System

The transportation system consists of Arterials, Collectors, and Local Streets. The Arterials are Houston Avenue, an east-west running facility that represents the southern Plan Area boundary; Hanford-Armona Road, an east-west facility that represents approximately 260 feet of the northern Plan Area Boundary; and 12th Avenue, a north-south running facility that bisects the Plan Area. These facilities will be upgraded with added lane capacities, sidewalks, and landscaping.

Hume Avenue, an east-west major collector, currently exists as a two lane rural roadway terminating at 12th Avenue. Improvements to Hume Avenue include the extension of the roadway approximately ½ mile to the west, landscaping improvements, and addition of sidewalks adjacent to residential development. The minor collectors in each phase shall have sidewalks, landscaping within planting strips, and other improvements prior to occupancy.

8.4 Maintenance

The City of Hanford has traditionally assigned the responsibility for maintenance of facilities that benefit the City as a whole (e.g. arterial and major collector streets) and those primarily benefiting the residents of an area (e.g., parks, local streets, landscaping and street lighting). Landscaping and Lighting Districts, established in conjunction with subdivision approval, have been the preferred means of funding the maintenance of facilities benefiting area residents.

Within the Plan Area, the Landscaping and Lighting District of each subdivision will be responsible for the maintenance costs of its internal facilities (e.g., parks, streets, street lights, landscaping, sound walls, storm drainage) as well as a share of maintenance costs of the neighborhood-serving city parks and common open space facilities, (e.g., pedestrian paths along sloughs). Assessment fees will be adjusted in the form of a credit or a refund to property owners in years when the assessment raises more revenue than is needed. Maintenance costs of the landscaped medians within the Right-of-Ways of Arterials located adjacent to the Plan Area will be the responsibility of the City, using other funds (e.g., General Fund, Local Transportation Fund).



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2.1 - Proposed Revised PUD No. 2005-04**Matrix of Changes - Table of Contents**

Item	Description	Page - Sheet
1.	Deleted General Condition #6 regarding Affordable Housing per current proposed Entitlement Amendment	8

RESOLUTION NO. 09-57-R**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING PLANNED UNIT DEVELOPMENT NO. 2005-04
FILED BY: MMV DEVELOPMENT, LLC**

At a regular meeting of the City Council of the City of Hanford duly called and held on September 15, 2009, it was moved by Council Member _____, seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, Planned Unit Development No. 2005-04 filed by MMV Development proposing to construct a 1,526-lot residential development with variations from the City's zoning standards on approximately 390 acres, was presented to the City Council of the City of Hanford; and

WHEREAS, the real property that is the subject of this Planned Unit Development (PUD) application is generally located on the east and west sides of 12th Avenue between Hume Avenue and Houston Avenue (APN: 018-172-010, 012, 029, 031, 032, 018-112-017, 027, 052, 053, 073, 074, and 075) in Hanford, California as depicted in Exhibit "A" which is attached hereto and made a part hereof; and

WHEREAS, the Final Environmental Impact Report and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford CEQA Guidelines; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and Environmental Impact Report for the Live Oak Project, the City Council of the City of Hanford hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in an appendix to the Final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air

Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and

WHEREAS, the City Council has systematically identified both the significant effects of the proposed project and the feasible alternatives and feasible mitigation measures which will avoid or substantially lessen such significant effects in accordance with the provisions of the California Environmental Quality Act as more specifically articulated in "The Mitigation Monitoring and Reporting Plan" in an appendix of the final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agricultural Resources, Air Quality, and Energy Conservation and Climate Change; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

WHEREAS, the City Council finds that the following statement of overriding considerations can be made for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report:

The City balanced the economic, legal, social and technological and other benefits of the proposed project and determined that the unavoidable adverse environmental impacts identified above may be considered acceptable due to the following specific considerations which outweigh the unavoidable adverse environmental impacts of the proposed project. Benefits of the proposed Project are stated herein, are determined to be unto itself and independent of the other project benefits, a basis for overriding all identified unavoidable environmental impacts.

- The proposed project will result in significant unavoidable impacts to agricultural land, air quality, and energy conservation and climate change. In adopting the

Hanford General Plan Update, the City Council adopted a Statement of Overriding Considerations for the loss of agricultural land and air quality impacts accruing to implementation of the Plan. The approval of the Live Oak project is considered implementation of the Hanford General Plan.

- The project will meet the objectives of the General Plan to conveniently serve current and future residential needs, be adequately served by arterial streets, and contribute to the attractiveness of the community and to the City's tax base.
- The proposed project is located on major arterial and collector streets in the City and adjacent to major public utilities with adequate capacity to accommodate its development.
- In adopting the finding of overriding considerations for the Hanford General Plan Update in 2002, the City Council recognized that the population of the City of Hanford will continue to grow and there will be a need to provide adequate land to serve the needs of existing and future population. The City is essentially surrounded by agricultural land and any growth will cause the conversion of agricultural land. The need to adequately house and provide services to a growing population outweighed the preservation of agricultural land. The project would provide a substantial increase in assessed value of the property over the agricultural state of the land that has the potential to increase revenues to all levels of local government to deliver necessary services.
- The project will expand improvements to infrastructure commensurate with its impacts on those systems.
- The City has adopted reasonable and feasible mitigation measures to the extent it has authority to reduce air quality, energy conservation and climate change impacts from the project.

- While the City may have an impact on urban designs that promote the use of bicycles, pedestrian, and public transit, local policies have little impact on the major causes of air pollution whose conditions are controlled by the State and Federal Government. Motor vehicles are among the leading causes of air pollution in the Valley. The Valley's geographic location in comparison to other regions also adds to increased air pollution. Exemptions for certain kinds of agricultural activities also add to diminished air quality. The California Air Resources Board and the San Joaquin Valley Air Pollution Control District have the authority to promulgate regulations that affect Hanford and all other cities in California that may lead to major improvements in air quality. The City of Hanford does not have authority to make substantial reductions in motor vehicle air pollution affecting the City.

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting held on August 11, 2009, held a public hearing and received testimony and evidence for and against the proposed Planned Unit Development. After closing the public hearing, the City of Hanford Planning Commission, by resolution, recommended that the City Council of the City of Hanford certify the Final Environmental Impact Report and approve Planned Unit Development No. 2005-04; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting held on September 15, 2009, held a public hearing and received testimony and evidence for and against the proposed Planned Unit 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 City Council hereby makes the following findings pursuant to Section 17.62.070(J) of the Zoning Ordinance:

- (a) That the proposed location of the PUD is in accordance with the objectives of the City's Zoning Ordinance;

- (b) That the proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, and welfare or materially injurious to properties or improvements in the vicinity and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities;
- (c) That the proposed PUD complies with the provisions of Chapter 17.62.010 and the other applicable provisions of the City's Zoning Ordinance;
- (d) That the requirements and standards of the City's Zoning Ordinance, including, but not limited to site area, dimension, site coverage, height of structures, distance between structures, off-street parking, off-street loading facilities, landscaped area, and street design will produce an environment of suitable and desirable character consistent with the objectives of the City's Zoning Ordinance.
- (e) That the combination of different structure types or varieties of land use within the project will complement each other and harmonize with the existing and proposed land use within the vicinity; and
- (f) That an Environmental Impact Report ("EIR") was prepared for this project that identifies several significant impacts that can be mitigated to a less-than-significant level and also identifies unavoidable significant adverse impacts that cannot be mitigated, and a statement of overriding considerations must also be made in accordance with CEQA.

THEREFORE, BE IT RESOLVED, that based on the above and incorporated findings, the City Council does hereby certify the Final Environmental Impact Report ("FEIR") with a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan ("MMRP") for Planned Unit Development No. 2005-04 was (i) completed in compliance with CEQA; (ii) presented to the Hanford City Council, as representing the Lead Agency, and the Hanford City Council reviewed and considered the information contained in the Final

PUD No. 2005-04 PC Resolution
Page 6 of 18

Environmental Impact Report prior to making any determinations on Planned Unit Development No. 2005-04; and (iii) the Final Environmental Impact Report reflects the Hanford City Council's independent judgment and analysis.

THEREFORE, BE IT FURTHER RESOLVED that the City Council hereby approves Planned Unit Development No. 2005-04 subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the Planning Department: (559) 585-2580

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

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement

representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Interim Planning Manager Cathy Cain (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

1. 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.
2. That approval of this project does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, other City Ordinances or the payment of any applicable fees.
3. That all approved proposals of the application be conditions of development if not mentioned herein.
4. That the site be developed according to the approved master plan with minor modifications to be approved by the Community Development Department.
5. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ~~6. That 10% of all units will be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.~~
- ~~7.6.~~ That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
- ~~8.7.~~ That no expansion of use beyond the scope and nature described in this PUD, which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this Planned Unit Development permit in compliance with all procedures and requirements therefore.
- ~~9.8.~~ That the developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative or designee shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is

Commented [TDM1]: Removed Condition per the current proposed Amendment

suspended, arrangements acceptable to the City Building Official shall be made for any emergency work, which may be required.

~~10.9.~~ That the developer shall be responsible for all actions of the contractors and subcontractors during the course of any work occurring on the site.

~~11.10.~~ That all applicable conditions of approval for Vesting Tentative Tract Map 865 and Vesting Tentative Tract Map 881 will apply.

Zoning:

1. That the proposed development is subject to the zone district standards, as modified by Planned Unit Development No. 2005-04. Setbacks, lot coverage, street frontages, parking, etc. will conform to the guidelines in the master plan.
2. That any changes to the proposed phasing be approved by the Community Development Department and Public Works Department.

Special Requirements:

1. That a right-to-farm provision be recorded with the recording of 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.
2. That automatic garage door openers be installed on all garage doors to encourage the use of garages for the purpose of parking cars. The garages are to be used only for the parking of cars, boats or similar items for storage purposes. They are not to be converted for any items of living or recreational activities.
3. That recreational vehicle storage on individual lots shall be prohibited in the Small Lot Low Density and Medium Density Residential areas.
4. That drive strips are not allowed. All driveways are to have the full width paved.

Architectural Conditions:

1. That the structures in the PUD be developed in substantial compliance with the architectural renderings, colors, etc., as shown in the PUD Master Plan Exhibits.
2. That any future changes to the architectural design features must maintain the overall integrity of the surrounding neighborhood and not detract from the consistent look and appearance of the planned unit development.
3. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either installed underground or screened.

6. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

1. That the developer complies with all mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP) as certified with the Final Environmental Impact Report
2. 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.
3. That the developer shall abandon all existing water wells on the site, if any, according to California Department of Health requirements.
4. That all common areas be kept free of rubbish, debris and other unsightly and/or unsanitary materials.
5. That options offered as part of the Live Oak Master Plan, such as solar panels, be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
7. 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.
8. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
9. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Lighting:

1. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.

Screening:

1. That all backflow device and electrical transformers be screened with landscaping.
2. That all backflow devices be painted hunter green.

Fencing/Walls:

1. That all proposed fencing on the site be maintained in good repair with any graffiti at the site removed within 72 hours of occurrence.

Landscaping:

1. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.
2. That the Developer shall enter into an agreement for a tax assessment district for the maintenance of neighborhood park landscaping, open space slough area, subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue, Butterfield Lane, Hume Avenue, 12th Avenue (including Sanchez "not-a-part" area), and Countryside Drive (Hume Avenue to Amber Harvest Drive). The creation of the District will be required prior to the recording of the first subdivision map.

Signage:

- That all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance and/or as outlined in the PUD Master Plan. A separate application is required for review and administrative approval.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., Jon Bimat: (559) 685-3202 or jon.bimat@sce.com

Or Southern California Edison Co., Eric Thomas: eric.thomas@sce.com

SBC/AT&T, Cindy Lee: (559) 228-7006: cindy.1.lee@att.com

Or SBC/AT&T, Lon Downer: (559) 228-7017 or ld2693@att.com

Southern California Gas Co., Jerry Alvarez: (559) 739-6455 or ajalvarez@semprautilities.com

Or Southern California Gas Co., Louise Lankford llankford@semprautilities.com

Comcast, Brian Copeland: (559) 455-4580 or brian_copeland@comcast.com

USA: 1 (800) 642-2444

Public Utilities:

1. That all utilities including cable TV be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.

2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That existing utility poles and appurtenances along the property frontage of 12th Avenue, Hume Avenue, and Houston Avenue are to be installed underground, at developer's expense, to facilitate widening of streets.

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer: Eric Froberg (559) 585-2556

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

General Requirements:

1. That the developer complies with the City of Hanford Public Works Construction Standards and Specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.
2. That the developer is required to contact the City of Hanford Public Works department to discuss proposed off-site street improvements, right-of-way dedications and site drainage requirements prior to submittal of project master plans. Project master plans will be required with the first subdivision of the proposed project.
3. That the development is subject to an engineering review/construction inspection fee in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Drainage Requirements:

1. That all drainage from the proposed development shall be directed to the Sand Slough and Lone Oak drainage basins located as shown in the Live Oak Master Plan.
2. That applicant is required to comply with State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.
3. That applicant is required to comply with the approved layouts for the storm drainage basin size and location and the Live Oak Master Plan for all issues relating to drainage.
4. That developer's engineer provides a storm water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
5. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works Department and the People's Ditch Company. All costs to relocate and to underground People's Ditch with a pipeline and to backfill the abandoned open channel ditch as shown on the tentative subdivision map will be at developer's expense.

6. That all applicable conditions of approval of VTT 865 and VTT 881 relating to drainage requirements shall apply.

Street Right-of-Way Dedication & Easement Requirements:

1. That the developer shall dedicate to the City of Hanford all streets to the widths and locations as shown on the approved master plan and the tentative maps.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street right-of-way dedications and easement requirements shall apply.

Street Requirements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, traffic signal modifications, landscaping, site grading and pavement surfacing and all other improvements be installed in accordance with City of Hanford Public Works construction standards and specifications currently in effect.
2. That streetlights be installed along all public streets in conformance with City Standard GE-56 and PUD master plan guidelines. Street lights shall be located as designated by the city engineer.
3. That all applicable conditions of approval of VTT 865 and VTT 881 relating to street requirements shall apply.

Sanitary Sewer Requirements:

1. That developer's engineer provides a sanitary sewer master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to sanitary sewer requirements shall apply.

Water System Requirements:

1. That developer's engineer provides a water system master plan for the project site for city public works department review and approval prior to the approval of the first subdivision on the project site.
2. That all applicable conditions of approval of VTT 865 and VTT 881 relating to water system requirements shall apply.

Refuse Requirements:

1. That refuse facilities be installed as outlined in the PUD master plan.

Soil Requirements:

1. That a Preliminary Soils Report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to approval of development improvement plans.
2. That a final soils report, prepared by a qualified Soils Engineer, be provided to the Engineering and Building Departments prior to acceptance of development improvements by the City.
3. That Developer retains the Design Engineer to inspect and verify that all grading within the development is completed in conformance with approved plans. Design Engineer shall be required to provide a certification letter to the Building Department prior to issuance of any building permits.

Landscape 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 neighborhood park landscaping (Lots "D & E"), open space slough area (Lot "A"), subdivision street lighting, decorative fencing, and landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane (Lots "B, C, F, G & H") located as shown on Tentative Subdivision Map 865.
2. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of linear park landscaping (Lots "A, D, E, F, & G"), subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue, S. Alpine Avenue, 12th Avenue (Including Sanchez "not-a-part" area), Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane (Lots "B, C, H, I, J, K, L & M") located as shown on Tentative Subdivision Map 881.
3. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision street lighting and decorative fencing.

Development Impact Fees:

1. That development is subject to impact fees as outlined in the recorded development agreement for the Live Oak project.
2. All other transportation related fees as identified in the Final Environmental Impact Report approved with this project are required as outlined in the resolutions of approval and the development agreement. This includes mitigation fees related to the SR198/12th Avenue interim improvements and the SR198/13th Avenue interim improvements.

FIRE DEPARTMENT

Contact Fire Marshall David Sumaya (559) 585-2545
Concerning questions that you may have on the conditions listed below:

General:

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.

Emergency Access:

1. A city standard all weather fire lane 20 feet in width and an unobstructed vertical clearance of not less than 13 feet six inches be provided around the buildings as required by Article 9 of the 1998 California Fire Code. Access shall be in place prior to above ground construction beginning.
2. Gate widths shall be a minimum of 20 feet unobstructed and if locked a Knox lock will be required.

Special Requirements:

1. Site address shall be posted in an illuminated area, with 6" minimum letters on contrasting background.
2. Smoke detectors required in all units.

BUILDING DIVISION

Contact Building Official: Jim Kochar (559) 585-2584

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

1. That building permits must be obtained from the City Building Division for any structural, plumbing, electrical or mechanical work being done.
2. That the site, as well as the building, be made accessible and usable by the handicapped according to California Building Code Chapter 11A.
3. 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 issued a Certificate of Occupancy.
4. That detailed dimensioned plans be provided to the Building Division prior to obtaining construction permits.
5. That single family dwellings will require plans and calculations signed by the designer. Submittal shall consist of:
 - 5.1 1 copy of the City of Hanford Permit Application form
 - 5.2 1 copy of the building floor plan for the assessor
 - 5.3 2 complete sets of drawings and documentation including:
 - 5.3.1 Site Plan including landscaping
 - 5.3.2 Architectural Drawings
 - 5.3.3 Structural Drawings and Calculations as required, and truss calculations
 - 5.3.4 Electrical Drawings and Calculations as required
 - 5.3.5 Mechanical Drawings and duct sizing calculations
 - 5.3.6 Plumbing Drawings and Calculations for dwellings greater than 3,000 SF
 - 5.3.7 Energy Calculations
6. Master plans shall follow the submittal requirements, as per item #5 above, for the original plan submittal. All subsequent submittals shall require two copies of a site plan describing the plan to be used and any options which might be included.

7. That separate sewer lateral and water services be provided to each building.
8. That separate gas and electric services be provided to each building.
9. That a school impact fee of \$2.97 (or revision thereof) for each square foot of new residential building area be paid when building permits are issued.
10. That all special inspection reports be submitted to the Building Division prior to final inspection.
11. Addresses shall be assigned by the building division.
12. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans.
13. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
14. All construction shall conform to the 2007 California Building Code, California Mechanical Code, California Plumbing Code, California Fire Code; California Electrical Code, and California Energy Code or currently adopted code at time of construction.
15. That Kings County Impact fees shall be assessed as applicable.

EXPIRATION

That the Planned Unit Development shall become null and void two (2) years following the date on which approval by the City Council became effective unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the structures. The time-frame of the Planned Unit Development will run with the subdivision map approval. A time extension may be granted by the Planning Commission if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees according to the development agreement.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford

held on the 15th day of September, 2009 by the following vote:

AYES:	Council Member	_____

NOES:	Council Member	_____
ABSTAIN:	Council Member	_____

ABSENT: Council Member _____

APPROVED: _____
(Name), Mayor

ATTEST: _____
Karen Madruga, City Clerk

3 - Proposed Modification Conditions of Approval for Tract 865**Matrix of Changes - Table of Contents**

Item	Description	Page - Sheet
1.	Deleted Special Requirement Condition #7 regarding Affordable Housing per current proposed Entitlement Amendment	6

RESOLUTION NO. 2014-24**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
FINDING REVISIONS TO VESTING TENTATIVE SUBDIVISION MAP NO. 865 TO BE
IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL APPROVAL.****FILED BY: MMV DEVELOPMENT**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on **October 14, 2014**, it was moved by Commissioner **HAM**, seconded by Commissioner **AYERS**, and duly carried, that the following resolution be adopted:

WHEREAS, the applicant submitted a revised Vesting Tentative Subdivision Map No. 865 for consideration; and,

WHEREAS, the revised Vesting Tentative Subdivision Map No. 865 was reviewed by the Planning Commission of the City of Hanford on September 23, 2014; and

WHEREAS, on September 23, 2014 the Planning Commission determined that the revisions to Vesting Tentative Subdivision Map No. 865 were not significant and the revised map was in substantial conformance with the previously approved Vesting Tentative Subdivision Map No. 865; and

WHEREAS, Vesting Tentative Subdivision Map No. 865 was approved by the by the Planning Commission on August 9, 2009 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, the revisions to Vesting Tentative Subdivision Map No. 865 are not considered significant and do not result in the increase of environmental impacts from those identified in the Environmental Impact Report prepared for the Master Plan and certified by the City Council.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hanford finds the revisions to Vesting Tentative Subdivision Map No. 865 are substantially consistent with the original approval of the vesting map in 2009.

THEREFORE BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford approves the revisions to Vesting Tentative Subdivision Map No. 865 based on their consistency with the original approval and subject to minor modification in the conditions required as a result of the modifications to the vesting map as attached as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of October, 2014, by the following vote:

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

I, **Darlene 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 14th day of October, 2014. .



Darlene Mata, Secretary

Exhibit A

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Division at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of

Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

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

General:

1. That 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by the Development Agreement and development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.

5. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
6. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
7. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 865.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" Single-Family Residential zone district standards, as modified by Planned Unit Development No. 2005-04. Setback requirements for all lots are listed in Chapter 3 of the Master Plan.

One Story Residence

Front: 10 feet
 Rear: 10 feet
 Side: 5 feet
 Street Side: 10 feet

Two Story Residence

Front: 10 feet
 Rear: 10 feet
 Side: 5 feet
 Street Side: 10 feet

2. That lots 1-214 be limited to one single family home.
3. That the project shall be developed in three phases [Phase 1A, 1B and 1C]
4. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 865 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 lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.

3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 shall be conditions of approval for Vesting Tentative Subdivision Map No. 865..
- ~~7. That 10% of all units will be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.~~
8. That Development of Tract #865 Live Oak I shall be developed concurrent or prior to the development of Tract 881.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, or any revisions thereof, if applicable. Fee shall be payable with each building permit.

5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
8. That development is subject to a Storm Water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer Area 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 of subdivision final map.

Environmental Requirements:

1. 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.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and

instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.

7. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559) 684-3557

AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559) 739-2316

ComCast, Micahel Corral: (559) 217-9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.

2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.
3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director Lou Camara (559) 585-2555

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

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, park 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.

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.
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.
3. That the proposed neighborhood park, located as shown on the tentative subdivision map (Lot "A"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
4. That proposed open space/slough area, located as shown on the tentative subdivision map (Lot "B") shall be dedicated to the City for open space/drainage purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, S. Alpine Avenue, Butterfield Lane and Hume Avenue (except for pedestrian walkways) and 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 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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park for traffic calming), except the following:
 - a. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with city Standards ST-

17 and ST-18, modified as indicated on the tentative subdivision map and as follows:

1. Traffic index used for the design of the 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 Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel landle
- b. Twelfth Avenue shall be developed as an arterial street, along the development frontages of the subdivision, and "Not-a-part" areas south of Hume and north of Butterfield Lane in accordance with section 66462.5 of the Subdivision Map Act. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map 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 Houston avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, masonry block wall, street lights, pavement striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to

subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel land capacity is warranted. Installation of Class II aggregate base rock (4" minimum thickness) over compacted native soil shall be required in the area between existing roadway and new curb and gutter section. A petroleum based palliative shall be applied to the base rock surface to provide dust control. The installation of a raised concrete median in Houston Avenue is not required.

- c. S. Alpine Avenue and Butterfield Lane shall be developed as collector streets in conformance with City Standards ST-26, modified as indicated on the tentative subdivision map.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along Houston Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designed by City Engineer.
4. 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 impact fees for permanent street widening improvements constructed by developer within Houston Avenue, consisting of curb and gutter, street striping, signing and street paving from gutter lip to edge of existing Houston Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits 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. Graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.
5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13th Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a

separate interest bearing account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for lots backing or siding onto said streets :
 - a. A minimum six foot high (or as determined by Mitigation Measure 4.8.2b(1) in the MMRP). 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. Masonry walls shall be constructed along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane for all lots backing or siding onto said streets.
 - c. A 4 ½ foot wide detached sidewalk along the development frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane.
 - d. Landscape and irrigation system improvements along the development frontage of Houston Avenue, S. Alpine Avenue and Butterfield Lane (right of way and landscape easement areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100 (F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.

4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all park facility and open space perimeter improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility and open space perimeter improvements. Improvements shall include, but not be limited to, installation of a baseball court, horse shoe pit, covered picnic areas, tot-lot playground, connective linear park, decorative security lighting, drinking fountains, park benches, trash receptacles, and landscaping and irrigation systems. Park and open space improvements shall be constructed concurrent with the first phase of the development, or as detailed in the Development Agreement.
2. That a minimum six foot high decorative masonry block wall shall be constructed along the south property line of proposed neighborhood park (adjacent to lots 99, 100, 117 and 118).
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 8" diameter sanitary sewer main and appurtenances (unless determined otherwise by the City Engineer) shall be extended within S. Alpine Avenue, from W. Hackberry Lane to Butterfield Lane, to accommodate future development located east of S. Alpine Avenue.
3. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code Section 13.08 for sanitary sewer main improvements constructed within S. Alpine Avenue which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for sanitary sewer main

improvements installed within S. Alpine Avenue, if applicable, for City Public Works 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 Works department review and approval prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin (Lot "A") located as shown on the tentative subdivision map.
3. That developer shall install a minimum 36 inch diameter storm drain pipeline and appurtenances within Houston Avenue in conformance with City storm drainage master plan requirements. The proposed storm drain line will connect the Sand Slough basin located as shown on the tentative subdivision map to an existing slough basin located south of Houston Avenue and just east of proposed development.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14 or any revisions thereof, if applicable. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.
5. That developer shall be required to comply with State of California Water Resources Control Board requirements specially 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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 18 inch diameter water main and appurtenances shall be extended within Houston Avenue from the eastern boundary of proposed development, as shown on the Live Oak master plan, (East property line of existing Sanchez development) to 12th Avenue. Improvement shall conform to the City's water system master plan.

3. That a minimum 12 inch diameter water main and appurtenances shall be extended within 12th Avenue from Houston Avenue to Hume Avenue in conformance with City's water system master plan.
4. Developer maybe 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. If applicable, 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.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 12th Avenue and S. Alpine Avenue, 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.
6. 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 neighborhood park landscaping (Lot "A"), open space slough area (Lot "A"), subdivision street lighting, decorative fencing, and common area landscaping located along the property frontages of Houston Avenue, S. Alpine Avenue and Butterfield Lane 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 including park and open space areas, subdivision street lighting and decorative fencing.

FIRE DEPARTMENT

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

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.

2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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 and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain 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 Department 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.

Kings County Impact Fees:

1. That Tentative Tract 865 is subject to the following Kings County Impact fees:
 - a. Criminal Justice
 - b. Library
 - c. Animal Control
 - d. Compliance

EXPIRATION:

That this vesting 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.

4 - Proposed Modification Conditions of Approval for Tract 881**Matrix of Changes - Table of Contents**

Item	Description	Page - Sheet
1.	Deleted Special Requirement Condition #7 regarding Affordable Housing per current proposed Entitlement Amendment	6

RESOLUTION NO. 2014-25
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
FINDING REVISIONS TO VESTING TENTATIVE SUBDIVISION MAP NO. 881 TO BE
IN SUBSTANTIAL CONFORMANCE WITH THE ORIGINAL APPROVAL.
FILED BY: MMV DEVELOPMENT

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on **October 14, 2014**, it was moved by Commissioner **HAM**, seconded by Commissioner **AYERS**, and duly carried, that the following resolution be adopted:

WHEREAS, the applicant submitted a revised Vesting Tentative Subdivision Map No. 881 for consideration; and,

WHEREAS, the revised Vesting Tentative Subdivision Map No. 881 was reviewed by the Planning Commission of the City of Hanford on September 23, 2014; and

WHEREAS, on September 23, 2014 the Planning Commission determined that the revisions to Vesting Tentative Subdivision Map No. 881 were not significant and the revised map was in substantial conformance with the previously approved Vesting Tentative Subdivision Map No. 881; and

WHEREAS, Vesting Tentative Subdivision Map No. 881 was approved by the by the Planning Commission on August 9, 2009 and the City Council on September 15, 2009, pursuant to Section 66474 of the Subdivision Map Act; and,

WHEREAS, the revisions to Vesting Tentative Subdivision Map No. 881 are not considered significant and do not result in the increase of environmental impacts from those identified in the Environmental Impact Report prepared for the Master Plan and certified by the City Council.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hanford finds the revisions to Vesting Tentative Subdivision Map No. 881 are substantially consistent with the original approval of the vesting map in 2009.

THEREFORE BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford approves the revisions to Vesting Tentative Subdivision Map No. 881 based on their consistency with the original approval and subject to minor modification in the conditions required as a result of the modifications to the vesting map as attached as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of October, 2014, by the following vote:

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

I, **Darlene 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 14th day of October, 2014. .



Darlene Mata, Secretary

EXHIBIT A

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Division at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative

action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.

5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva (559) 585-2578

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

General:

1. That 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.

5. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
6. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
7. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 881.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" Single-Family Residential zone district standards, as modified by Planned Unit Development No. 2005-04. Setback requirements for all lots are as follows:

One Story Residence

Front: 10 feet
 Rear: 10 feet
 Side: 5 feet
 Street Side: 10 feet

Two Story Residence

Front: 10 feet
 Rear: 10 feet
 Side: 5 feet
 Street Side: 10 feet

2. That lots 1-270 be limited to one single family home.
3. That the project shall be developed in three phases [Phase 2A, 2B and 2C]
4. That any changes to the proposed phasing be approved by the Community Development Department.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 881 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 lawn area along the street side of their lot. . All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.

3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as Exhibit "A".
6. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 shall be conditions of approval for Vesting Tentative Subdivision Map No. 881.
- ~~7. That 10% of all units will be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.~~
8. That Development of Tract #865 Live Oak I shall be developed concurrent or prior to the development of this subdivision (tract #881, Live Oak II).

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09, or any revisions thereof, if applicable. Fee shall be payable with each building permit.

5. That development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16, or any revisions thereof, if applicable. Fee shall be payable with each building permit.
8. That development is subject to a Storm Water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable. Fee shall be payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer Area 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 of subdivision final map.

Environmental Requirements:

1. 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.
2. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
5. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
6. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and

instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.

7. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559) 684-3557

AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559) 739-2316

ComCast, Micahel Corral: (559) 217-9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the

transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director Lou Camara (559) 585-2567

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

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, park 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.

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.
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.
3. That proposed neighborhood linear parks, located as shown on the tentative subdivision map (Lots "A", "B", "C" and "D"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, S. Alpine Avenue, Butterfield Lane and Hume Avenue (except for pedestrian walkways) and shall be indicated on the subdivision final map.

People's Ditch Improvements:

1. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works department and the People's Ditch Company. The proposed irrigation ditch pipeline alignment shall begin at Hume Avenue/People's ditch intersection and continue west within the Hume Avenue to 12th Avenue, then south within 12th Avenue to Houston Avenue, then west within Houston Avenue to the intersection of Houston Avenue / People's Ditch. The pipeline will terminate beyond the south limits of the future Houston Avenue right-of-way. All costs to relocate and to underground People's Ditch with a pipeline as stated herein, and to backfill the abandoned open channel ditch as shown on the tentative subdivision map, shall be at developer's own expense.

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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park for traffic calming), except the following:

a. Hume Avenue shall be developed as a collector street (East of People's Ditch) along the development frontage of the subdivision and as a major collector street (West of People's Ditch) from 12th avenue to People's Ditch. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 & ST-26, modified as indicated on the tentative subdivision map and as follows:

1. Traffic index used for the design of the street structural section shall be a minimum of 8.0
2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Hume Avenue, from S. Alpine Avenue to 12th Avenue, concurrent with the submittal of development improvement plans. Reconstruction of Hume Avenue, from S. Alpine Avenue to 12th Avenue, will be required if the existing street structural section does not conform to City Standards and Specifications.
3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and pavement reconstruction of existing roadway, if applicable, and pavement widening along the development frontage of the subdivision (Half-width street improvements, plus a minimum 13 foot travel lane north of street centerline). Street improvements located beyond the development frontage of the subdivision ("Not-a-part" area from 12th Avenue to the west property line of lot # 1 shall include, but not be limited to, the installation of concrete curb & gutter, street lights, street striping, signing and pavement reconstruction and widening to provide for a protected left-turn travel lane and a separate right turn travel lane at east leg of the 12th Avenue / Hume Avenue intersection. (Half-width street improvements, plus additional pavement widening north of street centerline to facilitate turning movements as identified above). The installation of a raised concrete median is not required.

b. Twelfth Avenue shall be developed as an arterial street, along the development frontages of the subdivision, and "Not-a-part" areas south of Hume and north of Butterfield Lane in accordance with section 66462.5 of the Subdivision Map Act. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map 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 12th Avenue, from Hume Avenue to Houston Avenue, concurrent with the submittal of development improvement plans. Reconstruction of 12th Avenue between Hume Avenue and Butterfield Lane (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, street lights, median island curb, street striping, signing and pavement reconstruction of existing roadway, if applicable, and pavement widening along 12th Avenue, from Hume Avenue to Butterfield Lane, (including "Not-a-part" areas) to facilitate the installation of a median island with a single 16 foot wide paved travel lane on each side of the median. Transitional paving improvements shall also be required for both acceleration/deceleration lane tapers at the Butterfield Lane entrance to subdivision and at Hume Avenue to facilitate a northbound right turn movement to Hume Avenue and to provide for a protected southbound left-turn movement from 12th Avenue southbound to Hume Avenue. The installation of a raised concrete median north of the Hume Avenue / 12th Avenue intersection is not required for the protected left-turn travel lane. Pavement widening along 12th Avenue other than as stated herein shall be deferred until additional travel lane capacity is warranted.
 4. That electrical conduit and pull boxes shall be installed at the intersection of 12th Avenue / Hume Avenue to facilitate the installation of a future traffic signal system in accordance with Traffic Impact Study prepared by the firm of Kd Anderson and Associates dated March 20, 2006.
- c. S. Alpine Avenue and Butterfield Lane shall be developed as collector streets along the development frontages of the subdivision in conformance with City Standard ST-26, modified as indicated on the tentative subdivision map for Tract # 865 (Live Oak I).
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along 12th Avenue, Hume Avenue and S. Alpine Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designated by City Engineer.

4. 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 12th Avenue, consisting of curb & gutter, median curb, street striping, signing and street paving from gutter lip to edge of the existing 12th Avenue street section. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Houston Avenue street section. Transitional paving improvements beyond the development limits, as stated in section 2b above, that are not considered to be a permanent improvements and the reconstruction of the existing 12th Avenue street section, if required, will not be subject to a credit. The 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.
5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to the 13th Avenue/Highway 198 interchange as identified in the project Environmental Impact Report and the Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement costs shall be held in a separate interest bearing account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane for lots backing or siding 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. Masonry walls shall be constructed along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane for all lots backing or siding onto said streets.
 - c. A 4 1/2 foot wide detached sidewalk along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane.
 - d. Landscape and irrigation system improvements along the development frontages of 12th Avenue (Including Sanchez "not-a-part" area), Hume Avenue, S. Alpine Avenue, Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane right of way and landscape easement areas. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100 (F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
 3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
 4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all linear park facility improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all linear park facility improvements. Improvements shall include, but not be limited to, installation of covered picnic areas, connective linear parks, decorative security lighting, drinking fountains, park benches and trash receptacles landscaping and irrigation systems. Linear park improvements shall be constructed concurrent with the first phase of the development.

2. That a minimum six foot high decorative masonry block wall shall be constructed along the side yard property lines of proposed connective linear parks (adjacent to lots 17, 18, 51, 52, 81, 82, 103, 104, 124, 125, 145, 146, 161 and 162)
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within Amber Harvest Drive which also provides a benefit to others. Developer shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main improvements installed within S. Amber Harvest drive, if applicable, for Public Works 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 Works department review and approval prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map for Tract #865 (Live Oak I, "Lot A") and in conformance with Live Oak Development Master Plan requirements.
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.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough (Tract # 865 - Lot "A") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.

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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 24 inch diameter offsite water main and appurtenances shall be extended within the future alignment of 12 ½ Avenue, from Hanford-Armona Road to Hume Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter offsite water main and appurtenances shall be extended within the future extension of Hume Avenue from future 12 ½ Avenue to 12th Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.
4. That 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. If applicable, 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.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements constructed within future 12 ½ Avenue, from Hanford-Armona Road to future Hume Avenue and within future Hume Avenue, from 12 ½ Avenue to 12th Avenue, 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.
6. 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 linear park landscaping (Lots "A", "B", "C" and "D"), subdivision street lighting, decorative fencing and landscaping located along the property frontages of Hume Avenue, S. Alpine Avenue, 12th Avenue common area (including Sanchez "not-a-part" area), Countryside Drive (Hume Avenue to Amber Harvest Drive) and Butterfield Lane 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 street lighting and decorative fencing.

FIRE DEPARTMENT

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

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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 and Building Departments prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain 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 Department 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.

Kings County Impact Fees:

1. That Tentative Tract 881 is subject to the following Kings County Impact fees:
 - a. Criminal Justice
 - b. Library
 - c. Animal Control
 - d. Compliance

EXPIRATION:

That this vesting 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.

5 - Proposed Modification Conditions of Approval for Tract 912

Matrix of Changes - Table of Contents

Item	Description	Page - Sheet
1.	Deleted Special Requirement Condition #6 regarding Affordable Housing per current proposed Entitlement Amendment	6

RESOLUTION 2015-22**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING VESTING TENTATIVE TRACT MAP 912, A REQUEST TO SUBDIVIDE 24
ACRES INTO 94 SINGLE-FAMILY RESIDENTIAL LOTS IN THE "R-1-6" LOW-DENSITY
RESIDENTIAL ZONE DISTRICT SUBJECT TO THE PREVIOUSLY-APPROVED LIVE OAK
MASTER PLAN (PUD 2005-04)**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 8, 2015, by motion of Commissioner DOUGLAS seconded by Commissioner HAM, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 912, filed by Blue Mountain Homes, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of September 8, 2015; 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 Final Environmental Impact Report and all notices related thereto were prepared in compliance with the California Environmental Quality Act (CEQA) and the City of Hanford CEQA Guidelines; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report, and the evidence and testimony submitted at the public hearing, the Planning Commission of the City of Hanford hereby finds Vesting Tentative Tract Map 912 consistent with the Live Oak Master Plan (Planned Unit Development 2005-04), for which the Environmental Impact Report was prepared; and

WHEREAS, the Final Environmental Impact Report for the Live Oak Master Plan (Planned Unit Development 2005-04) was certified by the City Council on September 15, 2009 under City Council Resolution No. 09-57-R herein incorporated by reference; and

WHEREAS, a Mitigation Monitoring and Reporting Plan was certified for the Live Oak Master Plan (Planned Unit Development 2005-04) by the City Council on September 15, 2009 under City Council Resolution No. 09-57-R for significant environmental impacts that could be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation; and

WHEREAS, a Statement of Overriding Considerations was certified for the Live Oak Master Plan (Planned Unit Development 2005-04) by the City Council on September 15, 2009 under City Council Resolution No. 09-57-R for unavoidable significant adverse impacts relating Agricultural Resources, Air Quality, and Energy Conservation and Climate Change; and

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning and Subdivision Ordinances, and the Live Oak Master Plan (Planned Unit Development 2005-04).

- b.) That the design or improvement of the subdivision is consistent with general or specific plans;

ANALYSIS: That a design finding can be made, because the design or improvement of the subdivision map is consistent with the General Plan, Zoning and Subdivision Ordinances, and the Live Oak Master Plan (Planned Unit Development 2005-04).

- c.) That the site is physically suitable for the type of development;

ANALYSIS: That a type-of-development finding can be made, because the site is physically suitable for the proposed type of development.

- d.) That the site is physically suitable for the proposed density of development;

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 nine units per acre. The project has a gross density of 3.91 units per gross acre.

- e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;

ANALYSIS: That an environmental finding can be appropriately made because an Environmental Impact Report ("EIR") was prepared for the Live Oak Master Plan, which includes the subject property. The EIR identified many topic areas with no impact or a less than significant impact. It also identified several significant impacts that can be mitigated to a less-than-significant level relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and a Mitigation, Monitoring and Reporting Plan ("MMRP") was prepared for the project. In addition to the significant impacts that can be mitigated, the report identified unavoidable significant adverse impacts that include Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. Because significant adverse impacts have been found which cannot be mitigated, a statement of overriding considerations was made in accordance with CEQA. The Final Environmental Impact Report, along with CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, was certified by City Council Resolution No. 09-57-R on September 15, 2009

- f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and

ANALYSIS: That a public health finding can be appropriately made, because the Kings County Health Department has reviewed and commented on the project. Comments have been incorporated into the resolution.

- g.) That the design of the subdivision and the 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.

ANALYSIS: An improvements-and-access finding can be appropriately made, because the design of the subdivision map and/or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcels.

THEREFORE, BE IT RESOLVED that Vesting Tentative Subdivision Map No. 912 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Division at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

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

General:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.

5. That four trees per lot be planted in the front yard at the time each lot is landscaped, in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
6. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 912.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" Single-Family Residential zone district standards, as modified by Planned Unit Development No. 2005-04. Setback requirements for all lots are as follows:

Front Yard

Covered Porch	10 feet minimum
Living Space	15 feet minimum
Garage	20 feet minimum

Side Yard

Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum

Rear Yard

One-story	15 feet minimum
Multi-story	5 feet additional per story

Accessory Structures	5 feet from rear or side property line
Distance between structures	10 feet minimum

2. That lots 1-94 be limited to one single-family home.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 912 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 landscaping area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk. The proposed typical landscaping improvements are to be drought tolerant and are to be approved by the City of Hanford and the project proponent.
3. That the tree(s) and landscape area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis, in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and landscaping area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and landscaping area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The landscaping area shall be replaced with suitable drought-tolerant landscaping to be approved by the City of Hanford and the project proponent.
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.
6. ~~That 10% of all units be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.~~

Environmental Requirements:

1. That all mitigations identified in the Mitigation Monitoring and Reporting Program prepared for the Live Oak Master Plan Environmental Impact Report be made conditions of Vesting Tentative Tract 912.
2. 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.
3. That electric or low-nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.

5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
6. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
7. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
8. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

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

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That non-active portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on-site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal-combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

FIRE DEPARTMENT

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

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.
3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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 retain 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 Havard Lane be named W. Sunset Lane to be in compliance with the City of Hanford Ordinance for street names.

PUBLIC WORKS DEPARTMENT

Contact José Lemus, Senior Engineer, at (559) 585-2556
Concerning questions that you may have on the conditions listed below:

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, park 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.

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.
2. That proposed open space/drainage facility, located as shown on the tentative subdivision map (Lot "A"), shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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.

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 standards ST-32, modified as indicated on the tentative subdivision map, except the following:
 - a. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with City Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map and as follows:
 1. Traffic index used for the design of the 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 Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans.

Reconstruction of Houston Avenue (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.

3. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, street lights, street striping, signing, and transitional paving tapers to provide for both acceleration / deceleration lanes at entrance to subdivision only, as shown on the approved tentative map. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel lane capacity is warranted. The installation of a raised concrete median in Houston Avenue is not required.
4. The street transition paving and restriping as needed to transition traffic into and out of the entrance of the subdivision from the Houston Avenue and shall comply with the Manual on Uniform Traffic Control Devices (MUTCD) Standards (design speed shall be 55 mph).
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along Houston Avenue shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designated by City Engineer.
4. That the 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 impact fees for permanent street improvements constructed by developer within Houston Avenue, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Houston Avenue street section. Temporary transitional paving improvements beyond the development limits, and any removal and reconstruction of portions of the existing Houston Avenue street section required to facilitate drainage of the subdivision, 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 bids and other documentation materials submitted for reimbursement consideration must be well organized and tabulated in a professional manner for convenient reference by Public Works staff. Improvement quantities and costs proposed for reimbursement must be easily identifiable and clearly distinguished from non-reimbursable subdivision improvements without requiring additional quantity calculations and cost breakdowns.
5. That the developer is responsible for payment of a proportionate cost share of interim improvements to mitigate impacts to the intersection of 13th Avenue / State Highway 198 interchange as identified in project Environmental Impact Report and Traffic Impact Study prepared by the firm of KD Anderson Transportation Engineers dated 3/20/06. Payment of applicant's fair share of interim improvements costs shall be prorated and collected by City prior to issuance of building permits. Mitigation fees shall be held in a separate interest bearing account and reserved for the interim improvements identified above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontage of Houston Avenue:
 - a. Landscaping and irrigation system improvements along the development frontages of Houston Avenue (right of way and landscape parcel areas). Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Open Space/ Drainage Facility Improvements:

1. That all open space / drainage facility improvements shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility and open space perimeter improvements.

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. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan, including entire slough area, complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map. 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map.

3. That developer shall install a minimum 36 inch diameter storm drain pipeline and appurtenances within Houston Avenue in conformance with City storm drainage master plan requirements. The proposed storm drain line will connect the Sand slough basin located as shown on the tentative subdivision map to an existing slough basin located south of Houston Avenue and just east of proposed development.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Sand Slough and the conveyance enhancement improvements to construct the 36' storm drainage line within Houston Avenue that satisfy all (full credit) or a portion (partial credit) of their storm water storage and conveyance requirements.
5. 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. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 18 inch diameter water main and appurtenances shall be extended within Houston Avenue from the Eastern boundary of proposed development to the Western boundary of proposed development, as shown on the Tentative Subdivision Map, Improvements shall conform to the City's water system master plan.
3. Developer maybe 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. If applicable, 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 developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements installed within Houston Avenue, 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.
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 neighborhood open space landscaping (Lot "A"), landscaping along South Scarlet Drive from Houston Avenue to the south boundary of subdivision, subdivision street lighting, decorative fencing, and landscaping located along

the property frontage of Houston 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, including open space areas, subdivision street lighting and decorative fencing.

Development Impact Fees:

1. That the development is subject to City of Hanford impact fees as outlined in the recorded Development Agreement for the Live Oak residential development project.
2. That the development is subject to additional transportation related mitigation fees as identified in the Final Environmental Impact Report approved for the Live Oak residential development project including mitigation fees for SR 198 /13th Avenue interim interchange improvements.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. As per the Kings County Public Health Officer, *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.
2. Due to the severe drought conditions and water restrictions/reductions issued by the State of California, drinking water, if used for dust control, should be minimized or alternative methods should be sought for dust control for this project.

EXPIRATION:

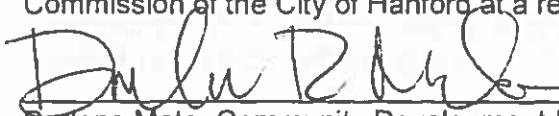
That this vesting tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The 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	DOUGLAS, HAM, NAHAL, PADEN, FROBERG
NOES:	Commissioners	NONE
ABSTAIN:	Commissioners	JOHNSTON
ABSENT:	Commissioners	NONE

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 **September 8, 2015**.



Darlene Mata, Community Development Director
Secretary of the Planning Commission

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO :

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE
BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 912**

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2005-04 approved the development of Tract No. 912 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 912 by the lot owners in Tract No. 912:

CONDITIONS:

1. Each lot owner within Tract No. 912 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.68 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 912, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

(Attach Notary acknowledgment)

Attachment: Attachment 5 - Resolution Mark Ups (Live Oak Development Amendment 2)

6.1 - Proposed Modification Conditions of Approval for Tract 909**Matrix of Changes - Table of Contents**

Item	Description	Page - Sheet
1.	Deleted Special Requirement Condition #6 regarding Affordable Housing per current proposed Entitlement Amendment	5
2.	Revise Park Improvement Condition #1 regarding timing for Park Improvements to occur per the project Development Agreement	12

**CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO 2014-17
FOR VESTING TENTATIVE TRACT MAP NO. 909
FILED BY: MMV DEVELOPMENT**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on September 23, 2014, by motion of Commissioner FROBERG, seconded by Commissioner HAM, and duly carried, the following resolution was adopted:

WHEREAS, Vesting Tentative Subdivision Map No. 909, filed by MMV Development has been reviewed by the Planning Commission of the City of Hanford as an advisory agency in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of **September 23, 2014**, 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 Final Environmental Impact Report and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford CEQA Guidelines; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and Environmental Impact Report for the Live Oak Project, the Planning Commission of the City of Hanford hereby makes the findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in an appendix to the Final EIR and Incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Facilities and Services, and Transportation and Circulation, and a Mitigation, Monitoring and Reporting Plan ("MMRP") has been prepared for the Project; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agricultural Resources, Air Quality, and Energy Conservation and Climate Change; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

WHEREAS, the Planning Commission finds that the following statement of overriding considerations can be made for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report:

The City balanced the economic, legal, social and technological and other benefits of the proposed project and determined that the unavoidable adverse environmental impacts identified above may be considered acceptable due to the following specific considerations which outweigh the unavoidable adverse environmental impacts of the proposed project. Benefits of the proposed Project are stated herein, and determined to be unto itself and independent of the other project benefits, a basis for overriding all identified unavoidable environmental impacts.

- The proposed project will result in significant unavoidable impacts to agricultural land, air quality, and energy conservation and climate change. In adopting the Hanford General Plan Update, the City Council adopted a Statement of Overriding Considerations for the loss of agricultural land and air quality impacts accruing to implementation of the Plan. The approval of the Live Oak project is considered implementation of the Hanford General Plan.
- The project will meet the objectives of the General Plan to conveniently serve current and future residential needs, be adequately served by arterial streets, and contribute to the attractiveness of the community and the City's tax base.
- The proposed project is located on major arterial and collector streets in the City and adjacent to major public utilities with adequate capacity to accommodate its development.
- In adopting the finding of overriding considerations for the Hanford General Plan Update in 2002, the City Council recognized that the population of the City of Hanford will continue to grow and there will be a need to provide adequate land to serve the needs of existing and future population. The City is essentially surrounded by agricultural land and any growth will cause the conversion of agricultural land. The need to adequately house and provide services to a growing population outweighed the preservation of agricultural land. The project would provide a substantial increase in assessed value of the property over the agricultural state of the land that has the potential to increase revenues to all levels of local government to deliver necessary services.
- The project will expand improvements to infrastructure commensurate with its impacts on those systems.
- The City has adopted reasonable and feasible mitigation measures to the extent it has authority to reduce air quality, energy conservation and climate change impacts from the project.
- While the City may have an impact on urban designs that promote the use of bicycles, pedestrian, and public transit, local policies have little impact on the major causes of air pollution whose conditions are controlled by the State and Federal Government. Motor vehicles are among the leading causes of air pollution in the Valley. The Valley's geographic location in comparison to other regions also adds to increased air pollution. Exemptions for certain kinds of agricultural activities also add to diminished air quality. The California Air Resources Board and the San Joaquin Valley Air Pollution Control District have the authority to promulgate regulations that affect Hanford and all other cities in California that may lead to major improvements in air quality. The City of Hanford does not have authority to make substantial reductions in motor vehicle air pollution affecting the City.

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- a.) That the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, and Zoning Ordinance;
- b.) That the design or improvement of the subdivision is consistent with general or specific plans;
- c.) That the site is physically suitable for the type of development;
- d.) That the site is physically suitable for the proposed density of development;
- e.) That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat;
- f.) That the design of the subdivision and type of improvements are not likely to cause serious public health problems; and
- g.) That the design of the subdivision and the 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 Vesting Tentative Subdivision Map No. 909 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney thru the Planning Division at (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
4. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
5. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

6. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Assistant Planner Gabrielle de Silva at (559)585-2590
Concerning questions that you may have on the conditions listed below:

General:

1. 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.
2. 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 except as modified by Planned Unit Development No. 2005-04; and except as may be determined by development rights of a Vesting Tentative Map per the Subdivision Map Act.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Vesting Tentative Subdivision Map approval prior to recording the final map.
4. 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.
5. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
6. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 and the Development Agreement shall be conditions of approval for Vesting Tentative Subdivision Map No. 909.

Zoning:

1. That the proposed subdivision is subject to the "R-1-6" and "R-1-12" Single-Family Residential zone district standards, as modified by Planned Unit Development No. 2005-04. Setback requirements for all lots are as follows:

<i>Front Yard</i>	
Covered Porch	10 feet minimum
Living Space	15 feet minimum

Garage	20 feet minimum
<i>Side Yard</i>	
Interior	5 feet minimum
Corner (Street Side)	10 feet minimum
Corner (Street Side)	15 feet minimum at collector streets
Garage (Side Entry)	20 feet minimum
Covered Porch	10 feet minimum
<i>Rear Yard</i>	
One-story	15 feet minimum
Multi-story	5 feet additional per story
Accessory Structures	5 feet from rear or side property line
Distance b/w Structures	10 feet minimum

2. That lots 1-642 be limited to one single family home.
3. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.

Special Requirements:

1. 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 subdivision are aware of the adjacent agricultural uses and their right to continue to operate.
2. That each lot owner within Tract No. 909 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 lawn area along the street side of their lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
3. That the tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
4. That should the tree(s) and lawn area become damaged, severely pruned, neglected, removed or die, the lot owner shall replace said tree(s) and lawn area within thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway
5. That the "NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND LAWN AREA PLANTED IN THE PARKWAY" be recorded concurrent with the recording of the subdivision final map to insure that future residents of homes in the subdivision are aware of the obligation to maintain the landscaping within the park strip. Each lot owner is to be provided a copy of said Notice, Disclosure, Acknowledgement, and Agreement, attached as in Exhibit B.
- ~~6. That 10% of all units be made affordable to persons of moderate income. Lots are to be distributed throughout the subdivision.~~
7. That all pertinent conditions of approval for Planned Unit Development No. 2005-04 shall be conditions of approval for Vesting Tentative Tract Map No. 909.

Environmental Requirements:

1. That all mitigations identified in the Mitigation Monitoring and Reporting Program prepared for the Live Oak Master Plan Environmental Impact Report be made conditions of Tentative Tract 909.
2. 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.
3. That electric or low nitrogen oxide (NO) emitting gas-fired water heaters be installed in each house.
4. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues for each house.
5. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mower, edgers, etc.
6. That options offered as part of the Live Oak Master Plan be available to buyers within this subdivision. Options to include solar panels, drive strips with front facing garages instead of driveways, and second units to be allowed on lots 5,500 sq. ft. and larger. Options shall be shown on the master building plans so as to be available to all buyers of qualified lots.
7. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. **An application must be filed with the District immediately upon approval of project.** For more information and instruction, contact the District's ISR staff by telephone at (559) 230-5800 or by email at ISR@valleyair.org.
8. That the project is subject to all rules and regulations of the San Joaquin Valley Unified Air Pollution Control District for residential development.

Archeological:

1. That if any archeological resources or endangered species are discovered during the construction, the contractor shall stop excavation and notify the Community Development Department for appropriate mitigation measures.

Dust Control:

1. That the following dust control practices be implemented:

Pre-construction

That material excavated or graded be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.

That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.

That earth material transported off-site be either sufficiently watered or securely covered to prevent excessive amounts of dust.

That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

That where acceptable to the Fire Department, weed control should be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.

During Construction

After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

That nonactive portions of the construction site be restricted from vehicular movement.

That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust

At all times, fugitive dust emissions should be controlled using the following procedures:

That on site vehicle speed should be limited to 15 mph.

That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.

That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt, which may have accumulated from construction activities.

That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors

At all times, ozone precursor emissions should be controlled by the following methods:

That all internal combustion engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

PRIVATE UTILITY COMPANIES

Contact the following persons concerning questions that you may have on the conditions listed below:

Southern California Edison Co., David Loftin: (559) 684-3557

AT&T, John Lewis: (559) 739-6455

Southern California Gas Co., Louise Brown: (559) 739-2316

ComCast, Micahel Corral: (559) 217-9003

USA: 811

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

3. That all existing utility poles and appurtenances located along the property frontage of 12th Avenue shall be installed underground at the developer's expense.

PUBLIC WORKS DEPARTMENT

Contact Public Works Director Lou Camara (559) 585-2567
Concerning questions that you may have on the conditions listed below:

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, park 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.

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.
2. That all proposed landscape lots, located as shown on the tentative subdivision map (Lots "A", "B", "C" and "D") shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

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 or siding onto 12th Avenue, Houston Avenue, Aquifer Drive and Hume Avenue (except for pedestrian walkways) and shall be indicated on the subdivision final map.

People's Ditch Improvements:

1. That People's Ditch shall be relocated and installed underground in a pipeline in accordance with the requirements of both the City of Hanford Public Works department and the People's Ditch Company. The proposed irrigation ditch pipeline alignment shall begin at Hume Avenue / People's ditch intersection and continue west within the Hume Avenue to 12th Avenue, then south within 12th Avenue to Houston Avenue, then west within Houston Avenue to the intersection of Houston Avenue / People's Ditch. The pipeline will terminate beyond the south limits of the future Houston Avenue right-of-way. All costs to relocate and to underground People's Ditch with a pipeline as stated herein, and to backfill the abandoned open channel ditch as shown on the tentative subdivision map, shall be at developer's own expense.

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, modified as indicated on the tentative subdivision map, (Street narrowing adjacent to park (Lot "A") and South Greenbrier Drive for traffic calming), except the following:
 - a. Hume Avenue shall be developed as a major collector street (Section "C") along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, modified as indicated on the tentative subdivision map and as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 8.
 - ii. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, street striping, signing, and pavement widening along the development frontage of the subdivision (Half-width street improvements, plus a minimum 16 foot travel lane north of street centerline). The installation of a raised concrete median is not required.
 - b. Twelfth Avenue (Section "B") shall be developed as an arterial street, along the development frontages of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-20, modified as indicated on the tentative subdivision map and as follows:
 - i. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of 12th Avenue, from Hume Avenue to Houston Avenue, concurrent with the submittal of development improvement plans. Reconstruction of 12th Avenue between Hume Avenue and Houston Avenue (or another form of mitigation as approved by the City Engineer) will be required if the existing street structural section does not conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the installation of concrete curb & gutter, sidewalk, landscaping, masonry block wall, street lights, median island curb, street striping, signing and pavement reconstruction of

existing roadway, if applicable, and pavement widening along the development frontage of the subdivision (half width street improvements, including a raised median island and a minimum 16 foot wide paved travel lane east of the proposed median).

- iv. That electrical conduit and pull boxes shall be installed at the intersection of 12th Avenue / Hume Avenue to facilitate the installation of a future traffic signal system in accordance with Traffic Impact Study prepared by the firm of KD Anderson and Associates dated March 20, 2006.
- c. Aquifer Drive (sections "F", "F-1" and "F-2" shall be developed as a collector street along the development frontages of the subdivision in conformance with City Standard ST-26, modified as indicated on the tentative subdivision map.
 - i. Traffic index for the design of street structural section shall be a minimum of 7.0
 - ii. Street improvements shall include, but not be limited to, the installation of concrete curb, gutter, sidewalk, landscape, masonry block wall, street lights, street paving, striping and signing.
- d. Houston Avenue shall be developed as a major Arterial street along the development frontage of the subdivision in conformance with City Standards ST-17 and ST-18, modified as indicated on the tentative subdivision map as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 10.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Houston Avenue along the development frontage of the subdivision concurrent with the submittal of development improvement plans. Reconstruction of existing Houston Avenue street section (or another form of mitigation as approved by the City Engineer) along the development frontage of the subdivision will be required if the existing street structural section does not conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, masonry block wall, street lights, pavement striping, signing, and transitional paving tapers to provide for both acceleration and deceleration lanes at entrances to subdivision. Pavement widening along Houston Avenue property frontage other than as stated herein shall be deferred until additional travel lane capacity is warranted. Installation of Class II aggregate base rock (4' minimum thickness) over compacted native soil shall be required in the area between existing roadway and new curb and gutter section. A petroleum based palliative shall be applied to the base rock surface to provide dust control. The installation of a raised concrete median in Houston Avenue is not required.
- 3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and PUD master plan requirements. Street lights located along 12th Avenue, Hume Avenue, Houston Avenue and Aquifer Drive shall be octagon concrete type poles as indicated on City Standard GE-56. Street lights located along all other streets within the subdivision shall be decorative lights in conformance with PUD master plan and Southern California Edison Company requirements. Street lights shall be located as designated by City Engineer.
- 4. That the developer 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 the developer within 12th Avenue and Houston Avenue consisting of curb & gutter, median curb, street striping, signing and street paving from gutter lip to edge of the existing 12th Avenue and Houston Avenue street sections. If applicable, the developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing 12th Avenue and Houston Avenue street sections. Transitional paving improvements beyond the development limits, as stated in section 2b and 2d above, that are not considered to be a permanent improvements and the reconstruction of the existing 12th Avenue and Houston Avenue, street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate cost of reimbursable items for City Public Works department review and approval prior to beginning construction.

5. That the developer is responsible for payment of a proportionate cost share of future improvements to mitigate interim impacts to 13th Avenue/Highway 198 interchange as identified in the project environmental impact report and the traffic impact study prepared by the firm of KD Anderson Transportation Engineers. Payment of developer's equitable share of improvement shall be collected by the City prior to the recording of a subdivision final map. Mitigation fees shall be held in a separate-interest banking account and reserved for the interim improvements referenced above.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and the entry streets of South Greenbrier Drive, and West Deer Drive for lots backing or siding 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 detached sidewalk along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and entry streets of South Greenbrier Drive, and West Deer Drive for lots backing or siding onto said streets.
 - c. Landscaping and irrigation system improvements along the development frontages of 12th Avenue, Hume Avenue, Houston Avenue, Aquifer Drive and entry streets of South Greenbrier Drive and West Deer Drive. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by both the City Public Works and Community Development Departments. Landscape and irrigation plans shall conform to City's landscape efficiency ordinance.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City Street Tree Commission.
4. 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 above-ground pedestals and other utility boxes shall be located between back of sidewalk and masonry wall.

Park Improvements:

1. That all park facility improvements (lots "A", "B", "C" and "D") shall conform to PUD master plan requirements and City Standards and Specifications. Developer shall retain the services of a landscape architect to design all park facility improvements. Improvements shall include, but not be limited to, installation of covered picnic areas, decorative security lighting, drinking fountains, park benches and trash receptacles landscaping and irrigation systems. Park improvements (lot "A") shall be constructed concurrent with the first phase of the development per the Development Agreement.
2. That a minimum six foot high decorative masonry block wall shall be constructed along the side yard property lines of Lots "B" and "D".
3. 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 50% credit towards their park development impact fee, as specified in development agreement, for all park and open space improvements provided by developer in accordance with PUD master plan requirements.

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 first phase of development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.08 for sanitary sewer main improvements constructed within Hume Avenue, which also provides a benefit to others. Developer shall submit competitive bid cost proposals to substantiate costs for sanitary sewer main improvements installed within Hume Avenue, if applicable, for Public Works 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 Works department review and approval prior to recording a subdivision final map for the first phase of 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 directed to the Sand Slough drainage basin located as shown on the tentative subdivision map for Lot "C" and in conformance with Live Oak Development Master Plan requirements.
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.
4. That development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof. Developer shall be entitled to a credit towards their storm water development impact fee for capacity enhancement improvements constructed within Slough Area (Lot "C") that satisfy all (full credit) or a portion (partial credit) of their storm water storage requirements.

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 first phase of the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That a minimum 24 inch diameter offsite and on-site water main and appurtenances shall be extended within the future alignment of Aquifer Drive, from Hanford-Armona Road to Houston Avenue and within Houston Avenue from Aquifer Drive to 12th Avenue, located as shown on the Live Oak development master plan. Improvement shall conform to the City's water system master plan.
3. That a minimum 12 inch diameter water main and appurtenances shall be extended within Hume Avenue from Aquifer Drive to 12th Avenue and within 12th Avenue from Hume Avenue to Houston Avenue, located as shown on the Live Oak development master plan. Improvements shall conform to the City's water system master plan.
4. That developer maybe 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. If applicable, 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.
5. That developer is entitled to a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements constructed within Aquifer Drive from Hanford-Armona to Houston Avenue, within Houston from Aquifer to 12th Avenue and within 12th Avenue from Hume Avenue to Houston Avenue, 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.
6. 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 park and open space landscaping (Lots "A", "B", "C" and "D"), subdivision street lighting, and decorative fencing and landscaping located along the property frontages of Hume Avenue, Aquifer Drive, Houston Avenue, 12th Avenue and portions of entry streets along South Greenbrier Drive and West Deer Drive, 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 street lighting and decorative fencing.

FIRE DEPARTMENT

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

General:

1. That water mains and fire hydrants be installed before housing construction (unless otherwise approved by the Fire Department) and be of sufficient capacity for fire protection as well as domestic supply. Fire hydrants are to be located as designated by the Fire Department. All fire hydrants and mains are to meet City standards.
2. That the blue dot fire hydrant location markers be installed six inches from the middle of the street.

3. That an all weather 20 ft. wide road be provided throughout the subdivision where houses are being constructed, as required by City Ordinance No. 929, prior to the issuance of building permits.

BUILDING DIVISION

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

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

Codes:

1. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code and the California Energy Code. Also, with the City of Hanford, Water Efficient Landscape Design and Installation Ordinance.

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 retain 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.

EXPIRATION:

That this vesting 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:

VOTING:

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

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

I, **DARLENE 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 **September 23, 2014**.



Darlene Mata, Community Development Director
Secretary of the Planning Commission

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO :

CITY OF HANFORD
COMMUNITY DEVELOPMENT DEPARTMENT
317 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE, DISCLOSURE, ACKNOWLEDGMENT AND AGREEMENT OF
CONTINUED CARE AND MAINTENANCE BY LOT OWNER OF THE TREES AND
LAWN AREA PLANTED IN THE PARKWAY FOR TRACT NO. 909**

NOTICE IS HEREBY GIVEN that City of Hanford Planning Commission Resolution No. 2005-04 approved the development of Tract No. 909 subject to the following conditions pertaining to the continued care and maintenance of the tree(s) and lawn area located in the parkway of said Tract No. 909 by the lot owners in Tract No. 909:

CONDITIONS:

1. Each lot owner within Tract No. 909 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 lawn area along the street side of the lot. All species of trees shall be selected from a list approved by the City Street Tree Commission. The parkway is defined as that land area located between the street curb and the public sidewalk.
2. The tree(s) and lawn area are to be properly pruned, mowed, sprayed, watered and fertilized on a regular on-going basis in order to preserve the health and life of the tree(s) and lawn area.
3. Should the tree(s) and lawn area become damaged, severely pruned, neglected, removed, or die, the lot owner shall replace said tree(s) and lawn area within a reasonable time frame, but no later than thirty (30) days after the date of written notice from the City of Hanford. The tree(s) shall be replaced with a 15 gal. size tree of the same species that was originally planted. The lawn area shall be replaced with lawn. Rocks, bark, ground cover, plants or paving are not allowed in the parkway.
4. We understand and agree that our failure to comply with the conditions identified above shall constitute a breach of our obligations as identified in this document and shall also constitute a violation of the provisions of Chapter 17.68 of the Hanford Municipal Code.

WE HEREBY ACKNOWLEDGE AND UNDERSTAND our obligations for the care and maintenance of the parkway along the street frontage(s) of our lot and agree to be bound by the same.

PROPERTY ADDRESS: _____, Hanford, CA 93230

LEGAL DESCRIPTION OF PROPERTY: Lot No. _____ of Tract No. 909, Unit No. _____

ASSESSOR'S PARCEL NUMBER: _____ - _____ - _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

Owner's Signature _____

Print or Type Owner's Name _____

Date _____

(attach Notary acknowledgment)

Attachment: Attachment 5 - Resolution Mark Ups (Live Oak Development Amendment 2)

**BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 3, T. 19 S., R. 21 E., M.D.M.
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA**

**BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 3, T. 19 S. , R. 21 E., M.D.M.
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA**



VICINITY MAP

N.T.S

OWNER/SUBDMR:	MMV-DEVELOPMENT, LLC 550 HARVEST PARK DRIVE, SUITE A BRENTWOOD, CA 94513 PHONE: (925) 634-8890 FAX: (925) 634-9654 CONTACT: MIKE STEVENSON OR MANNY VIERA	FOREBAY FARMS, LLC PO BOX 2717 MERCED CA, 95344 (209) 383-6046
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ENGINEER:
NORTHSTAR ENGINEERING GROUP, INC.
620 12TH STREET MODESTO, CA 95354 PHONE: (209) 524-3525
FAX: (209) 524-3526
ATTN: ANTHONY DE MELO, P.E.

* THE PROJECT PHASING SHOWN ON THIS MAP IS BASED ON FUTURE LARGE LOT PARCEL MAP OR LOT LINE ADJUSTMENTS TO BE SUBMITTED WITH FUTURE APPLICATION.

1. LEGAL DESCRIPTION: LEGAL DESCRIPTION OF ALL EXISTING PARCELS WITHIN PROJECT AREA ARE CONTAINED WITHIN THE PRELIMINARY REPORTS SUBMITTED WITH THIS APPLICATION.
 2. ASSESSOR'S PARCEL NUMBERS AND ADDRESSES:
011-040-017, HANFORD, CA 93230
011-040-018, 11710 12TH AVE, HANFORD, CA 93230
011-040-019, 11808 12TH AVE, HANFORD, CA 93230
011-040-020, 11718 12TH AVE, HANFORD, CA 93230
 3. APPROXIMATE SITE SIZE: NET 197.1 ± ACRES.
 4. PROPOSED USE: ~~642 SINGLE FAMILY RESIDENCES~~ 719 SINGLE FAMILY LOTS
2 PARK LOTS
17 STORM DRAINAGE BASIN LOT
17 LANDSCAPE LOTS
 5. EXISTING USE: AGRICULTURE
 6. EXISTING GENERAL PLAN DESIGNATION: ~~A PORTION OF APN 011-040-019, IS ZONED R-1-2, ALL OTHER PARCELS ARE LDR~~ LOW DENSITY RESIDENTIAL. OPEN SPACE.
 7. EXISTING ZONING DESIGNATION: ~~A PORTION OF APN 011-040-019 IS ZONED R-1-2, ALL OTHER PARCELS ZONED R-1-6.~~ R-L-5, P-F, CO.
 8. PROPOSED MINIMUM LOT SIZES:
PHASE 1: 65'x95' 136 UNITS PHASE 1: 286 UNITS (55'/65'x100')
PHASE 2: 65'x95' 167 UNITS PHASE 2: 254 UNITS (55'/65'x100')
PHASE 3: 65'x95' 145 UNITS PHASE 3: 179 UNITS (60'x110')
PHASE 4: 65'x95' 112 UNITS
PHASE 5: 93'x130' 116 UNITS
 9. STREET NAMES TO BE APPROVED BY CITY OF HANFORD STAFF.
 10. ALL EXISTING STRUCTURES AND TREES WITHIN THE BOUNDARY OF THE PROJECT SITE TO BE REMOVED IN COMPLIANCE WITH CITY OF HANFORD STANDARDS AND SPECIFICATIONS.
 11. ALL CONTOURS SHOWN IN 1' INCREMENTS.
 12. THE PROPERTY LINE DISTANCES, BEARINGS AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP HAVE BEEN TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR G.I.S.
 13. LOT "A", "B", "C", AND "D" AND LANDSCAPE SETBACK EASEMENTS (LSE AS NOTED ON THIS MAP) LOTS "A" THROUGH "T" TO BE DEVELOPED AS COMMUNITY OPEN SPACE, DEDICATED TO AND MAINTAINED BY THE CITY OF HANFORD.
 14. ALL STREET SECTIONS AND MODIFIED SECTIONS ON THIS MAP ARE FROM THE LIVE OAK MASTER PLAN.
- 06301ZONE: ZONE X, AREA OF MINIMAL FLOODING, FEMA MAP NUMBER
FL003100195C, DATED 6/16/09, NOT PRINTED.

16. ALL IMPROVEMENTS AND PUBLIC UTILITIES TO BE MADE OR INSTALLED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HANFORD STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

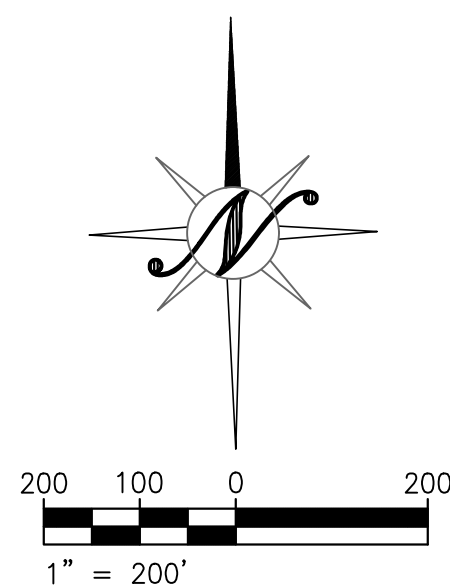
WATER: CITY OF HANFORD
SEWER: CITY OF HANFORD
STORM DRAIN: CITY OF HANFORD
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
FIRE PROTECTION: CITY OF HANFORD
TELEPHONE: SBC

18. PRIOR TO OR CONCURRENTLY WITH THE RECORDED OF THE FINAL MAP THE DEVELOPER WILL DEDICATE THE NECESSARY AMOUNT OF PROPOSED RIGHT OF WAY ALONG THE NORTH HALF OF HOUSTON AVENUE, WEST HALF OF 12TH AVENUE, AND SOUTH HALF OF HUME AVENUE ALONG THE PROJECT FRONTAGE AREAS.
19. IN ACCORDANCE WITH SECTION 66456.1 OF THE "SUBDIVISION MAP ACT", THE OWNER RESERVES THE RIGHT TO FILE FOR MULTIPLE FINAL MAPS.
20. PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND 10 YEARS.

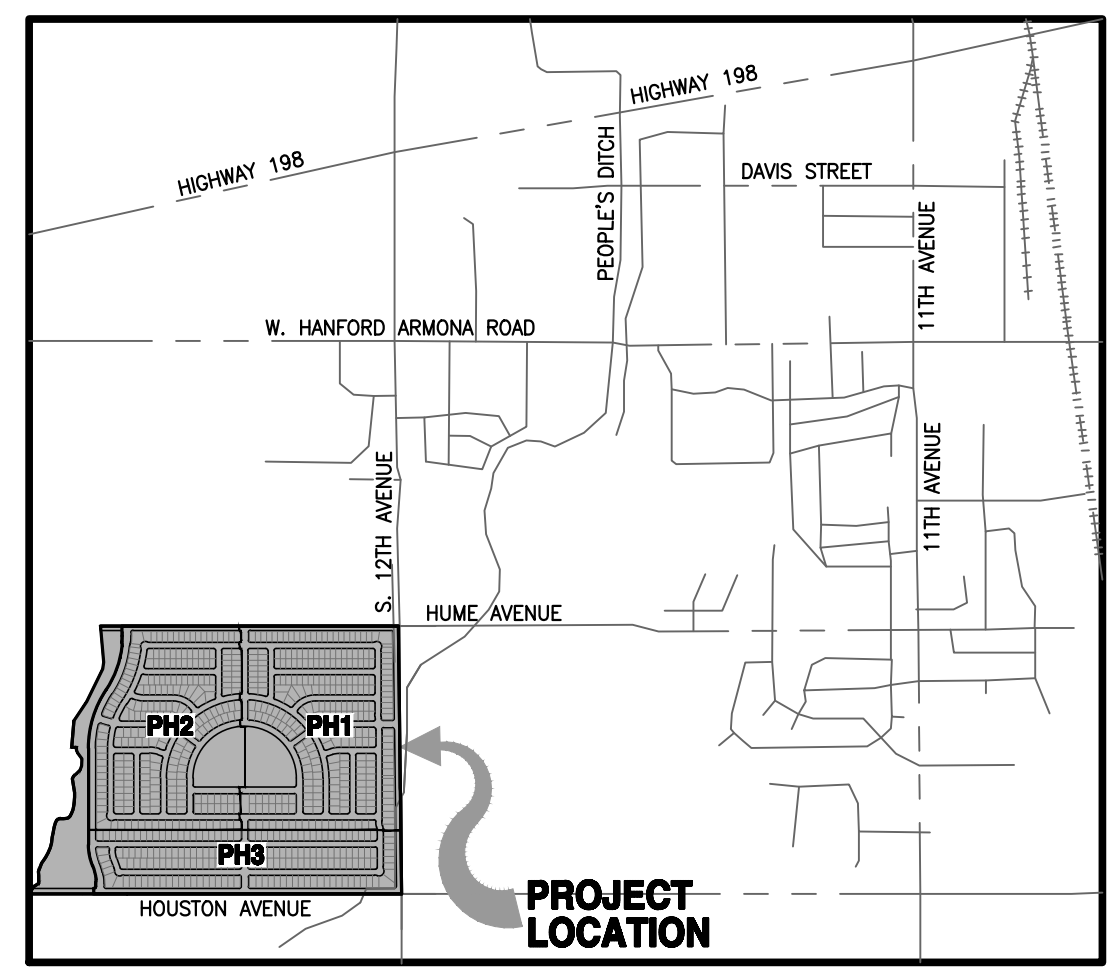
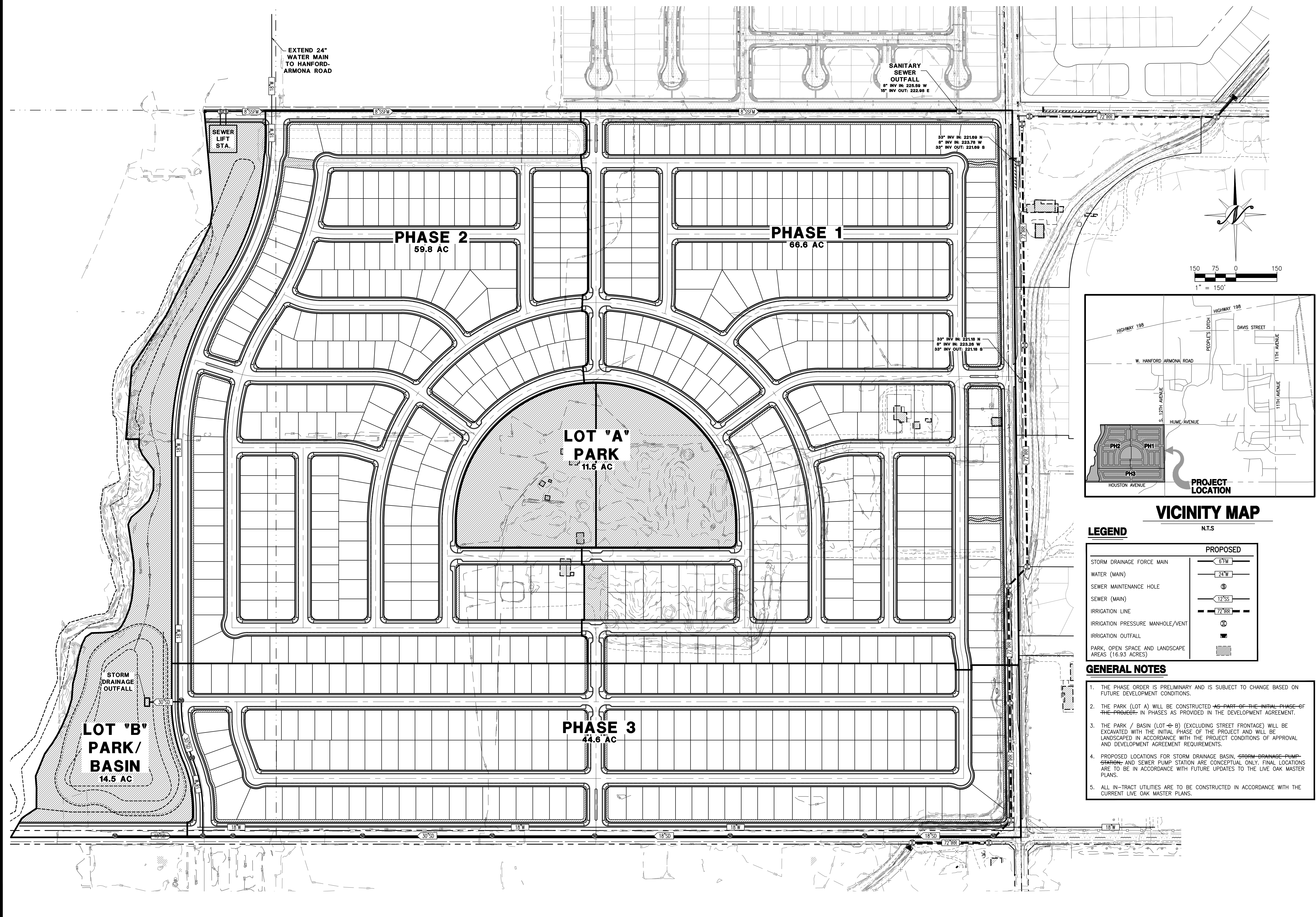
COPYRIGHT © 2019 NORTHSTAR ENGINEERING GROUP, INC

	EXISTING	PROPOSED
PHASE LINE	N/A	
BOUNDARY LINE		
SECTION LINE		N/A
BARBED WIRE FENCE		N/A
WOOD FENCE		N/A
CHAIN LINK FENCE		N/A
TREES		N/A
TREE CLUSTERS		N/A
1' CONTOURS		N/A
ASPHALT		N/A
POWER POLE		N/A
STRUCTURE		N/A
MASONRY WALL		
CURB, GUTTER AND SIDEWALK		

TM1.1	COVER SHEET
TM1.2	TYPICAL CROSS SECTIONS AND DETAILS
TM2.1	BOUNDARY AND INFRASTRUCTURE SHEET
TM3.1	PHASE + 1 NORTH
TM3.2	PHASE + 1 SOUTH
TM3.3	PHASE + 2 NORTH
TM3.4	PHASE + 2 SOUTH
TM3.5	PHASE + 3 WEST
TM3.6	PHASE + 3 EAST



PLOTTED: 05/07/20 15:48
DRAWN: E:\14-1368 Live Oak West\Drawings\14-1368 Tentative Map\TM2.1.dwg



LEGEND	
N.T.S.	
STORM DRAINAGE FORCE MAIN	6" TM
WATER (MAIN)	24" W
SEWER MAINTENANCE HOLE	6"
SEWER (MAIN)	12" SS
IRRIGATION LINE	72" RRR
IRRIGATION PRESSURE MANHOLE/VENT	60"
IRRIGATION OUTFALL	6"
PARK, OPEN SPACE AND LANDSCAPE AREAS (16.93 ACRES)	Grass

- GENERAL NOTES**
1. THE PHASE ORDER IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT CONDITIONS.
 2. THE PARK (LOT A) WILL BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF THE PROJECT. IN PHASES AS PROVIDED IN THE DEVELOPMENT AGREEMENT.
 3. THE PARK / BASIN (LOT B) (EXCLUDING STREET FRONTAGE) WILL BE EXCAVATED WITH THE INITIAL PHASE OF THE PROJECT AND WILL BE LANDSCAPED IN ACCORDANCE WITH THE PROJECT CONDITIONS OF APPROVAL AND DEVELOPMENT AGREEMENT REQUIREMENTS.
 4. PROPOSED LOCATIONS FOR STORM DRAINAGE BASIN, STORM DRAINAGE PUMP STATION, AND SEWER PUMP STATION ARE CONCEPTUAL ONLY. FINAL LOCATIONS ARE TO BE IN ACCORDANCE WITH FUTURE UPDATES TO THE LIVE OAK MASTER PLANS.
 5. ALL IN-TRACT UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT LIVE OAK MASTER PLANS.

NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

VESTING TENTATIVE SUBDIVISION MAP 909

BOUNDARY AND INFRASTRUCTURE SHEET

LIVE OAK WEST

HANFORD

CALIFORNIA

Northstar Engineering Group Inc.
CIVIL ENGINEERING • SURVEYING • PLANNING
620 12th Street
Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #: 14-1368
DATE: 05/07/2020
SCALE: AS SHOWN
DRAWN: TM
DESIGN: ITC
CHK'D: JPD

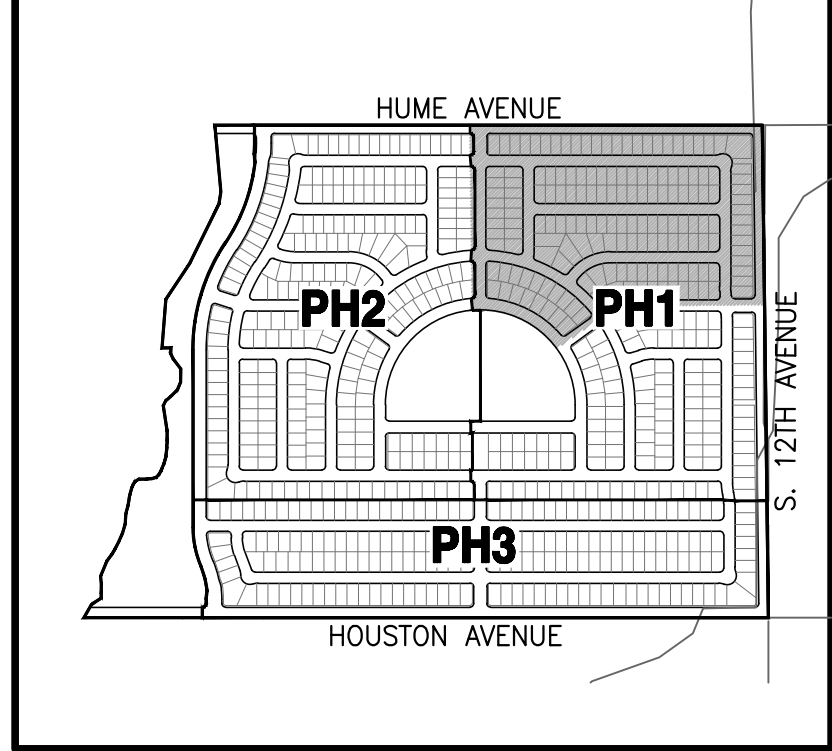
SHEET
NUMBER

TM2.1

Attachment: Attachment 6 - Vesting Tentative Tract 909 (Live Oak Development Amendment 2)

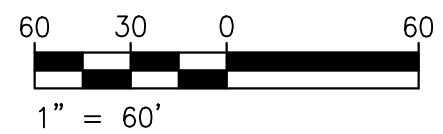
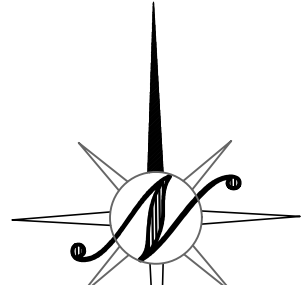
Packet Pg. 423

PLotted: 05/17/20 15:46
DRAWN: E.C. 05/17/20 15:46
DATE: 05/17/20 15:46
C:\Users\ec\OneDrive\Documents\Tentative Map\TM3.1.dwg



KEY MAP

N.T.S.



LEGEND

	EXISTING	PROPOSED
PHASE LINE	N/A	---
BOUNDARY LINE	---	---
SECTION LINE	---	N/A
BARBED WIRE FENCE	---	N/A
WOOD FENCE	---	N/A
CHAIN LINK FENCE	---	N/A
TREES	---	N/A
TREE CLUSTERS	---	N/A
1' CONTOURS	---	N/A
ASPHALT	---	N/A
POWER POLE	PP	N/A
STRUCTURE	---	N/A
MASONRY WALL	---	N/A
CURB, GUTTER AND SIDEWALK	---	---

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NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 1 NORTH
LIVE OAK WEST

CALIFORNIA

HANFORD



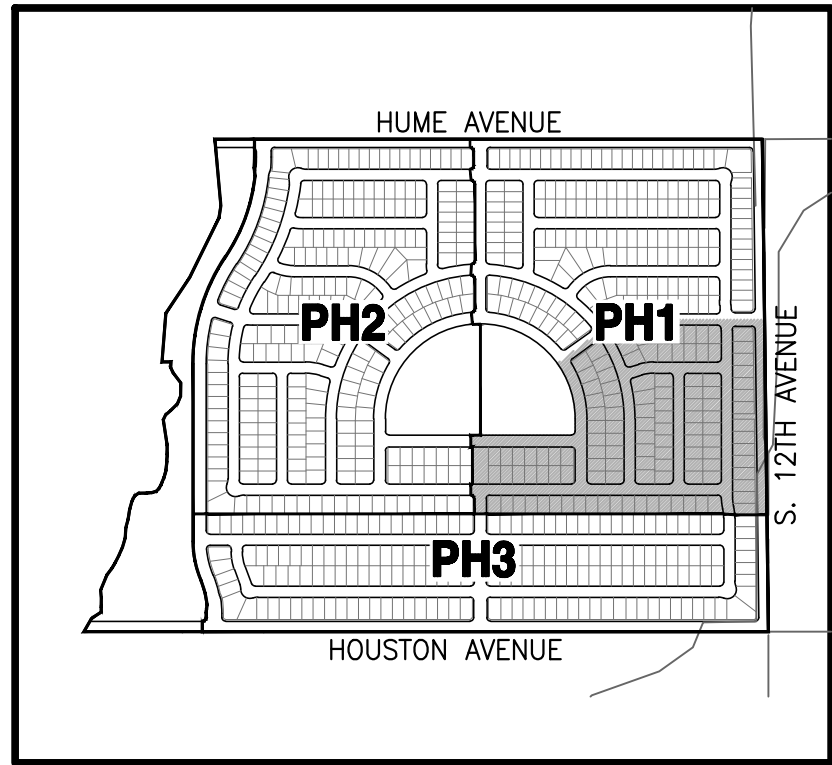
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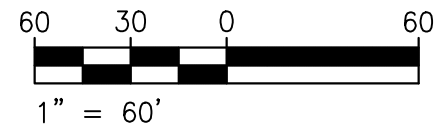
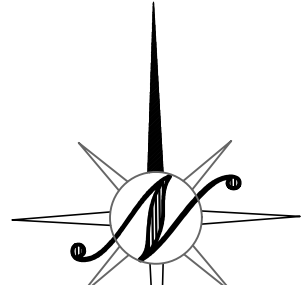
Attachment: Attachment 6 - Vesting Tentative Tract 909 (Live Oak Development Amendment 2)

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Tentative Map TM3.2.dwg



KEY MAP

N.T.S.



LEGEND

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BOUNDARY LINE	---	---
SECTION LINE	---	N/A
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WOOD FENCE	---	N/A
CHAIN LINK FENCE	---	N/A
TREES	---	N/A
TREE CLUSTERS	---	N/A
1' CONTOURS	---	N/A
ASPHALT	---	N/A
POWER POLE	PP	N/A
STRUCTURE	---	N/A
MASONRY WALL	---	N/A
CURB, GUTTER AND SIDEWALK	---	---

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NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 1 SOUTH
LIVE OAK WEST
HANFORD
CALIFORNIA

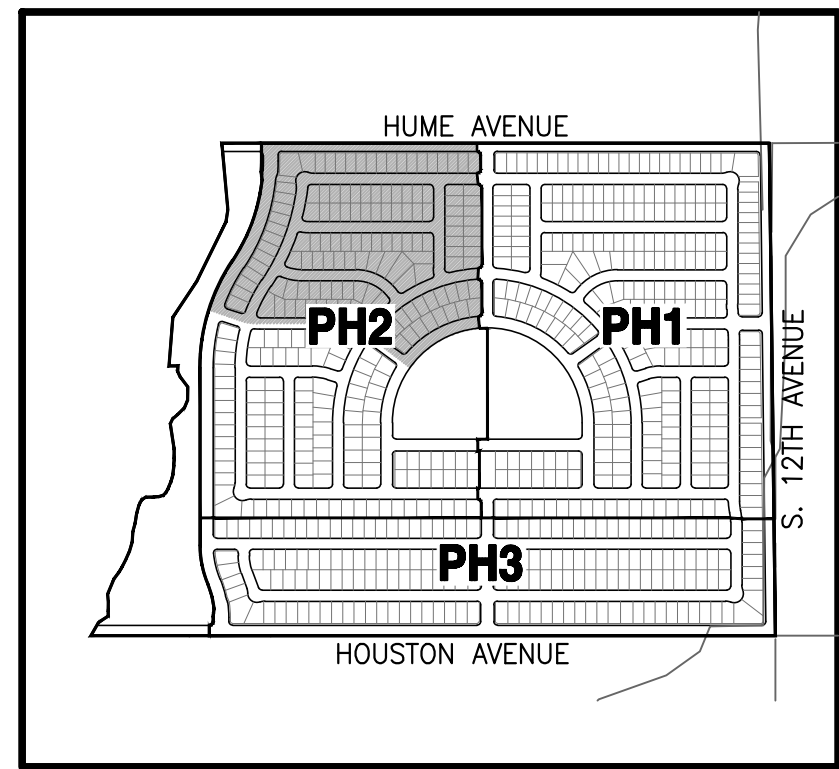
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CIVIL ENGINEERING • SURVEYING • PLANNING
620 12th Street
Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #: 14-1368
DATE: 05/07/2020
SCALE: AS SHOWN
DRAWN: TM
DESIGN: ITC
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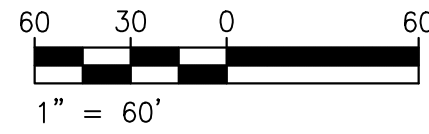
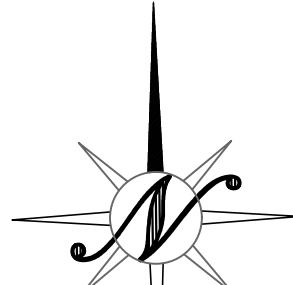
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LOCATION: 14-1368
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DATE: 05/07/20 13:54
SHEET: 1
PROJECT: 14-1368
LOCATION: 14-1368



KEY MAP

N.T.S.



LEGEND

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SECTION LINE	---	N/A
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MASONRY WALL	---	N/A
CURB, GUTTER AND SIDEWALK	---	---

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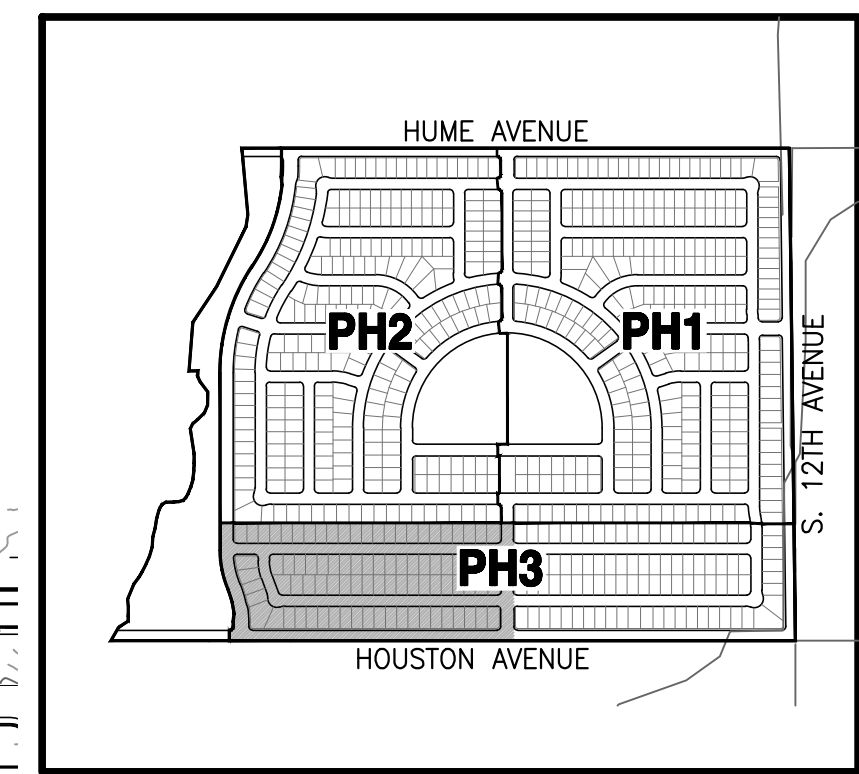
VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 2 NORTH
LIVE OAK WEST
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Modesto, CA 95354
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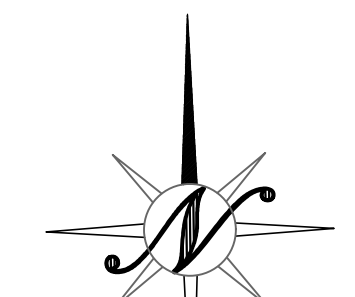
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DESIGN: ITC
CHK'D: JPD

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TM3.3



N.T.S



FOR CONTINUATION
(SEE SHEET TM3.6)

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**VESTING TENTATIVE SUBDIVISION MAP 909
PHASE 3 WEST**

HANFORD

LIVE OAK WEST

CALIFORNIA

CALIFORNIA Attachment: Attachment 6 - Vesting Tentative Tract 909 (Live Oak Development Amendment 2)

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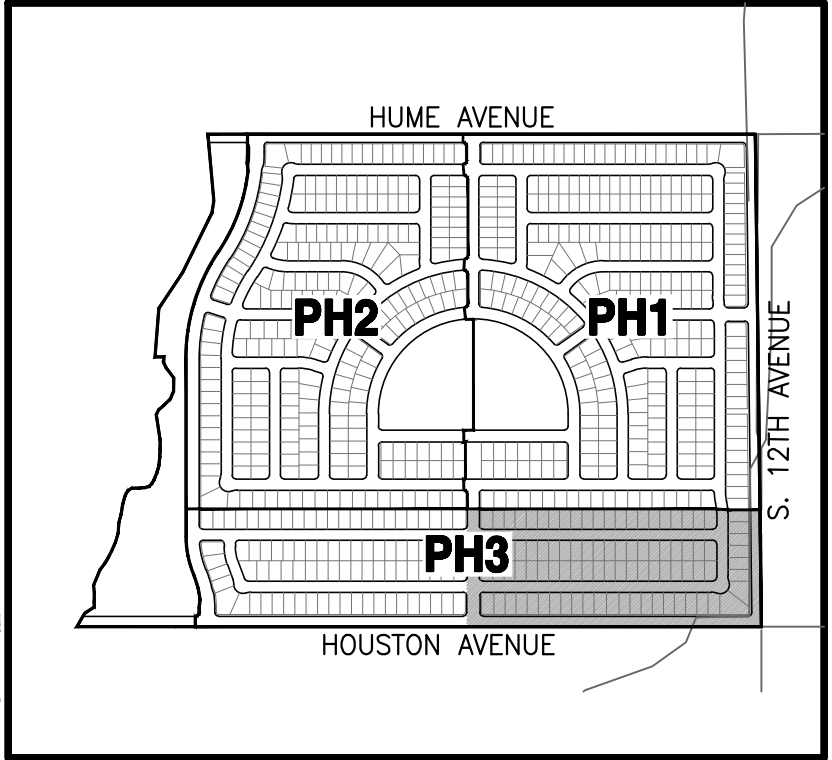
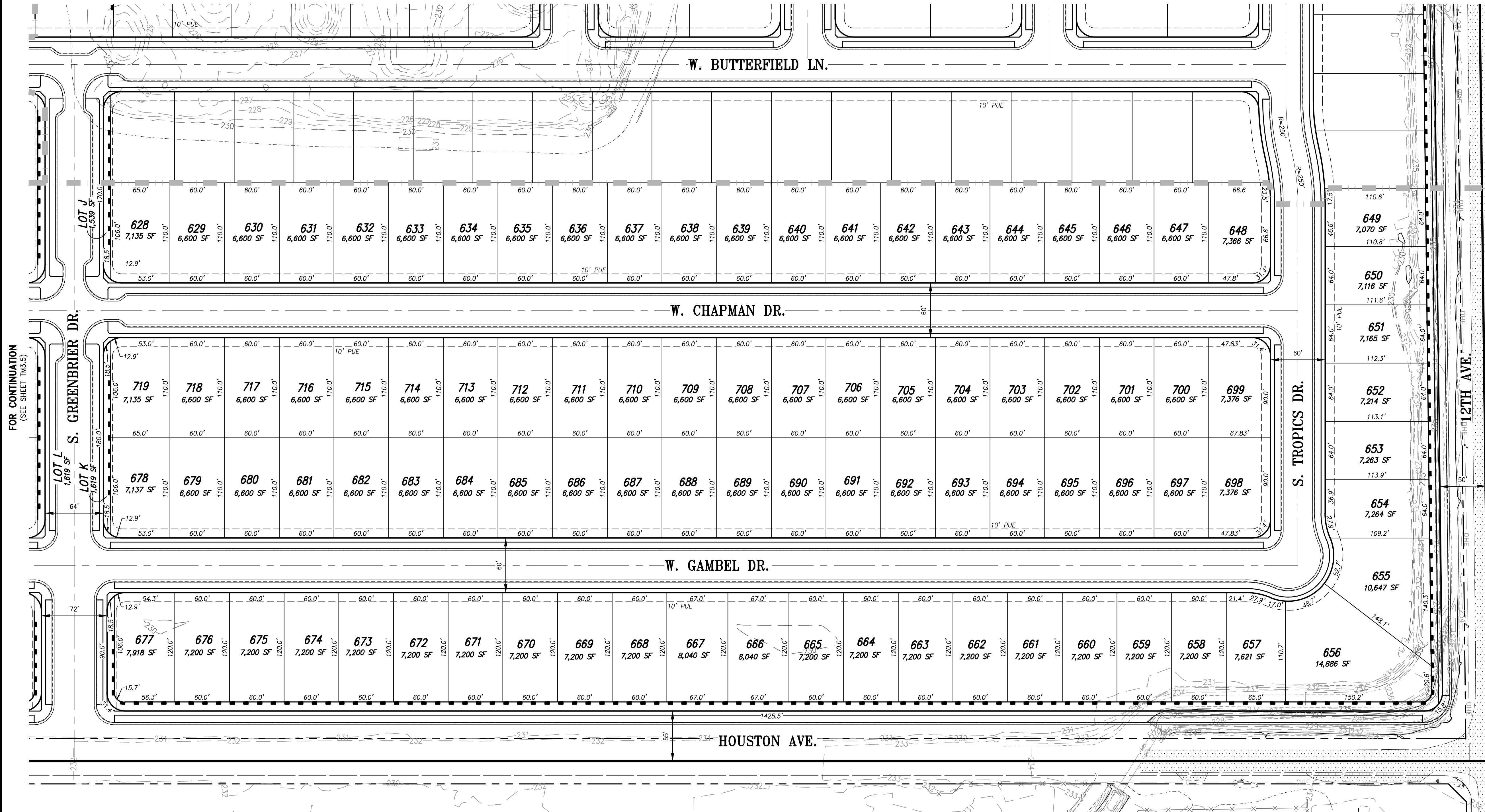
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CURB, CUTTER AND SIDEWALK		

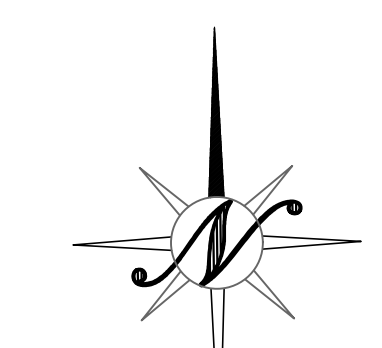
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KEY MAP

N.T.S.



LEGEND

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BOUNDARY LINE	---	---
SECTION LINE	---	N/A
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CHAIN LINK FENCE	---	N/A
TREES	●	N/A
TREE CLUSTERS	○	N/A
1' CONTOURS	~	N/A
ASPHALT	▨	N/A
POWER POLE	PP	N/A
STRUCTURE	▩	N/A
MASONRY WALL	▩	N/A
CURB, GUTTER AND SIDEWALK	=====	=====



REVISED	DATE	APPROVED	DESCRIPTIONS
NO.			

VESTING TENTATIVE SUBDIVISION MAP 909
 PHASE 3 EAST
 LIVE OAK WEST

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JOB #: 14-1368
 DATE: 05/07/2020
 SCALE: AS SHOWN
 DRAWN: TM
 DESIGN: ITC
 CHK'D: JPD

SHEET NUMBER

TM3.6

Addendum No. 1 to
Live Oak Environmental Impact Report (SCH #2006091015)
For: Modifications to Live Oak Development Agreement (Amendment 2), Modifications to
Planned Unit Development (PUD) No. 2005-04 (Amendment 1), and Modifications to Vesting
Tentative Tract 865, 881, 909 and 912

Overview

On September 15, 2009, the City of Hanford City Council reviewed the Live Oak Development project, for which an Environmental Impact Report (SCH #2006091015) was prepared, and a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources, Air Quality, and Energy Conservation and Climate Change. A Notice of Determination was filed with Kings County on September 18, 2009. A request to modify the project, as described below, was received by the City of Hanford on September 30, 2019:

Modifications to Live Oak Development Agreement: a request to modify the existing Development Agreement for the Live Oak Development.

Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD to delete requirements for affordable housing units, amend the goals and policies of the Live Oak Master Plan, and allow for increased lot density within a portion of the development.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement.

Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units.

Location: The project is generally located in the southwest quadrant of the City of Hanford, east of 13th Avenue, west of 11th Avenue, north of Houston Avenue. APN (011-040-017 to -020; 011-110-016, -022, -029, and 030; 011-540-001 through -099).

Addendum to an EIR:

According to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162, calling for preparation of a subsequent EIR have occurred.

Section 15162: 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 of the previous EIR or negative declaration 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 undertaken which will require major revisions of the previous EIR or negative declaration

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

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 or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - 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 alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

The changes proposed to the Live Oak Development have been analyzed to verify that a subsequent EIR is not warranted, as none of the circumstances requiring a subsequent EIR, identified in Section 15162, have been met; therefore, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to the EIR (SCH #2006091015) would adequately address the amendments proposed under this project.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the changes proposed by the project 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.

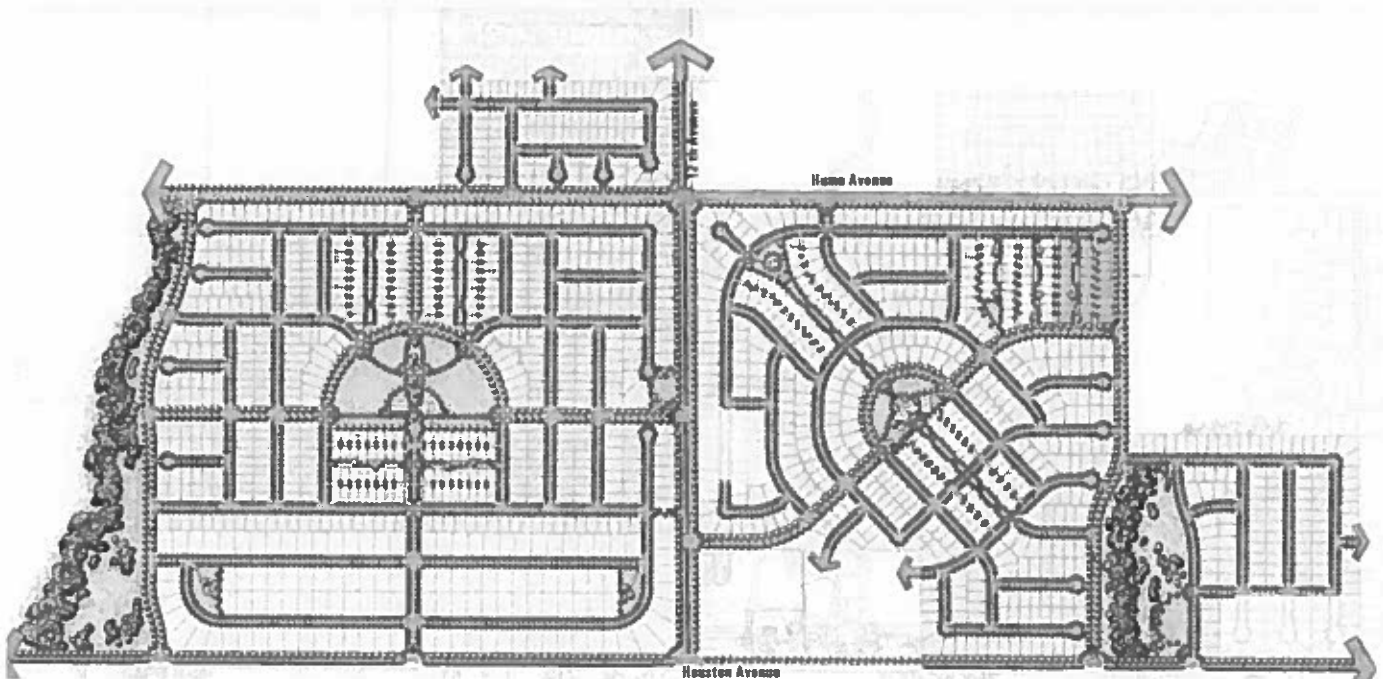
The following analysis demonstrates that the amendments proposed under the project described herein do not raise any new environmental issues and requires only minor changes or additions to the previous EIR/Notice of Determination to satisfy the requirements of CEQA.

Project Description

Live Oak Development – Original Project Summary: The Live Oak Residential Project proposal covered approximately 390 ± acres within the Hanford City Limits. The applicant (at the time MMV Development, LLC) sought approval of the City of Hanford for a Planned Unit Development proposal, Vesting Tentative Subdivision Maps, a Development Agreement, and construction of infrastructure improvements to support the full development of the Project.

The Project proposed to construct 1,560 dwelling units in a range of housing and lot types. The proposed units included single family and multi-family configurations, as well as, park facilities and open space. Single Family lot sizes were planned to range from a minimum of 12,000 square feet (sq. ft.) in the areas designated Very Low Density Residential to 3,200 sq. ft. in the areas designated Low Density Residential, and 4,000 sq. ft. for single family homes in the areas designated Medium Density Residential. In the areas designated Medium Density Residential, two units could be constructed on a minimum 6,000 square foot lot. The single-family residential design included small lot access lane (alley) loaded housing. The non-small lot medium, low, and very low density dwellings proposed to retain a traditional vehicle access, i.e. driveway access via a standard sized street. Parkland was proposed to be provided as part of the Project. The 21 acres of parkland and 31.6 acres of open space/conservation land use were proposed to be linked together via a system of connective linear park and pedestrian trails. The Project proposed to be developed over six phases and was expected to take 5 to 10 years to fully build-out in two phases. New streets were to be constructed, as well as improvements to existing streets and intersections in the Project vicinity. Water, sewer, and other public utilities were proposed to be extended to the Project site. Lone Oak and Sand Sloughs will transport storm drainage water to facilities adjacent to their banks and become part of the overall drainage facility consistent with the City General Plan and Master Drainage Plan. The City owns and/or has drainage easements in Sand Slough south of Houston Avenue where peak drainage water will be discharged. The Project proposed an option for the The Hanford Elementary School District to build a 14-acre school site within the Plan Area. This school facility would be a K-6 facility, and service students in and near the Plan Area Boundary. Also Armona Union School District had an option to build a school within the Plan Area.

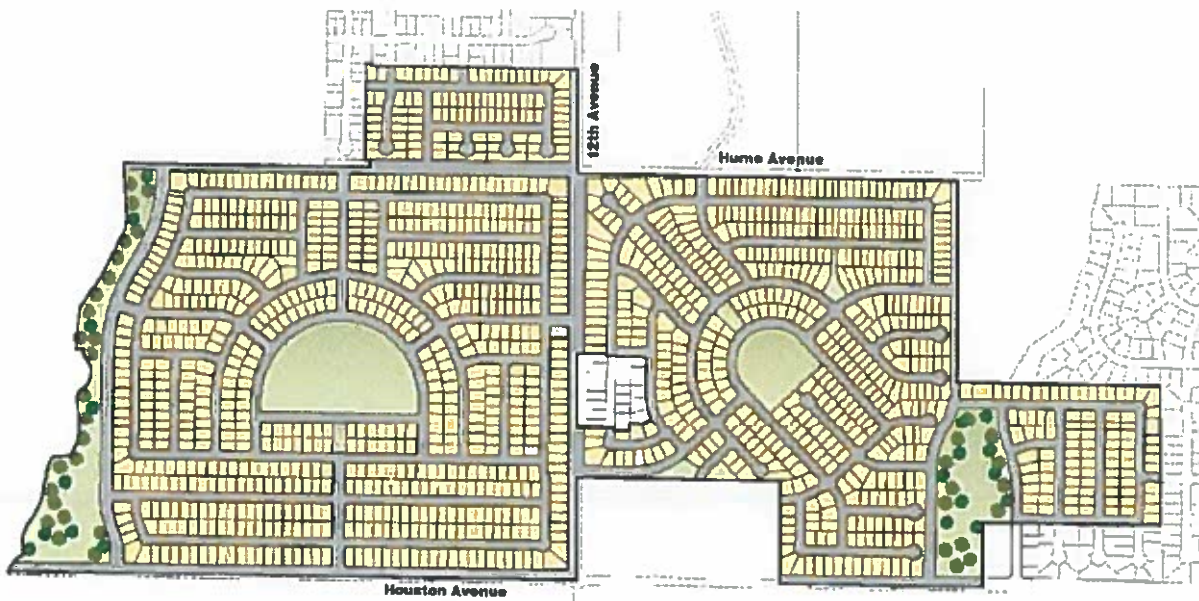
Master Plan



Revised Project Summary – Including Changes Requested:

The Live Oak Residential Project proposal covers approximately 390± acres of within the Hanford City Limits. The applicants are seeking approval of the City of Hanford for changes to the Master Plan, Planned Unit Development, Vesting Tentative Subdivision Map conditions of approval, Vesting Tentative Tract 909, and the Development Agreement.

The changes proposed to the project will result in the construction of 1,396 dwelling units in a range of housing and lot types. These units will include single family configurations, as well as park facilities and open space. Parkland is proposed to be provided as part of the Project. TNew streets will be constructed as well as improvements to existing streets and intersections in the Project vicinity. Water, sewer, and other public utilities will be extended to the Project site. Lone Oak and Sand Sloughs will transport storm drainage water to facilities adjacent to their banks and become part of the overall drainage facility consistent with the City General Plan and Master Drainage Plan. The City owns and/or has drainage easements in Sand Slough south of Houston Avenue where peak drainage water will be discharged.



Impact Analysis

Aesthetics

No greater Impact than identified in EIR – Less than significant with mitigation incorporation

- 1) **Less than Significant Impact**– The changes proposed to the Live Oak Development will not result in a further impact to aesthetics, obstruction of a scenic vista, or otherwise adversely impact the area aesthetically. While the overall development of the Live Oak Master Plan will represent a change in the viewscape from agricultural field to urban residential, the Live Oak Master Plan proposes design guidelines and standards for development that have been adopted as part of the Planned Unit Development approval. Changes to the project will not interfere with the proposed design guidelines.

The proposed Project is adjacent to and incorporates two slough remnants (Lone Oak and Sand Sloughs). These slough remnants have been highly disturbed and are proposed to be

enhanced by the Project and become part of the Project's infrastructure and open space amenities consistent with the General Plan policies.

Live Oak Master Plan indicates that the sloughs are riparian woodland areas that should be enhanced by removal of debris and buffered from development. The sloughs can also provide trails for pedestrians and bicyclists along their edges. Within the Plan area boundary, pedestrian paths are located on the east side of Lone Oak Slough and the west side of Sand Slough within a 50-foot easement. These paths shall have connections to surrounding residential neighborhoods by local streets and day-lighted cul-de-sacs. The use of dead end cul-de-sacs is prohibited along the slough. Material for pedestrian paths shall be of concrete material, or porous material that maintains the rural characteristic of the sloughs. It is important to keep these areas as natural as possible. Only open or rail fencing should be used along the sloughs.

Open Space Sloughs/Pedestrian Paths Standards proposed in the Live Oak Master Plan (Section 5.5.1) are as follows:

- a) Pedestrian paths shall be located adjacent to streets parallel to open space sloughs.
- b) Trails shall be composed of concrete or porous material.
- c) Limited lighting and open rail fencing shall be used to maintain a rural characteristic.
- d) Parkways shall be well lit; lights shall be consistent with the Community lighting Guidelines in Chapter 3 of the Live Oak Master Plan.

The Hanford General Plan EIR confirms that there are no scenic resources present on the site or adjacent to the site. However, the Lone Oak and Sand Slough remnants could be considered scenic resources by some members of the community. The conversion of the slough remnants into drainage facilities in a manner that the visual character of the slough is improved was evaluated in the Live Oak EIR and considered a less than significant impact provided that the Master Plan design standards are implemented.

- 2) **Less than Significant Impact**– Based on a site inspection of the Project area, there were no visually distinguishing resources on and/or adjacent to the Project site. There are no scenic highways in the vicinity. Topography is flat and has been leveled. Soils consist of light brown sandy silty loams. Vegetation within the Project area is predominately characterized by active agriculture operations with a mix of irrigated row crops, walnut orchard, and grazing land located east of the Hume Avenue and 12th Avenue intersection. Two slough remnants form portions of the eastern and western boundary (Lone Oak and Sand Slough). These two slough remnants are planned to be converted to stormwater basins by the Hanford General Plan and Live Oak Master Plan in a manner so that the visual character of the sloughs is improved. The Master Plan proposes to incorporate the slough remnants into drainage basins that are surrounded by maintained and improved open space and recreational facilities. While this concept represents a change to the existing environment, in many ways it also represents a substantial improvement to the visual quality of the sloughs. The Project changes proposed herein do not propose a change to the slough remnant development as basins.
- 3) **Less than Significant Impact**: The site is agricultural land at the southwestern margin of the City. The site is bordered on the east by urban residential development. Construction of the proposed Project would result in the conversion of agricultural land to urban scale land use which would transform the existing character of the site. The General Plan anticipates the site being developed to an urban setting.

The Hanford General Plan has designated the Project area for Low-Density Residential development and Open Space. The proposed Live Oak Master Plan is consistent with this

designation and the existing R-L-5 Low-Density Residential, PF Public Facility, and CO Conservation zoning with the adoption of a Planned Unit Development overlay. The Project changes proposed would not affect the existing land use character of the area. The Live Oak Master Plan provides for design standards to minimize the visual impact of urban scale development emphasize neighborhood design elements – changes to the Live Oak project will not impact design standards which minimize the visual impact of urban scale development and emphasize neighborhood design elements.

- 4) **Less than Significant Impact:** The changes proposed to the Live Oak Development will not further introduce new sources of urban nighttime lighting in the area, beyond the impact analyzed in the Live Oak EIR.

The City's development standard requires shielding of lighting to minimize spill over lighting on to neighboring parcels. The Live Oak Master Plan includes the following design standards to minimize the impact of night lighting:

3.8 Neighborhood Lighting:

Lighting standards respond to the need for safe, secure, and well lit streets, while encouraging pedestrian-scaled thematic lighting in key areas. Lighting is encouraged to contribute to the character of the Plan Area. Unobtrusive lighting, with its ability to provide soft, down-lit pockets of light, is required.

3.8.1 Neighborhood Lighting Design Guidelines

- a. Efficient lighting patterns that minimize glare and avoid lighting pollution should be utilized.
- b. Use of accent lighting to highlight features such as entries, trails, and accent landscaping is strongly encouraged.
- c. Street lighting shall occur at all traffic intersections, and at regularly spaced intervals along public Rights-of-Way to provide safety for motorists and pedestrians.
- d. Cobra style street lamps shall be limited to arterial streets and major collector streets (i.e. Hume Avenue).
- e. Lighting performance standards shall meet those set forth by the Hanford Department of Public Works.
- f. Lighting fixtures should be coordinated throughout the Plan Area and be consistent with architectural elements within neighborhoods.
- g. Ornamental lighting of rural character within open space shall be placed at entrances of trails to help maintain an agricultural environment.
- h. Ornamental street lighting shall utilize fixtures and poles available from Southern California Edison (SCE). e following combinations should be utilized:
 - For park areas: Glendora Sidewalk Pole with Acorn Pole Top Fixture - 10 feet tall
 - For residential and minor collector streets: Glendora Sidewalk Pole with Acorn Pole Top Fixture - 18 feet tall.

Agriculture Resources

No greater Impact than identified in EIR for which a Statement of Overriding Considerations was adopted for the impacts to Agricultural Resources

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:

- a) **Less than Significant Impact:** A Statement of Overriding Considerations was adopted by the City Council on September 15, 2009 for the significant and unavoidable impacts to Agriculture from the Live Oak Master Plan/Residential Project. The proposed changes to the project will not further impact Agricultural Resources. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

The project is located within an area listed as Prime Farmland and Farmland of Statewide Importance. The Live Oak Master Plan and Live Oak Residential Project will be constructed in phases. Such phasing will allow continued agricultural operations until such time as development occurs. In the mid 1990's the City acquired 1,600 acres south of the City that will remain in agricultural use. This land receives irrigation water from the City of Hanford and the City leases this land for agricultural use. Between the time this land was acquired and the annexation of the Project is a part approximately 1,400 acres of land has been added to the City and removed from agricultural production.

The City is surrounded by Prime Farmland and Farmland of Statewide Importance. Any growth beyond the City Limits will involve the use of potentially prime farmland. Nevertheless, the loss of agricultural land is considered a significant impact and remains significant and unavoidable as recognized by the Hanford General Plan. If the Project is to be approved, it will require a statement of overriding considerations.

The impact to farmland will remain significant and unavoidable. The City finds that there are no other feasible mitigation measures beyond those that have been implemented in the acquisition of agricultural land on the southwest side of the city and provided treated water for crop irrigation purposes.

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 within the City limits and designated for urban development, in accordance with the General Plan. The project site is zoned R-L-5 Low-Density Residential, PF Public Facility, and CO Conservation. 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** – The changes proposed to the Live Oak Development project do not 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.

Conclusion: No further impact is anticipated beyond the impact analyzed in the Live Oak EIR, for which a Statement of Overriding Considerations was adopted for the impact of the Live Oak Development project on Agricultural Resources.

Sources: 2035 General Plan, General Plan Update EIR, Hanford Subdivision Ordinance, California Department of Conservation Farmland Mapping and Monitoring Program – Kings County Map (2016); Live Oak Master Plan/Residential Project EIR (SCH #2006091015).

Air Quality

Conclusion: No further impact is anticipated beyond the impact analyzed in the Live Oak EIR, for which a Statement of Overriding Considerations was adopted for the impact of the Live Oak Development project on Air Quality.

See the Air Quality report attached – **Exhibit A.**

Biological Resources

Conclusion: Impacts of the changes proposed to the Live Oak Development on Biological Resources are anticipated to be less than significant. No further impact is anticipated beyond the impact analyzed in the Live Oak EIR, for which impacts to Biological Resources were determined to be less than significant with the incorporation of mitigation measures.

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

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.

Setting

The Project area has been in a combination of dry farmed, walnut orchard and irrigated agricultural production for a number of years. Current development on the site consists of farm residences, various farm-related structures such as livestock pens and barns, and the Sanchez Feed and Seed store. The majority of the project site is vacant. Two slough remnants are present (Lone Oak and Sand Sloughs) that are proposed by the General Plan to be incorporated into a stormwater drainage system and developed in such a manner that the biological resources will not be significantly impacted.

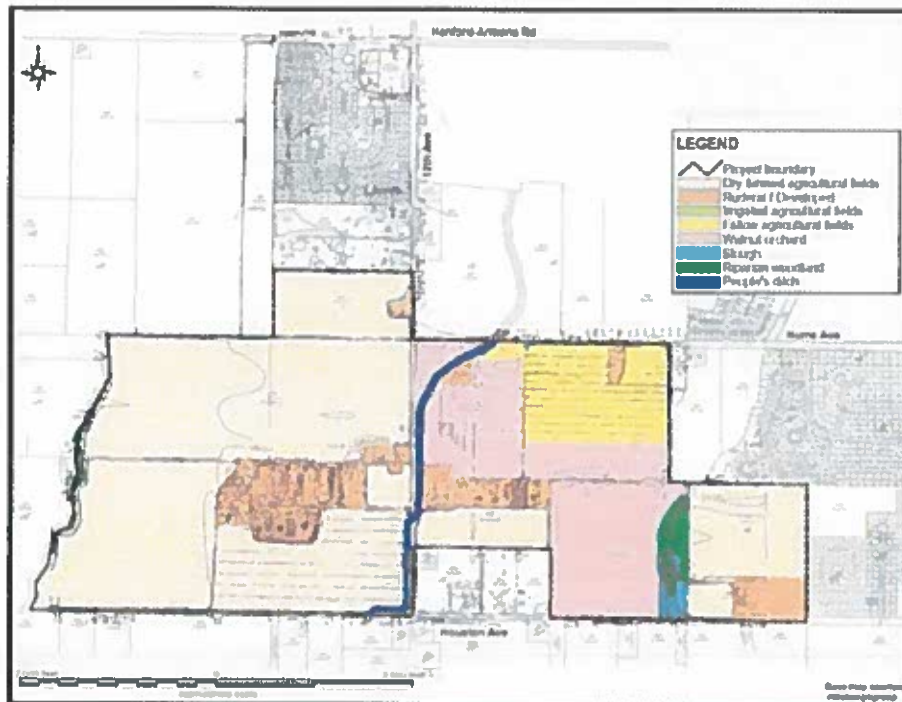
During early consultation from a biological habitat perspective, it was determined that there was a potential for the presence of the valley elderberry longhorn beetle (VELB) a federally threatened species. An analysis was undertaken by Live Oak Associates, Inc. a qualified biologist consulting firm with experience in the San Joaquin Valley and the City of Hanford. The presence of the beetle

and the valley elderberry bush (habitat for the beetle) were assessed in a study prepared by Lone Oak Associates in February 2007.

Biotic Habitats

The majority of the site is vacant or devoted to agricultural uses. These agricultural uses include dry-farmed, irrigated, and fallow fields; walnut orchards; and rural/developed areas consisting of a commercial feed store (Sanchez Feed and Seed), farm residences, and other farm-related structures such as livestock pens and barns. In addition, to the agricultural lands, two sloughs with associated grassland and riparian vegetation occur on the property, and an earthen-banked trapezoidal ditch (People's Ditch) bisects the parcel from north to south along 12th Avenue.

Biotic Habitats in the Live Oak Master Plan Area



Amount of Biotic Habitat in the Live Oak Master Plan Project

Biotic Habitat Definition	Acres in Project	Percent of Total
Dry farmed agriculture fields	233	59.7%
Fallow Agricultural fields	31	7.9%
Ruderal/Developed	42	10.8%
Orchard (Walnut)	71	18.2%
Slough and Riparian Woodland	9	2.3%
Peoples Ditch	4.5	1.2%
Total	390.5	100%

Ruderal: Agriculture

Ruderal is a term that refers to areas that are heavily disturbed by human factors. The majority of the site consists of agricultural fields that are dry-farmed, irrigated or fallow. Crops observed on the site during the field survey include cotton, garlic and hay. These fields support little, if any, native vegetation due to their regular disturbance and typically only provide habitat for non-native grasses and forbs that are adapted to such disturbance. As a result, these fields would provide only marginal habitat for most native wildlife. Nonetheless, some native wildlife species may use the fields of the site and these are described in more detail below.

Common resident avian species likely to forage in the agricultural fields of the site include mourning doves (*Zenaidura macroura*), yellow-billed magpies (*Pica nuttalli*), American crows (*Corvus brachyrhynchos*), and western meadowlarks (*Sturnella neglecta*), as well as mixed flocks of Brewer's blackbirds (*Euphagus cyanocephalus*), brown-headed cowbirds (*Molothrus ater*), and European starlings (*Sturnus vulgaris*).

A number of mammal species may also occur within the agricultural lands of the site. Small mammals such as deer mice (*Peromyscus maniculatus*), California voles (*Microtus californicus*), house mice (*Mus musculus*), and Botta's pocket gopher (*Thomomys bottae*) would occur in fluctuating numbers depending on the available cover in the individual fields. California ground squirrel's (*Spermophilus beecheyi*) have established burrow complexes at the margins of some of the fields and along some of the farm roads. Other small mammals likely to occur from time to time within these fields include black-tailed hares (*Lepus californicus*) and Audubon cottontail rabbits (*Sylvilagus audubonii*).

The presence of birds and small mammals is likely to attract both foraging raptors, such as hawks and owls, and mammalian predators. Because of the surrounding agricultural land uses, however, mammalian predators occurring on the site would most likely be limited to raccoons (*Procyon lotor*), coyotes (*Canis latrans*) and red foxes (*Vulpes vulpes*), as these species are tolerant of human disturbance. Various species of bat may also forage over the fields of the site for flying insects.

Ruderal: Developed

Ruderal/developed areas occur on the site in the form of agricultural, commercial, and residential structures and their immediate surroundings. Agricultural development consists of the M&M Dairy facility located in the southwestern portion of the site and various farm-related structures located throughout the site such as livestock pens and barns, while commercial development consists of Sanchez Feed & Seed located in the southeastern corner of the property. Residential development consists of single-family farm homes and surrounding landscaped areas and/or ruderal areas.

In general the developed/ruderal areas supported only non-native and/or horticultural plant species. Very few native plant species were observed in these areas. Non-native grass species observed in the ruderal areas of the site included annual bluegrass (*Poa annua*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), ripgut brome (*Bromus diandrus*) and perennial ryegrass (*Lolium perenne*); while non-native forb species included white-stemmed filaree (*Erodium moschatum*), red-stemmed filaree (*Erodium cicutarium*), common groundsel (*Senecio vulgaris*), common mallow (*Malva neglecta*), London rocket (*Sisymbrium irio*), prickly lettuce (*Lactuca serriola*), and shepherd's-purse (*Capsella bursa-pastoris*). Plant species common to landscaped areas surrounding residences of the site included oleander (*Nerium oleander*), firethorn (*Pyracantha angustifolia*), fan palm (*Washingtonia* sp.), and prickly pear cactus (*Opuntia* sp.); as well as cultivated trees such as olive (*Olea europaea*) and plum (*Prunus* sp.).

Avian species often associated with residential landscaping include northern mockingbirds (*Mimus polyglottus*), house finches (*Carpodacus mexicanus*), and house sparrows (*Passer domesticus*). Mammals typical of such areas would include house mice, Norway rats (*Rattus*

norvegicus), and feral cats (*Felis cattus*). A number of bat species may also use structures such as barns and sheds for roosting, particularly from March through September.

Walnut Orchard

Several English walnut (*Juglans regia*) orchards occur on the site. These orchards had a ruderal understory dominated by the same non-native grass and forb species associated with the developed/ruderal habitats of the site. Bird species observed within the orchards during the survey included mourning dove (*Zenaida macroura*), Nuttall's woodpecker (*Picoides nuttallii*), and northern flicker (*Colaptes auratus*). Other wildlife that would be expected to occur within the orchards would be similar to those occurring in adjacent ruderal habitats or agricultural fields.

Slough and Riparian Woodland

Two remnant sloughs occur on the site, both supporting riparian vegetation, non-native grassland vegetation and some herbaceous hydrophytic vegetation. Lone Oak Slough occurs along the western boundary of the site and has no inlet or outlet from the site. According to the USGS topographic map, this slough is a remnant slough that is no longer connected to any creek, river or natural drainage in the region. The slough supports relic riparian woodland habitat with a non-native grassland understory. Riparian trees and shrubs associated with the slough include California black walnut (*Juglans hindsii*), willow (*Salix* spp.), blue elderberry (*Sambucus mexicana*), California blackberry (*Rubus ursinus*) and Himalayan blackberry (*R. discolor*). The herbaceous understory was dominated by non-native grasses such as Mediterranean barley and annual bluegrass. Other species observed to be associated with the slough included eucalyptus (*Eucalyptus globulus*) and giant reed (*Arundo donax*). Lone Oak Slough was completely dry during the January 2005 survey but there was evidence of algal mats and drift lines, indicating that the slough probably becomes inundated during heavy winter storm events.

Sand Slough occurs within the eastern portion of the site. This slough also is a remnant slough that is not connected to any creeks, rivers or other natural drainages in the region. It enters the site just inside the northern boundary through an underground culvert and exits the site at the southern boundary along Houston Avenue into another underground culvert. The northern portion of the slough within the site supports relic riparian woodland habitat with an herbaceous understory consisting of predominantly non-native grasses and forbs. Dominant riparian trees and shrubs associated with the slough include Fremont cottonwood (*Populus fremontii*), Goodding's willow (*Salix gooddingii*), blue elderberry, California black walnut, and Himalayan blackberry. Grass and forb species observed in the herbaceous understory included barnyard grass (*Echinochloa crusgalli*), Mediterranean barley, ripgut brome, creeping wildrye (*Leymus triticoides*), curly dock (*Rumex crispus*), white-stemmed filaree, henbit (*Lamium amplexicaulis*), common groundsel, and prickly lettuce. The southern portion of the slough consists of non-native grassland habitat supporting grasses and forbs similar to those in the riparian understory. Other species observed in the non-native grassland in the southern portion of the slough include shepherd's purse, common sunflower (*Helianthus annuus*), and cocklebur (*Xanthium strumarium*). Sand Slough was also dry during the January 2005 survey, except for a small amount of water that was ponded at a low point at its northern extreme where the slough enters the site through the underground culvert.

The riparian woodlands of the site, as a result of their structural diversity, may function as important islands of habitat for native resident and migratory wildlife species, providing both with foraging and shelter habitat in a regional landscape that is otherwise heavily disturbed by agricultural uses and where such woodland habitat is extremely limited. Ordinarily riparian woodlands can also serve as important dispersal corridors for native wildlife, however, in the case of both remnant sloughs whose riparian habitats are not continuous with other riparian habitat, dispersal within these woodlands would mainly be limited to resident species.

Resident amphibian and reptile species that may be expected to occur in the riparian woodlands of the site include the Pacific tree frog (*Hyla regilla*), western toad (*Bufo boreas*), western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis melanoleucus*), and common kingsnake (*Lampropeltis getulus*).

Many bird species, both residents and migrants, are likely to use the woodlands of the site. Resident species that may be found in this habitat include Hutton's vireo (*Vireo huttoni*), western scrub-jay (*Aphelocoma californica*), bushtit (*Psaltirparus minimus*), and Nuttall's woodpecker. Raptors such as Cooper's hawks (*Accipiter cooperii*) and redshouldered hawks (*Buteo lineatus*), may utilize trees within this habitat for nesting and may forage in this habitat on small birds and small mammals. A raptor stick nest was observed in a cottonwood tree within Sand Slough during the January 2005 survey. Although a raptor was observed perched nearby the nest, it flew away before it could be identified. Winter migrants that may forage in this habitat include the sharp-shinned hawk (*Accipiter striatus*) and ruby-crowned kinglet (*Regulus calendula*), while summer migrants may include the ash-throated flycatcher (*Myiarchus cinerascens*) and blackheaded grosbeak (*Pheucticus melanocephalus*).

Small mammal species likely to occur in the woodland habitats of the site include the deer mouse (*Peromyscus maniculatus*), and western gray squirrel (*Sciurus griseus*). Medium to large mammals that may forage in the woodlands include coyote and red fox. A large burrow with evidence of small canid tracks was observed in the southern portion of Sand Slough. Most likely this burrow belonged to a non-native red fox as this species is well-adapted to human disturbance and the location of the burrow was very close to Houston Avenue and to agricultural fields on the east side of the slough. Native fox species are unlikely to establish a den in such an area. Additionally, during the survey, a road-killed red fox was observed on Houston Avenue near Lone Oak Slough.

People's Ditch

People's Ditch flows north to south in the central portion of the property along 12th Avenue. The ditch consists of an earthen-banked trapezoidal channel that is completely barren of vegetation. The ditch was constructed to transport irrigation water into the area from the King's River via People's Levee. The upstream origin of People's Levee is along the river approximately 14 miles northeast of the site. From the study site, the ditch continues to flow in a generally southerly direction, eventually flowing into Jacobs Slough about eight miles southeast of the site via Lone Oak Canal and New Deal Canal. Jacobs Slough is a remnant slough that is not connected to any other streams or rivers. As the ditch supports no vegetation, it does not provide habitat for wildlife except possibly as a source of drinking water.

Special Status Plants and Animals

Several species of plants and animals within the state of California have low populations, limited distributions, or both. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. State and federal laws have provided the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as threatened or endangered under state and federal endangered species legislation. Others have been designated as "candidates" for such listing. Still others have been designated as "species of special concern" by the CDFG. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened or endangered (CNPS 1994). Collectively, these plants and animals are referred to as "special status species".

A number of special status plant and animals occur or once occurred within a 10-mile radius of the project site. These species have been listed in Table One on the following pages. For each

species, the table identifies their listing status, the habitat in which they typically occur, and the likelihood of their occurrence in the study area. Sources of information for this table included California's Wildlife, Volumes I, II, and III (Zeiner et. al 1988), California Natural Diversity Data Base (CDFG 2002), Special Animals (CDFG 2002), and The California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (CNPS 2001).

List of Special Status Species that Could Occur in the Vicinity of the Project
Species Listed as Threatened or Endangered under the State and/or Federal
Endangered Species Act

PLANTS (adapted from CDFG, 2004 and CNPS, 2001)

CNPS-listed Species (Lists 1A, 1B, 2, and 4)

Species	Status	Habitat	*Occurrence in the Study Area
Heartscale (<i>Atriplex cordulata</i>)	CNPS 1B	Occurs on saline or alkaline soils in chenopod scrub, meadows, seeps, and grasslands.	Absent. Suitable habitat for this species in the form of saline or alkaline soils is absent from the study area.
Brittlescale (<i>Atriplex depressa</i>)	CNPS 1B	Occurs on alkaline clay soils in chenopod scrub, meadows, seeps, vernal pools, and grasslands.	Absent. Suitable habitat for this species in the form of alkaline clay soils is absent from the study area.
Earlimart Orache (<i>Atriplex erecticaulis</i>)	CNPS 1B	Occurs in valley and foothill grassland.	Unlikely. Although a small amount of marginally suitable habitat occurs in non-native grassland habitat within Sand Slough, the closest documented occurrence is about 8 miles southeast of site.
Subtle Orache (<i>Atriplex subtilis</i>)	CNPS 1B	Occurs in valley and foothill grassland.	Unlikely. Although a small amount of marginally suitable habitat occurs in non-native grassland habitat within Sand Slough, closest documented occurrence is about 8 miles southeast of site.
Recurved Larkspur (<i>Delphinium recurvatum</i>)	CNPS 1B	Occurs on alkaline soils in chenopod scrub, cismontane woodland, and grasslands.	Absent. Suitable habitat for this species in the form of saline or alkaline soils is absent from the study area.
Panoche Pepper-grass (<i>Lepidium jaredii</i> ssp. <i>album</i>)	CNPS 1B	Occurs on alluvial fans and washes within valley and foothill grassland.	Unlikely. Although a small amount of marginally suitable habitat occurs in non-native grassland within Sand Slough, there are no known occurrences within a 10-mile radius of the site.

ANIMALS (adapted from CDFG, 2004)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Species	Status	Habitat	*Occurrence in the Study Area
Conservancy Fairy Shrimp (<i>Branchinecta conservatio</i>)	FE	This species is endemic to grasslands of the northern two-thirds of California's Central Valley, where it inhabits large turbid pools.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.
Longhorn Fairy Shrimp (<i>Branchinecta longianenna</i>)	FE	Vernal pools clear to turbid water in grass-bottomed pools and clear water sandstone depression pools.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.
Vernal Pool Fairy Shrimp (<i>Branchinecta lynchi</i>)	FT	Vernal pools, clear to tea-colored water in grass or mud-bottomed swales, basalt depression pools, or sandstone rock outcrops.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.

List of Special Status Species that Could Occur in the Vicinity of the Project

Species	Status	Habitat	*Occurrence in the Study Area
Vernal Pool Tadpole Shrimp (<i>Lepidurus packardii</i>)	FE	Primarily found in vernal pools, but may use other seasonal wetlands in mesic valley and foothill grasslands.	Absent. Suitable habitat in the form of vernal pools is absent from the study area.
Valley Elderberry Longhorn Beetle (<i>Desmocerus californicus dimorphus</i>)	FT	Lives in mature elderberry shrubs of California's Central Valley and Sierra foothills.	Possible. Suitable habitat in the form of elderberry shrubs was observed in both Lone Oak and Sand Sloughs. Additionally, elderberry shrubs were observed in the northeast corner of the M&M Dairy facility near 12 th Ave.
California Tiger Salamander (<i>Ambystoma californiense</i>)	FT, CSC	Found primarily in annual grass-lands; requires vernal pools for breeding and rodent burrows for refuge and estivation.	Absent. Minimal and no breeding habitat occurs on the site. There are no occurrences of this species within a 10-mile radius of the study area.
Blunt-nosed Leopard Lizard (<i>Gambelia sila</i>)	FE, CE	Inhabits sparsely vegetated alkali and desert scrub habitats.	Absent. Suitable habitat is absent from the study area.
Swainson's Hawk (<i>Buteo swainsonii</i>)	CT	Occurs in grasslands and agricultural lands of California's Central Valley during the spring and summer	Possible. Suitable nesting habitat is present within the riparian woodlands associated with both Lone Oak and Sand Sloughs. Marginally suitable foraging habitat occurs within the agricultural fields of the site. There are three documented occurrences within a 10-mile radius, with the closest being six miles east of the site.
Peregrine Falcon (<i>Falco peregrinus</i>)	CE	Individuals breed on cliffs in the Sierra or in coastal habitats; occurs in many habitats of the state during migration and winter.	Possible. This species would at most forage over the study area during migration. Breeding habitat is absent.
Willow Flycatcher (<i>Empidonax traillii</i>)	CT	Breeds in willows of montane meadows in the Sierra Nevada.	Possible. The site provides no nesting habitat for this species. Individuals may pass through the site and forage on the site during migration.
Tipton Kangaroo Rat (<i>Dipodomys nitratoides nitratoides</i>)	FE, CE	Saltbrush scrub and sink scrub with soft friable soils in the southern San Joaquin Valley.	Absent. Suitable habitat is absent from the study area.
San Joaquin Kit Fox (<i>Vulpes macrotis mutica</i>)	FE, CT	Desert alkali scrub, annual grasslands; may forage in adjacent agricultural habitats.	Unlikely. Because the site and surrounding lands are in agricultural use, they provide unlikely habitat for kit foxes. There are no known occurrences within a 3-mile radius of the site and the closest documented occurrence is approximately six miles southwest of the site.

ANIMALS (adapted from CDFG, 2004) State Species of Special Concern

Species	Status	Habitat	*Occurrence in the Study Area
Western Spadefoot (<i>Scaphiopus hammondi</i>)	CSC	Mainly occurs in grasslands of San Joaquin Valley. Vernal pools or other temporary wetlands are required for breeding.	Absent. No suitable habitat occurs on the study area.
Western Pond Turtle (<i>Clemmys marmorata</i>)	CSC	Open slow moving water of rivers and creeks of central California with rocks and logs for basking.	Absent. No suitable habitat occurs on the study area.
Northern Harrier (<i>Circus cyaneus</i>)	CSC	Frequents meadows, grasslands, open rangelands, freshwater emergent wetlands; uncommon in wooded habitats.	Possible. Species may occasionally forage over the study area, however, this species is not expected to breed on-site due to the lack of marsh habitat.
Sharp-shinned Hawk (<i>Accipiter striatus</i>)	CSC	Breeds in mixed conifer forests of the northern Sierra Nevada; winters in a variety of habitats.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. However, breeding habitat is absent.
Cooper's Hawk (<i>Accipiter cooperii</i>)	CSC	Breeds in oak woodlands, riparian forests and mixed conifer forest of the Sierra Nevada, but winters in a variety of lowland habitats.	Possible. Suitable nesting habitat is present within the riparian woodlands associated with both Lone Oak Slough and Sand Slough. Marginally suitable foraging habitat occurs within the agricultural fields of the site.
Ferruginous Hawk (<i>Buteo regalis</i>)	CSC	Breeds in the Pacific Northwest and Canada, but winters in a variety of California habitats.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. However, this species does not breed in the region.
Golden Eagle (<i>Aquila chrysaetos</i>)	CSC, CP	Open grasslands, oak savannahs, agricultural fields, etc. of San Joaquin Valley and nearby foothills of Inner Coast Range.	Unlikely. The site constitutes poor foraging and breeding habitat for golden eagles due to its close proximity to human habitation and agricultural disturbance.
Merlin (<i>Falco columbarius</i>)	CSC	This falcon, which breeds in Canada, winters in a variety of Calif. habitats, including grasslands, savannahs, wetlands, etc.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. However, this species does not breed in the region.
Prairie Falcon (<i>Falco mexicanus</i>)	CSC	Distributed from annual grasslands to alpine meadows; requires cliffs or rock outcroppings for nesting.	Possible. Individuals may occasionally pass over the site, or even forage on the site. However, breeding habitat is absent.
Long-billed Curlew (<i>Numenius americanus</i>)	CSC	Winters in Central Valley farmlands and pastures.	Possible. Wintering individuals may occasionally pass over the site, or even forage on the site. This species would not, however, nest on the site.
Burrowing Owl (<i>Athene cunicularia</i>)	CSC	Found in open, dry grasslands, deserts and ruderal areas. Requires suitable burrows.	Possible. No burrowing owls were observed during the January 2005 surveys, however, suitable habitat in the form of ground squirrel burrows occurs on the study area.
Black Swift (<i>Cypseloides niger</i>)	CSC	Migrants and transients found throughout many habitats of state; nests in the Sierra, coastal cliffs, and regions of southern California.	Possible. Individuals may occasionally pass over the site during migration or while foraging. Breeding habitat is absent.

Vaux's Swift (<i>Chaetura vauxi</i>)	CSC	Migrants and transients move through the foothills of the western Sierra in spring and late summer.	Possible. Individuals may occasionally pass over the site during migration or while foraging. Breeding habitat is absent.
California Horned Lark (<i>Eremophila alpestris actia</i>)	CSC	Found in various open habitats lacking trees and shrubs; breeds in grasslands and fallow fields.	Possible. Suitable foraging and breeding habitat occurs on the study site.
Loggerhead Shrike (<i>Lanius ludovicianus</i>)	CSC	Nests in tall shrubs and dense trees, forages in grasslands, marshes, and ruderal habitats.	Possible. Suitable foraging and breeding habitat occurs on the study site.
Tri-colored Blackbird (<i>Agelaius tricolor</i>)	CSC	Occurs near fresh water with dense cattails, or thickets of willows or shrubs.	Possible. Species may occasionally forage within the study area, however, breeding habitat is absent.
Yellow Warbler (<i>Dendroica petechia brewsteri</i>)	CSC	Breeds in riparian thickets of alder, willow and cottonwoods. Migrants move through many habitats of the state.	Possible. This species may pass through the area during migration, utilizing the riparian woodland habitat of the site for shelter and foraging, however, they would be unlikely to breed onsite due to a lack of thick, shrubby vegetation.
Spotted Bat (<i>Euderma maculatum</i>)	CSC	Occurs primarily in foothill and mountain habitats of the southern Sierra and Transverse Ranges.	Unlikely. This species is not often found in the Central Valley. The site may provide occasional foraging habitat. Roosting habitat is absent.
Pale Big-eared Bat (<i>Corynorhinus townsendii palli</i>)	CSC	Primarily a cave-dwelling bat, which may also roost in buildings. Occurs in a variety of habitats.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.
Townsend's Western Big-eared Bat (<i>Corynorhinus townsendii townsendii</i>)	CSC	Found throughout California.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.
Pallid Bat (<i>Antrozous pallida</i>)	CSC	Grasslands, chaparral, woodlands, and forests of California; most common in dry rocky open areas providing roosting opportunities. Also roosts in buildings.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.
Western Mastiff Bat (<i>Eumops perotis</i>)	CSC	Found in open arid areas of the southern half of California.	Possible. Suitable foraging habitat is present on-site. Suitable roosting habitat is also present in the various structures in the developed portions of the agricultural habitat.

*Present: Species observed on the site at time of field surveys or during recent past.

Likely: Species not observed on the site, but it may reasonably be expected to occur there on a regular basis.

Possible: Species not observed on the site, but it could occur there from time to time.

Unlikely: Species not observed on the site, and would not be expected to occur there except, perhaps, as a transient.

Absent: Species not observed on the site, and precluded from occurring there because habitat requirements not met.

STATUS CODES

FE Federally Endangered

FT Federally Threatened

FPE Federally Endangered (Proposed)

FC Federal Candidate

CE California Endangered

CT California Threatened

CR California Rare

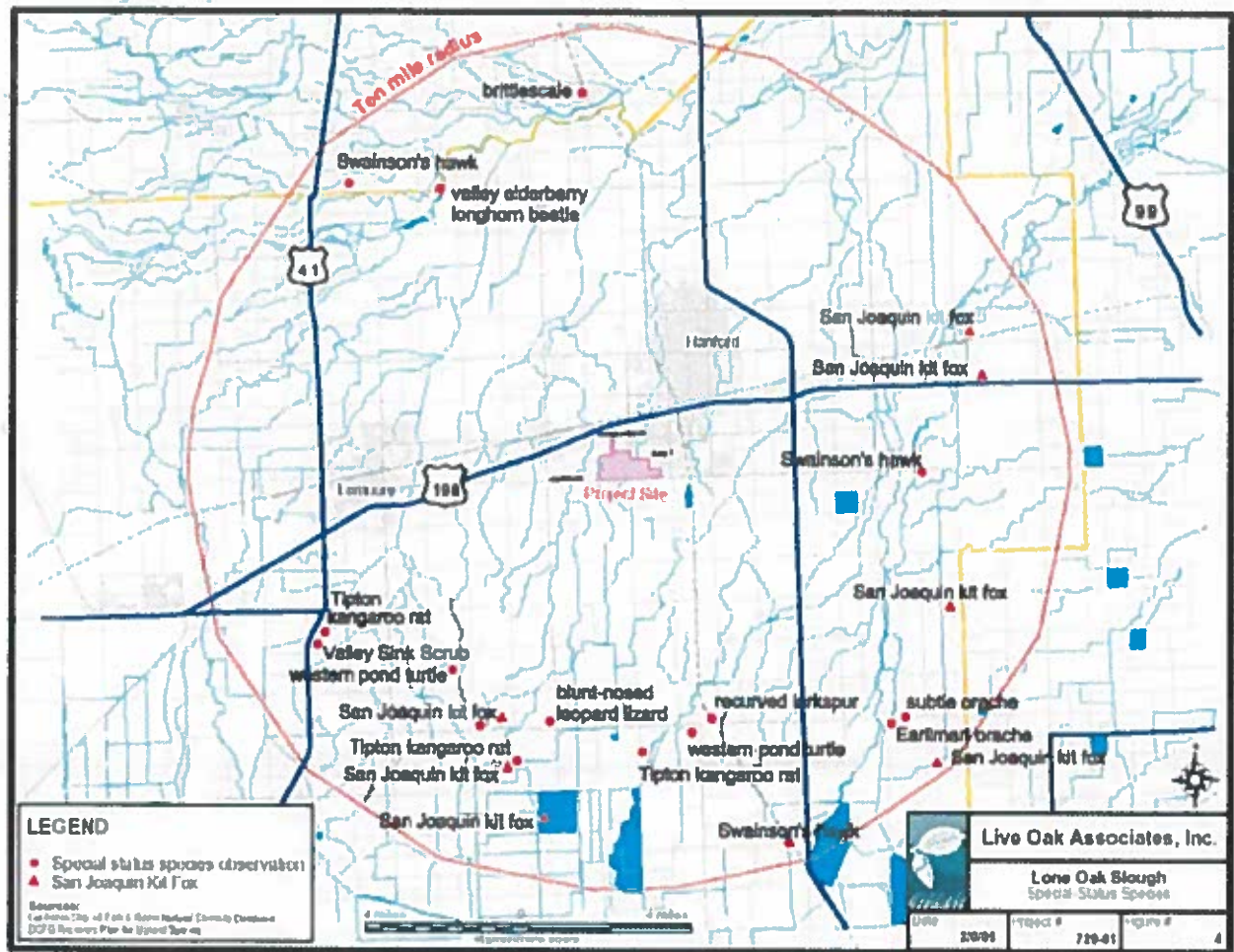
CSC California Species of Special Concern

CNPS California Native Plant Society Listing

Further Discussion of Threatened, Endangered or Special Status Plants and Animals in the Project Area

This discussion is necessary either because the information related to their occurrence in the region is ambiguous, or because the U.S. Fish and Wildlife Service (USFWS) is likely to consider them present in the absence of additional surveys. The figure below presents a map that shows sightings of threatened, endangered, or special concern species within 10 miles of the proposed project.

10 Mile Radius-California Natural Diversity Data Base Map



Swainson's Hawk (*Buteo swainsonii*):

California Threatened. The Swainson's hawk was listed by CDFG as threatened in 1983 according to provisions of the California Endangered Species Act. In California's Central Valley this species can be found from northern Colusa County to southern Kern County. Nesting often occurs in tall riparian trees, but this is not necessarily the case. This species forages for small mammals in open grasslands and agricultural fields.

There are no documented occurrences of Swainson's hawks within a three-mile radius of the site, however, riparian woodlands associated with both Lone Oak Slough and Sand Slough, as well as scattered large trees associated with developed portions of the site, provide potential nesting habitat for this species. Additionally, agricultural fields of the site provide potential foraging habitat. Per the CNDDDB (Figure 4.4 - 2), there are only three known occurrences of nesting Swainson's hawks within a ten-mile radius of the project site, with the closest being approximately six miles east of the site. Two of these occurrences were documented in 2000 and the third in

2003. It is possible that Swainson's hawks nest on the site and it is also likely that Swainson's hawks that nest in the vicinity of the site use the site from time to time for foraging.

Burrowing Owl (*Athene cunicularia*):

California Species of Special Concern. The burrowing owl is a California species of special concern, but is not currently protected according to provisions of either the State or Federal Endangered Species Acts. This owl is a small, terrestrial owl of open prairie and grassland habitats. These owls inhabit relatively flat dry open grasslands where tree and shrub canopies provide less than 30% cover.

The burrowing owl is the only owl that routinely lives and nests underground. In the western United States burrowing owls do not dig their own burrows, but take over burrows dug by animals such as ground squirrels (*Spermophilus* spp.), prairie dogs (*Cynomys* spp.), and badgers (*Taxidea taxus*). Pocket gopher burrows are too small. In California, this species is found in close association with California ground squirrels as they utilize the abandoned burrows of ground squirrels for shelter, roosting and nesting. Burrowing owls are colonially nesting raptors, and colony size is indicative of habitat quality. It is not uncommon to find burrowing owls in developed and cultivated areas where California ground squirrels are active.

Burrowing owl numbers have been in decline over the past 30 to 40 years, in California. The decline in numbers is due mainly to habitat destruction by way of development and agricultural practices. (BUOW Habitat Conservation Plan, 1998.)

According to the CNDDDB, there are no known occurrences of burrowing owls within a 10-mile radius of the project site. However, ground squirrel burrows along the edges of fields and farm roads within the site provide potential habitat for this species.

San Joaquin Kit Fox (*Vulpes macrotis mutica*)

Federally Endangered, California Threatened. The San Joaquin kit fox (*Vulpes macrotis mutica*) was listed as endangered on March 11, 1967 by the U.S. Fish and Wildlife Service (32 FR 4001). Subsequently, the California Department of Fish and Game listed the San Joaquin kit fox as threatened in 1971. This species historically occurred extensively throughout California's Central Valley and parts of the Salinas and Santa Clara valleys. Kit foxes still inhabit some areas of the San Joaquin Valley and the Tulare Basin, but some of the most significant populations now occur in the foothills of the Inner Coast Range (western Fresno, Kings, Kern, and Merced Counties, and eastern San Luis Obispo County) (USFWS 1998).

Kit foxes prefer habitats of open or low vegetation with loose soils. In the northern portion of their range, they occupy grazed grasslands and, to a lesser extent, valley oak woodlands. In the southern and central portion of the Central Valley, kit foxes are found in Valley Sink Scrub, Valley Saltbrush Scrub, Upper Sonoran Subshrub Scrub and Annual Grassland (USFWS 1998). Kit foxes are also found in grazed grasslands, urban settings and in areas adjacent to tilled or fallow fields (see USFWS 1998).

Due to the site's proximity to an urban population and frequent disturbance from agricultural activities, the site and surrounding lands provide marginal to unsuitable habitat for the San Joaquin kit fox. A total of seven occurrences have been documented by the CNDDDB within a ten-mile radius of the site (Figure 4.4 - 2), with the closest occurrence approximately seven miles southwest of the site. The majority of the site consists of crop fields that are disturbed on a regular basis. Very minimal denning habitat for this species is present on the site and would consist of less than three acres of grassland habitat within Sand Slough and a single fallow agricultural field located in the northern portion of the site. The non-native grassland habitat of Sand Slough is

bordered to the west by walnut orchards; to the north by a small amount of riparian woodland and by suburban development at the southern outskirts of the City; to the east by crop fields; and to the south by Houston Avenue with extensive agricultural crop lands beyond. The fallow field is similarly surrounded by orchards and agricultural fields. Although a burrow of appropriate den size for this species was observed in the Sand Slough grassland habitat, the den most likely belonged to a red fox. This conclusion would be further supported by the observance of a road-killed red fox on Houston Avenue to the west of this area.

Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*)

Federally Threatened; California Species of Special Concern. The USFWS listed the Valley elderberry longhorn beetle (VELB) as a threatened species under provisions of the Federal Endangered Species Act in 1980 (USFWS 1980) and published a recovery plan for the species in 1984 (USFWS 1984). This recovery plan summarized information regarding the VELB's biology, taxonomy, habitat, distribution, and population decline. Also identified were conservation measures intended to manage its populations and protect its habitat. In 1992, VELB was designated as a California Species of Special Concern by the CDFG.

The VELB is generally found along waterways and in floodplains within the Central Valley that support remnant stands of riparian vegetation. Specifically, blue elderberry shrubs must be present, as both larvae and adults feed only on this plant. Before metamorphosing into an adult, VELB larvae chew an exit hole in the trunk of the elderberry. It is through this hole that the adult beetle exits the elderberry bush. Even after the VELB has stopped using a specific elderberry plant, the exit holes remain. Hence, exit holes can be used as an indicator of past VELB usage. The adult VELB is not known to be a strong flier. Though, they can fly up to two miles, they are more likely to fly such distances when intact elderberry habitat is available. Thus, their dispersal capabilities are considered somewhat limited when compared to migratory insects. The dispersal capabilities of the VELB are little known, however, in the Central Valley it is likely they follow drainage courses where elderberries regularly grow.

Potential habitat for this species is present on the site in the form of numerous elderberry shrubs within the remnant riparian woodland habitat of Lone Oak and Sand Slough. Additionally, two elderberries were observed growing on the M&M Dairy property. No insect exit holes resembling those of the VELB were observed in any of the elderberry shrubs of the site examined during the field survey.

The riparian woodlands of the site, because they occur as small patches completely isolated from more extensive riparian habitat 10-15 miles to the north by large expanses of agricultural lands and the urban area of the City of Hanford, represent marginal habitat for the VELB, especially considering the limited dispersal abilities of this species. It would be even more unlikely that the species would utilize the elderberry shrubs occurring on the M&M Dairy property because these shrubs are growing by themselves in an upland ruderal setting isolated from other elderberries and from other riparian vegetation. Only one occurrence of VELB is documented within a 10-mile radius of the site and this is approximately seven miles northwest of the site (Figure 4.4 - 2).

The absence of exit holes, the paucity of VELB sightings in the region, and the isolation of the elderberry bushes on site from other elderberry bushes in which the VELB have been documented all constitute evidence that the VELB does not occur in elderberry bushes of the site.

Jurisdictional Waters

Jurisdictional waters include rivers, creeks, drainages with a defined bed and bank that may carry at most ephemeral flows, lakes, ponds, reservoirs, and wetlands. Such waters may be subject to the regulatory authority of the U. S. Army Corps of Engineers (USACE), the California Department of Fish and Game (CDFG) and the California Regional Water Quality Control Board (RWQCB).

In January of 2001 the U.S. Supreme Court ruled in *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers* (the SWANCC decision) that “nonnavigable, isolated, intrastate” waters could not be claimed as jurisdictional by the USACE on the basis of their use by migratory birds (Guzy 2001). Although the Court did not specifically address the meaning of the word “isolated”, it upheld the jurisdictional status of “adjacent” wetlands (and other waters), which are by definition wetlands that are “bordering, contiguous, or neighboring” other jurisdictional waters. Therefore, the term “isolated wetland” has implicitly been defined as ‘wetlands that are not bordering, contiguous, or neighboring’ other jurisdictional waters. This definition does not, however, address the degree of proximity necessary to establish that one wetland (or other water) is “adjacent” to a known jurisdictional water. As established by the Supreme Court in the *United States v. Riverside Bayview Homes, Inc.* in 1985 “wetlands separated from other waters by man-made dikes or barriers, natural river berms, beach dunes, and the like are ‘adjacent wetlands’” (Guzy 2001). Other situations are not so clear.

In June of 2006, however, the U.S. Supreme Court ruled in the consolidated cases of *June Carabell v. U.S. Army Corps of Engineers* and *John Rapanos v. United States* that wetlands must possess the requisite nexus to come within the statutory phrase “navigable waters” and thus be considered Waters of the United States. Such a nexus is established when the wetlands, alone or in combination with similarly situated lands in the region, significantly affect the chemical, physical, and biological integrity of other covered waters understood as navigable in the traditional sense.

The USACE is unlikely to assert jurisdiction over Sand and Lone Oak Sloughs. Both are isolated from other jurisdictional waters. The requisite nexus to other navigable waters appears not to be met. Furthermore, because it is isolated from other jurisdictional waters, the USACE has disclaimed jurisdiction over a channel fragment of Mussel Slough, which is located just west of Hanford and approximately 2 miles to the northwest of the project site. As a result of the SWANCC and Carabell/Rapanos rulings, as well as its decision to disclaim jurisdiction over the nearby Mussel Slough, the USACE would likely disclaim jurisdiction over Sand and Lone Oak Sloughs.

As a constructed ditch that does not replace the function of any natural historic drainage, that does not support wetland vegetation, and that is not connected to other Waters of the U.S., it is unlikely that People’s Ditch would be claimed as a jurisdictional water by USACE, the CDFG or RWQCB.

Threatened and Endangered Species

State and federal “endangered species” legislation has provided the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Species listed as threatened or endangered under provisions of the state and federal endangered species acts, candidate species for such listing, state species of special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as “species of special status”. Permits may be required from both the CDFG and USFWS if activities associated with a proposed project will result in the “take” of a listed species. “Take” is defined by the state of California as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86). “Take” is more broadly defined by the federal Endangered Species Act to include “harm” (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFG and the USFWS are responding agencies under the California Environmental Quality Act (CEQA). Both agencies review CEQA documents in order to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

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 – impacts to biological resources were evaluated in the Live Oak Master Plan/Residential Development EIR. The Live Oak project was determined to have a less than significant substantial effect on 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, with the incorporation of mitigation measures. Mitigation measures cited and required by the EIR would reduce impacts to special status species to a less than significant level.

The proposed changes to the project will not further impact special status species. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

- b) Less than Significant Impact – The Live Oak Master Plan/Residential Development EIR evaluated the impacts to any riparian habitat caused by the project. The impact was determined to be less than significant with the incorporation of mitigation measures cited in the EIR, and required in the Development Agreement and conditions of approval for the project.

Changes to the project proposed herein would not 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. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project. Regulations pertaining to the modification of the slough remnants are not changed.

- c) No Impact – although a formal wetland delineation has not been conducted on the site, the only potentially jurisdictional waters occurring on the site identified during the field survey were restricted to Lone Oak Slough and Sand Slough. Both sloughs support woody and herbaceous hydrophytic vegetation and, therefore, may also meet the technical criteria for jurisdictional wetlands. However, these sloughs are isolated remnants that are not hydrologically connected to other Waters of the U.S and USACE has recently disclaimed jurisdiction over a similar remnant slough occurring in the project region (Mussel Slough) under the SWANCC and Carabell/Rapanos rulings, as well as its decision to disclaim jurisdiction over the nearby Mussel Slough, the USACE would likely disclaim jurisdiction over Sand and Lone Sloughs. Nonetheless, a final determination as to jurisdiction can only be made by USACE. Although USACE would be likely to disclaim jurisdiction over these features, CDFG and/or RWQCB may assert jurisdiction over them. Therefore, the project will have no impact.

- d) Less than significant impact – the project will have no impact nor interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Based on the biological analysis conducted for the Live Oak Master Plan/Residential Development, the site does not appear to constitute a “movement corridor” for native wildlife, although many species potentially move within it and through it. Site development will have an adverse effect on the home ranges and dispersal movements of native wildlife now using areas of the site where site development will occur. However, similar lands are regionally abundant for these species. Many migratory species that now pass through the study area are neo-tropical migrant birds that are likely to pass through and over the site even when it is eventually developed. The riparian woodlands of the site that may provide important foraging and shelter habitat for such migrant bird species will not be developed under the project, and the agricultural lands that will be developed under the project are of less value to species and are regionally locally abundant. Therefore, this project is expected to result in a less than significant impact on regional wildlife movements.

- 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 plan does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as one is not adopted for the area.

Conclusion: The proposed changes to the project will not further impact Cultural Resources, with the incorporation of mitigation measures. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), <http://www.arb.ca.agqs>; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Cultural Resources

No greater Impact than identified in EIR. 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.

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 Wimilche people. Only one village for the Wimilche and two for the Nutunutu have been described. The Wimilche village of Ugonia was located north of the Kings River, 7 miles below Laton. The Nutunutu village of Cheou was across the reiver 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.

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 1986 Kings County Courthouse was erected after Kings County was formed. The building served as the county's courthouse until 1976 when it was replaced by the new Kings County Government Center on West Lacey Boulevard. The building was listed on the National Register of Historic Places in 1978.

Taoist Temple

The Taoist Temple at 12 China Alley dates from 1893. It was listed on the NRHP in 1972. It is historically significant as a surviving authentic structure from Hanford's Chinatown. China Alley served the second largest population of Chinese in the U.S., behind San Francisco.

While many urban Chinatowns continue to thrive, most rural Chinatowns have declined; Hanford's China Alley is unique for its retention of many original features. China Alley's survival is largely because many of its buildings are owned by a single third-generation family corporation that has, through the years, exhibited concern for the site's future.

National Register of Historic Places – Eligible Resources

There are a number of resources within Hanford that contribute to its unique culture, yet are not officially listed as historic resources, including the following:

- a) Clark Center for Japanese and Art and Culture, 15770 10th Avenue
- b) Temple Theater, 514 Visalia Street
- c) Fox Theater
- d) Kings Art Center, 605 N. Douty Street
- e) Hanford Civic Auditorium, 400 N. Douty Street
- f) Hanford Veteran's Memorial Building

Paleontological Resources

A paleontological resources report was not prepared for the General Plan, as there are recent paleontological resources reports for areas within the vicinity. The geology of the area includes the Modesto Formation, Tulare Lakebeds, and Quaternary alluvium. Between overlies sediments of the late-Pleistocene to early-Holocene Modesto Formation. From Hanford south to approximately Delano, Tulare Lakebed deposits are exposed at or near the surface.

Consultation Meeting

On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study.

In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures:

That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. (This condition applies as a mitigation measure to all projects that require an initial study).

Thresholds of significance

The project would have a significant impact on cultural resources if it would:

- a) Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5
- b) Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5;
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature; or
- d) Disturb any human remains, including those interred outside of formal cemeteries
- e) 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 Live Oak Master Plan/Residential Development EIR evaluated the effect of the project on cultural resources and determined the effect to be less than significant. Based on preliminary reconnaissance by a qualified historical resource professional, it was determined that there did not appear to be any substantial historic resource located in the project area. The Live Oak development project does not appear to have the potential to cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5.

The proposed changes to the project will not further impact Cultural Resources. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

- b) Less than Significant Impact with Mitigation Measures – Existing Federal, State, and local regulations require studies to identify archeological and paleontological resources; application review for new development that would involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements of site-specific mitigation measures if resources are encountered.

Due to the prior meeting with the Tachi Yokut Tribe on January 10, 2017, the lead agency is requiring that:

That a Burial Treatment Plan be entered to by the applicant/property owner prior to any

earth disturbing activities. (Mitigation Measure CR 1)

In accordance with General Plan Policy O48, construction shall be halted at a development site if cultural resources are encountered unexpectedly during construction. (Mitigation Measure CR 2).

- c) Less than Significant Impact with Mitigation Measures – See B.
- d) Less than Significant Impact with Mitigation Measures – throughout the City of Hanford area, prehistoric peoples have used the area for thousands of years due to its proximity to water sources such as the Tulare Lake and other waterways that drained into it. Therefore, human remains could be buried in soils. Excavation during construction activities of new development have the potential to disturb human burial grounds, including Native American burials. Human burials have specific provisions for treatment in Section 5097 of the California Public Resources Code, which authorizes the NAHC to resolve any disputes related to the disposition of Native American burials. Public Resources Code Section 5097.98 mandates the process to be followed in the event of a discovery of any human remains and would mitigate all potential impacts. The California Health and Safety Code (Section 7050.5, 7051, and 7054) also have provisions protecting human burial remains from disturbance, vandalism, or destruction. California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site would halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she would contact, by telephone within 24 hours, the NAHC. Therefore, compliance with these regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries.

Mitigation Measure CR 3: If human remains are discovered, disturbance of the site would halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she would contact, by telephone within 24 hours, the NAHC.

Mitigation Measures

MM Cultural Resources 1: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

MM Cultural Resources 2: Construction shall be halted at a development site if cultural resources are encountered unexpectedly during construction.

MM Cultural Resources 3: If human remains are discovered, disturbance of the site would halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she would contact, by telephone within 24 hours, the NAHC.

Conclusion:

The proposed changes to the project will not further impact Cultural Resources, with the incorporation of mitigation measures. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

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; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Geology and Soils

Impacts to Geology and Soils were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Geology and Soils. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

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 saline 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 Rupture

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 severe perceived shaking and moderate to heavy potential.

Liquefaction

Liquefaction occurs when saturated, loose materials are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. For liquefaction to occur, surface and near-surface soil must be saturated and be relatively loose. Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 ft. below ground surface. In the City, the range is generally between 120 ft to 160 feet below ground surface, therefore, the potential for liquefaction is not very probable.

Soil Erosion

Soil erosion, which can be caused by wind and water runoff, is a type of soil degradation. The potential for erosion to occur is affected by the soil's properties. The soil in the City and surrounding study area is generally sandy loams, fine sandy loams, and loams. The area's erodibility factor ranges from 0.19 to 0.38 depending on the soil type and percentage of organic matter. Based on this range, the soils in the study area have medium susceptibility to sheet and rill erosion by rainfall.

Lateral Spreading (Landslides)

Lateral spreading is large horizontal ground displacements due to earthquake-induced liquefaction. Lateral spreading also refers to landslides that commonly form on gentle slopes that have rapid, fluid-like movement. Lateral 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 – the changes proposed herein to the Live Oak Development project will not have an increased effect on the following categories.
 - i. No Impact - No portion of the project area is located within an earthquake fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act and therefore, development would not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault.
 - ii. Less than Significant Impact– 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– 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– 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– 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: 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.

Conclusion

Impacts to Geology and Soils were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Geology and Soils. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source(s): General Plan and General Plan EIR (2017); Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Greenhouse Gas Emissions

See Air Quality Section.

Hazards and Hazardous Materials

Impacts to Hazards and Hazardous Materials were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures. The proposed changes to the project will not further impact Hazards and Hazardous Materials. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

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 maintains 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 – The changes proposed to the project will not result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The changes to the Live Oak development project will result in less residences. No expansion or intensity increases in the project are proposed.

There are no known hazardous materials that would be generated by the Live Oak Development project that would expose sensitive receptors to substantial risk. The proposed use of residential, recreation, and public facilities are not land uses associated with substantial transportation, use or disposal of hazardous materials.

- b) Less than Significant - The changes proposed to the project will not result in 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. No expansion or intensity increases in the project are proposed.

There are no known hazardous materials that would be generated by the Live Oak Development project that would expose sensitive receptors to substantial risk. The proposed use of residential, recreation, and public facilities are not land uses associated with substantial transportation, use or disposal of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations.

- c) Less than Significant Impact – The changes proposed to the project will not result in emit hazardous emission or handle hazardous or acutely hazardous material, substance, or waste within one quarter mile of an existing or proposed school. No expansion or intensity

increases in the project are proposed.

There is not a school within a ¼ mile of the project site, currently. A future school site is planned by the General Plan west of the project site. The General Plan restricts land uses around schools, such as industrial uses, that could result in emitted hazardous emissions or handled hazardous or acutely hazardous materials, substances, or wastes within ¼ mile of an existing or proposed school that would result in significant adverse impacts to school sites. The routine use of a residence does not involve the hazardous materials.

- d) Less than Significant 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 private airport/airstrip therefore there is no impact.
- f) Less than Significant Impact – the project is located one-mile south of the State Highway 198, which is an adopted emergency transportation corridor. The proposed project and changes to the project would not interfere with emergency transportation on this route.
- g) 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. The proposed Project site is located on the western boundary of the City. This area has historically been used for agricultural production and is currently in transition to urban use, primarily residential development. East of the Project site is land developed as low density residential and agricultural land. To the north is a vacant land and land developed as low density residential. To the south of the proposed site, beyond Houston Avenue, is active agricultural land. West of the proposed site is Lone Oak Slough, beyond the slough are existing agricultural uses and large rural residential lots. No native or non-native grasslands, forests, or combustible sources that would lead to the potential of wildfire exist near the site; therefore, the impact is considered less than significant.

Conclusion

Impacts to Hazards and Hazardous Materials were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures. The proposed changes to the project will not further impact Hazards and Hazardous Materials. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan and General Plan EIR, State of California Hazardous Waste and Substance List; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Hydrology/Water Quality

Conclusion: Impacts to Hydrology and Water Quality were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures and conditions of approval for the development project. The proposed changes to the project will not further impact Hydrology and Water Quality. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Climate

The City is located in the southwest portion of the Central Valley of CA and the City's climate is semi-arid. Semi-arid climates in CA tend to have precipitation patterns closer to Mediterranean climates with wet winters. The Central Valley has greater temperature extremes than coastal areas because it is less affected by the moderating influence of the Pacific Ocean. Most of the

rainfall in Hanford occurs in the winter months as the Gulf Stream shifts southward from northern latitudes in the wintertime. However, because of the inland location and "rainshadow effect" caused by the coastal mountain ranges, Hanford typically gets less rainfall during the winter than coastal areas to the west. The rainshadow effect refers to a reduction of precipitation commonly found on the leeward side of a mountain. Average precipitation is about 8 inches.

Surface Water Resources

Tulare Lake Basin

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

South Valley Floor Watershed

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

Local

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

Surface Water Quality

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

Groundwater Resources

Regional

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

Local

The City exclusively uses groundwater for its potable water supply. The City's municipal water system extracts its water supply from underground aquifers via 14 active groundwater wells with depths that range from 1300 to 1700 feet below ground surface (bgs). In cooperation with the Peoples Ditch Company and the Kings County Water District, excess Kings River water and

stormwater flows are conveyed to 125 acres of drainage and slough basins located throughout the City to help replenish groundwater. The basins account for approximately 568 acre-feet of available water retention and the City is planning to add approximately 317 acre feet of additional basins located along major drainage channels within the City for groundwater recharge as well as flood protection.

Groundwater Quality

Groundwater quality in the Tulare Lake Subbasin ranges from calcium bicarbonate in type in the northern portion to a sodium bicarbonate type in the lakebed. Total dissolved solids in the Subbasin typically range from 200 to 600 milligrams per liter and can be as high as 40,000 mg/L in shallow groundwater with drainage problems. the City reports electrical conductivity in 14 wells ranging from 560 micromhos per centimeter to 1,100 microhos per centimeter. There are also areas of shallow, saline groundwater in the southern portion of the Subbasin, localized areas of high arsenic and the City reports odors caused by the presence of hydrogen sulfide.

The EPA and State Water Resource Control Board have set the arsenic standard for drinking water at 0.01 parts per million and, in order to meet these standards, the City now drills wells up to 1,500 feet deep.

Floodplains

Only 48.6 acres are located within the 100-year floodplain. This accounts for 0.003% of the total area in the Planned Area of the City.

Methodology

Wastewater production is estimated based on the City's accepted formula that each person generates approximately 100 gallons of wastewater per day and the Project's estimate of an average household population of 2.8 person per dwelling unit. Domestic water demand for urban commercial uses is forecasted in the 2005 Urban Water Management Plan for the City of Hanford. The Hanford 2005 UWMP references the proposed Live Oak Master Plan Project in the water demand forecast of new development in the City. The WSA uses water demand rate for single family dwellings and parks as opposed to the calculated population driven demand in the UWMP that includes all uses divided by population. The WSA prepared by Carrollo Engineers for this Project estimates the amount of water per year consumed daily is 0.61 MGD (425 gpm) which includes parks and other open space water demands. The WSA more narrowly focuses on the water demand of the specific project. The estimated total annual water demand from the proposed Project is 681.3 acre feet per year (approximately 1.7 acre feet per acre). An acre foot of water is approximately 325,830 gallons. Agricultural water demand in the Hanford area is estimated at 2.4 acre-feet/year. The design basin will accommodate the design storm.

R= 3.3	inches 100 year-2 day storm
C= 0.5	runoff coefficient for Multi family 3000 sq.ft. minimum
Area	240 Acre Feet - this acreage includes Greenbrier Gardens
<u>33.0 Acre Feet required storage</u>	

In the case of the eastern watershed (Sand Slough), the storm runoff will be a retention basin (retain water for percolation). Given the retention basin characteristic of this water shed the design storm is a 100-year 5 day storm (a 5.7 inch rainfall). The runoff coefficient is 0.5; and the area is 191 acres. The storm water runoff is calculated at 45.4 acre feet of storage required.

R= 5.7	inches 100 year-2 day storm
C= 0.5	runoff coefficient for Multi family 3000 sq.ft. minimum
Area =191	Acre Feet - this acreage includes Greenbrier Gardens
<u>45.4 Acre Feet required storage</u>	

Sand Slough has a calculated capacity of 65.1 acre feet based on calculations provided by the project engineer. The applicant's engineer surveyed the reach of Sand Slough that would receive storm runoff and calculated the capacity of the facility.

Improvement to overall water surface and ground water quality is anticipated with the cessation of the existing dairy operation.

The Project area is not designated within the area of a sole source aquifer according to the Environmental Protection Agency, Office of Water National Summary of Sole Source Aquifer Designation, February 1998.

Changes in the land use from Very-Low Density, Low-Density, and Medium Density to all Low-Density Residential would have a lesser effect on hydrology. Less residential units and lesser density overall, will reduce the water run off.

Significance

Storm water runoff estimates are based on topographical maps prepared for the Project site and discussions with project engineers. Storm water runoff is estimated based on the assumption that the Project will be fully built-out including paved surfaces and landscape areas consistent with the City of Hanford development standards and the Standards contained in the Live Oak Master Plan. All on-site storm drainage will be collected in storm drainage systems approved by the City of Hanford. The accepted formula for calculating stormwater runoff is:

The design storm runoff was calculated using a formula provided by the City of Hanford for projects in the City of Hanford. The project applicant's engineer (Northstar Engineering) provided the calculations. In the case of the western watershed (Lone Oak Slough), the storm runoff will be metered into Lone Oak Slough and the basin constructed with the project will be a detention basin (detain water for metering into Lone Oak Slough). Given the detention basin characteristic of this watershed the design storm is a 100-year 2 day storm (a 3.3 inch rainfall). The runoff coefficient is 0.5; and the area is 240 acres. The storm water runoff is calculated at 33 acre feet of storage required. The design of the basin/open space area is almost 36 acre feet of capacity at 91% full.

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 – Proposed changes to the Live Oak Development proposed herein will not result in the violation of any water quality standards or waste discharge requirements, beyond the effect analyzed in the EIR.

The proposed Live Oak Master Plan project will produce typical residential wastewater discharged to the City's existing wastewater treatment facility. The City's wastewater discharged to the city's existing wastewater treatment facility is permitted to by the State of California and is designated to treat 8.0 million gallons per day.

The amount of wastewater generated by the Live Oak project is within the existing capacity of the wastewater treatment facility. Development impact fees for wastewater will offset

the costs of providing capacity in the wastewater treatment facility for the new development. With the payment of development impact fees reduce the impact of the development to a less than significant level.

- b) Less than Significant Impact – Proposed changes to the Live Oak Development proposed herein will not result in a the substantial depletion of 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) beyond the effect analyzed in the EIR.

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) Less than Significant Impact – Proposed changes to the Live Oak Development will not 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 beyond that effect analyzed in the EIR.

The EIR identified mitigation measures that would reduce the projects impact on drainage to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- d) Less than Significant Impact– Proposed changes to the Live Oak Development proposed herein will not 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.

The Live Oak Master Plan proposes to utilize the Lone Oak and Sand Slough remnants as locations for disposal of stormwater. According to the USGS topographic map, both slough remnants are no longer connected to any creek, river or natural drainage in the area. With the construction of the project the amount of groundwater recharge is anticipated to increase within the confines of the slough and basin locations above the existing state of the land. Improvements planned of the collection and disposal of storm water are within the capacities of the planned improvements and the existing slough remnants.

- e) Less than Significant Impact – Proposed changes to the Live Oak Development project, proposed herein, will not 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, beyond the effect analyzed in the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on drainage to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- f) Less than significant impact – The changes proposed to the project will not otherwise

substantially degrade water quality. 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) Less than significant – the significant risk of damn inundation to the City of Hanford is low. While there is a remote reisk of upstream dam failure, there is no more risk in this Project location than any other location in the City of Hanford to such catastrophic flood occurrence. The City considers this acceptable and a less than significant impact.
- j) No impact – the project site is not located by the ocean. Therefore, there is no risk that new development would be inundated by tsunami. A mudflow is a flow of soil or fine-grained sediment mixed with water down a steep unstable slope. The project area is relatively flat and does not contain slopes steep enough to cause mudflow. The project would not be downgrade from aboveground water storage tanks.

Conclusion: Impacts to Hydrology and Water Quality were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures and conditions of approval for the development project. The proposed changes to the project will not further impact Hydrology and Water Quality. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources; Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Land Use Planning and Population

Conclusion: Impacts to Land Use and Planning were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Land Use and Planning. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project. The changes proposed are consistent with the current General Plan and the R-L-5 Low-Density Residential zoning with the planned unit development overlay.

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 south-western portion of Hanford, California. The proposed site consists of approximately 340 acres and is bisected by 12th Avenue, a north-south arterial of Hanford. The northern boundary is north of Hume Avenue (west of 12th Avenue) and Hume

Avenue (east of 12th). The southern boundary is Houston Avenue. Lone Oak Slough forms western Project boundary, and the eastern boundary is Sand Slough.

The Live Oak Master Plan guides the development of the project site, approved under Planned Unit Development No. 2005-04. Changes to the Live Oak Development project are proposed by this project, including:

Modifications to Live Oak Development Agreement: a request to modify the existing Development Agreement for the Live Oak Development.

Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD to delete requirements for affordable housing units, amend the goals and policies of the Live Oak Master Plan, and allow for increased lot density within a portion of the development.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement.

Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units.

The General Plan designates the project site as Low-Density Residential and the zoning on the property is 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

- a) Less than significant impact – The proposed changes to the Live Oak Development will not result in physically dividing an established community.

The proposed Project site is designated in the Hanford General Plan as Low-Density residential. The site is zoned R-L-5 for Low-Density Residential. The applicant has prepared a Master Plan for the Live Oak Development, under Planned Unit Development No. 2005-04. The Project site is served by major streets including 12th Avenue, Hume Avenue, and Houston Avenue. The proposed Project is contiguous with urban residential development on the east, to the northeast and northwest. To the southeast are industrial uses, to the south and west are agricultural uses. The area has been planned for residential development since the City's 1994 General Plan Update and is within the adopted service area of the City's west side sewer interceptor. The land use to be implemented by the Live Oak Development project is consistent with the General Plan policies and Zoning requirements.

The existing community on the Project site and near the Project site can be described as rural agricultural. The agricultural uses are diverse including irrigated crops, dry land farming, and a walnut orchard. To the west and south larger agricultural parcels exist, some with more intensive agricultural programs. To the south and east is the City's industrial park area. Houston Avenue is the established dividing line between urban residential uses and industrial uses and this demarcation line has been in place before

the 1994 General Plan Update. The Live Oak Development does not constitute a land use that would physically divide an established community. This Project represents the implementation of the Hanford General Plan and would have a less than significant impact.

- b) Less than significant impact – The changes proposed to the Live Oak Development project will not 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. The changes to the Live Oak Development include the following:

Modifications to Live Oak Development Agreement: a request to modify the existing Development Agreement for the Live Oak Development.

Modifications to Planned Unit Development (PUD) No. 2005-04: a request to modify the PUD to delete requirements for affordable housing units, amend the goals and policies of the Live Oak Master Plan, and allow for increased lot density within a portion of the development.

Modifications to Vesting Tentative Tract 865, 881, and 912: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement.

Modifications to Vesting Tentative Tract 909: a request to remove the requirement for affordable housing units from the resolution, consistent with the Live Oak Development Agreement; modify language regarding park improvements consistent with the Development Agreement; and increase the number of residential lots from 642 to 719 units.

The changes proposed to the Live Oak Development will not conflict with the current land use – Low-Density Residential, nor the zoning, R-L-5 Low-Density Residential, with the planned unit development overlay. The changes sought to the project are consistent with the General Plan.

- 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: Impacts to Land Use and Planning were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant. The proposed changes to the project will not further impact Land Use and Planning. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project. The changes proposed are consistent with the current General Plan and the R-L-5 Low-Density Residential zoning with the planned unit development overlay.

Sources: Live Oak Master Plan, 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Mineral Resources

No Impact.

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.

Noise

Conclusion: Impacts to Noise were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with the incorporation of mitigation measures, cited in the EIR, development agreement, and the project's conditions of approval. The proposed changes to the project will not further impact Noise. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

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

Highways and Roadways

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

Railroad

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

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

Airport

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

Stationary Noise Sources

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

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

- a) Del Monte Foods
- b) Penny-Newman Milling Company
- c) Kings Waste and Recycling Authority Solid Waste Disposal Site
- d) Agricultural production
- e) Kings Speedway

Setting

State Highway 198, State Highway 43 and 10th Avenue have been identified as the existing major traffic noise sources within the City of Hanford. The General Plan EIR contains an estimate of noise based on forecasted roadway volume. As growth continues in the City, arterial streets and some collector streets will require noise attenuation to meet City standards for sensitive noise receptors. In most circumstances traffic noise along arterial streets require noise attenuation walls and requiring houses to "back" onto to the major street as a means of reducing noise impacts to acceptable levels for these sensitive receptors. 12th Avenue, Houston Avenue and Hume Avenue are major streets in the Project area and will require noise attenuation walls to be constructed.

Existing and Future Noise and Sensitive Receptors

The Live Oak Master Plan consists of residences, parks, open space and conservation areas. The residential densities will vary from very low density to medium density residences. Residential land uses are considered sensitive receptors to noise impacts.

Currently, there are existing single family residences located to the north and east of the Project site, and at the 12th Avenue and Houston Avenue intersection. New residential development is

located north of Hume Avenue. The Viking Ready-Mix Company is located 1,000 feet to the southeast of the Project site. It should be noted that the Mountain View Estates subdivision, which is located 100 feet to the north of the Viking Ready-Mix plant, has an existing 8-foot noise barrier along the residential property line adjacent to Houston Avenue. The residences in the subdivision are primarily single story buildings.

A noise study was prepared by j.c. Brennan & Associates that evaluated existing and future conditions with the proposed Live Oak Project. Their study documented the average 24 hour Leq for the Project site is 62.7 dB in the daytime and 58.9 dB at nighttime. Future predicted transportation related noise has the potential to exceed the City's exterior noise standard at the property line of 60 dB daytime and 45 dB at nighttime. The industrial facility will effect residential development along Houston Avenue. The existing industrial noise ranged from 48.7 dB to 74.4 dB. Noise from the industrial uses will exceed the City's daytime and nighttime standards for non-transportation related noise.

Railroad Noise

Both the Burlington Northern and Santa Fe and San Joaquin Valley Railroads (SJVR) serve Hanford. The mainline of the BN&SF Railway passes through the City of Hanford generally in a north-south direction at 11th Avenue approximately 1 miles east of the proposed Project. The BN&SF railroad currently operates between 40 and 50 trains per day on the system. Approximately 30 percent of the freight train movements occur during the nighttime hours (10:00 p.m.- 7:00 a.m.). There is presently one passenger train (AMTRAK) operation that occurs during the nighttime hours. Over time, it is expected that the number of trains using the system will increase as demand for rail service increases.

SJVR operates rail service using track approximately 2 miles north of the proposed Project site. SJVR's current schedule is limited to one train per day. Development of new industry along the SJVR right-of-way has prompted renewed investment in the east/west service. SJVR anticipates an increase to 3 round trips per week and in the speed of trains using this route. The track between Visalia and Huron has recently been upgraded to accommodate additional train traffic.

Manufacturing Noise

An industrial area lies to the south and east with the Viking Ready-Mix Company located about 1,000 feet to the southeast of the proposed Live Oak Master Plan Project being the closest industrial use. Based on the data in j.c. brennan & associates, Inc. report, the overall noise levels of Viking Ready-Mix Batch Plant exceed the City of Hanford General Plan Hazards Management Element exterior noise level standard daytime and nighttime of 50 dB Leq and 45 dB Leq, respectively, at the nearest boundary line of the residential Project site.

Land Use Compatibility

Land use compatibility with noise is an important consideration in the planning and design process. Some land uses are more susceptible to noise intrusion than others, depending on the nature of activities expected with that use. For instance, at educational facilities it is important to concentrate and to communicate. An interior noise level in excess of 50 dBA may interfere with these activities. Similarly, interference with sleep may occur at 45 dBA, so residential land use standards must reflect this noise level.

Some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Commercial and retail facilities require very little speech communication, and therefore, are generally allowed a noisier environment. Some industrial areas generate loud noises that would interfere more with communication than all but the highest exterior noise levels.

Methodology

For highway impacts the Federal Highway Administration (FHWA) Highway Traffic Noise Model (FHWA-TNM) that was used to develop Ldn contours for selected roadways at various ADT's in the year 2025. As a means of quantifying existing background noise levels, on November 22-23, 2005 j.c. brennan & associates, Inc. conducted a continuous 24-hour noise level measurement on the Project site. j.c. brennan & associates, Inc. complete report is included as Appendix 4.8-A in Volume II of this EIR.

j.c. brennan & associates, Inc. employs the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108) for the prediction of traffic noise levels. The FHWA model is the analytical method currently favored for traffic noise prediction by most state and local agencies, including the California Department of Transportation (Caltrans). The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site.

j.c. brennan & associates, Inc., conducted noise level measurements and concurrent traffic counts of Hanford-Armona Road, 12th Avenue, Hume Avenue, and Houston Avenue traffic within the Project site. Hume Avenue was under resurfacing construction during the site visit and noise level measurements could not be conducted. The purpose of the short-term traffic noise level measurements is to determine the accuracy of the FHWA model in describing the existing noise environment on the Project site, accounting for shielding from local topography, actual travel speeds, and roadway grade. Noise measurement results were compared to the FHWA model results by entering the observed traffic volume, speed and distance to the roadway centerline from the receiver as inputs to the FHWA model.

Instrumentation used for the measurements was a Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter which was calibrated in the field before use with an LDL CA-200 acoustical calibrator. Appendix B (Calibration Worksheet) in j.c. brennan & associates report shows the complete inputs to the FHWA Model. The FHWA Model was employed to determine future traffic noise impacts on the Project site. Future Average Daily Traffic (ADT) volumes were provided by Ken Anderson, Principal Engineer, kdAnderson Transportation Engineers. Viking Ready-Mix Company Inc., truck volumes were provided by Charlie Wensley, General Manager, Viking Ready-Mix Company, Inc. To evaluate future traffic noise levels along Houston Avenue, including batch plant truck traffic noise levels on the Project site, j.c. brennan & associates Inc., predicted future traffic and truck noise levels utilizing information provided by Viking Ready-Mix Company Inc., kdAnderson Transportation Engineers, and discussions with John Buada of Buada Associates. To accurately predict future traffic noise levels on Houston Avenue, it is necessary to determine the cumulative percentage of heavy trucks from both Viking Ready-Mix and typical traffic volumes. Assuming a 15% growth in future heavy truck operations associated with the batch plant, the cumulative average daily truck trips and peak daily truck trips were included in the traffic noise analysis. Based on discussions with Buada Associates regarding heavy truck traffic due to Viking Ready Mix batch plant operations, 60% of cement mixer trucks and 100% of aggregate trucks travel west along Houston Avenue. Cement trailer trucks do not travel west along Houston Avenue. During the 24-hour long term noise monitoring, 164 heavy trucks traveled west on Houston Avenue along the Project site. The batch plant operated at 130% of average daily truck trips and at 42% of peak daily truck trips.

Based on the percentages reported by Buada Associates, the calculated peak daily truck trips operating at 100% would generate 390 truck trips on Houston Ave along the Project site.

On November 22-23, 2005, j.c. brennan & associates, Inc. staff conducted short term noise level measurements and continuous hourly noise measurements at the cement batch plant. The

continuous hourly measurement of the Viking Ready-Mix plant was synchronized with the 24-hour continuous noise measurement being conducted at the Project site. The purpose of the noise level measurements was to collect single event and hourly noise level data, in order to quantify typical noise levels associated with batch plant activities. Instrumentation used for the measurements was a Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter which was calibrated in the field before use with an LDL CA-200 acoustical calibrator.

j.c. brennan & associates, Inc., conducted a noise barrier performance analysis to determine the insertion loss and resulting cumulative noise levels provided by varying barrier heights at the nearest outdoor activity areas.

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 – Proposed changes to the Live Oak Development project, proposed herein, will not cause 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, beyond the effect analyzed in the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on noise generation to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- b) Less than Significant – Proposed changes to the Live Oak Development project, proposed herein, will not cause exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels, beyond the effect analyzed in the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on noise generation to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- c) Less than Significant – Proposed changes to the Live Oak Development project would not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project beyond those impacts analyzed by the Live Oak EIR.

The EIR identified mitigation measures that would reduce the projects impact on noise generation to a less than significant level. The mitigation measures cited in the EIR and the conditions of approval in the project resolutions and development agreement still apply and will not be altered by the project changes.

- d) Less than Significant Impact - The project is approximately 2 miles southwest from airport and will not be impacted by the public airport.

- e) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Conclusion

Impacts to Noise were evaluated in the Live Oak Master Plan/Residential Project EIR and

determined to be less than significant with the incorporation of mitigation measures, cited in the EIR, development agreement, and the project's conditions of approval. The proposed changes to the project will not further impact Noise. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Sources: Live Oak Master Plan, 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Public Services

Conclusion: Impacts to Public Facilities and Services were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Public Facilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

The City of Hanford currently has three fire stations. 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.

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) **Less than Significant:** The changes proposed to the Live Oak Development will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, in order to maintain acceptable service ratios, response times, or other performance objectives for any public service beyond the impact analyzed in the Live Oak EIR, for which impacts were determined to be less than significant with the incorporation of mitigation measures and payment of impact fees.

Conclusion

Impacts to Public Facilities and Services were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Public Facilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Recreation

Conclusion: Impacts to Recreation were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Recreation. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

School Parks

All school sites have limited public access since their primary purpose is to support the educational mission of the school districts that control their use. There are 16 school sites within the City. The school facilities include athletic fields, conference rooms, gymnasiums, auditoriums, and swimming pools, which are open to the public after hours, during the summer, and on weekends for recreational use.

Indoor facilities

The Hanford Parks and Recreation Department also provides a wide array of programs for City residents. The Recreation Department is responsible for coordinating activities for the entire family including special classes, youth programs, and older adult activities, sports for youth and adults, as well as community events. These activities are conducted in a variety of indoor rec. facilities.

City of Hanford Parkland Standard

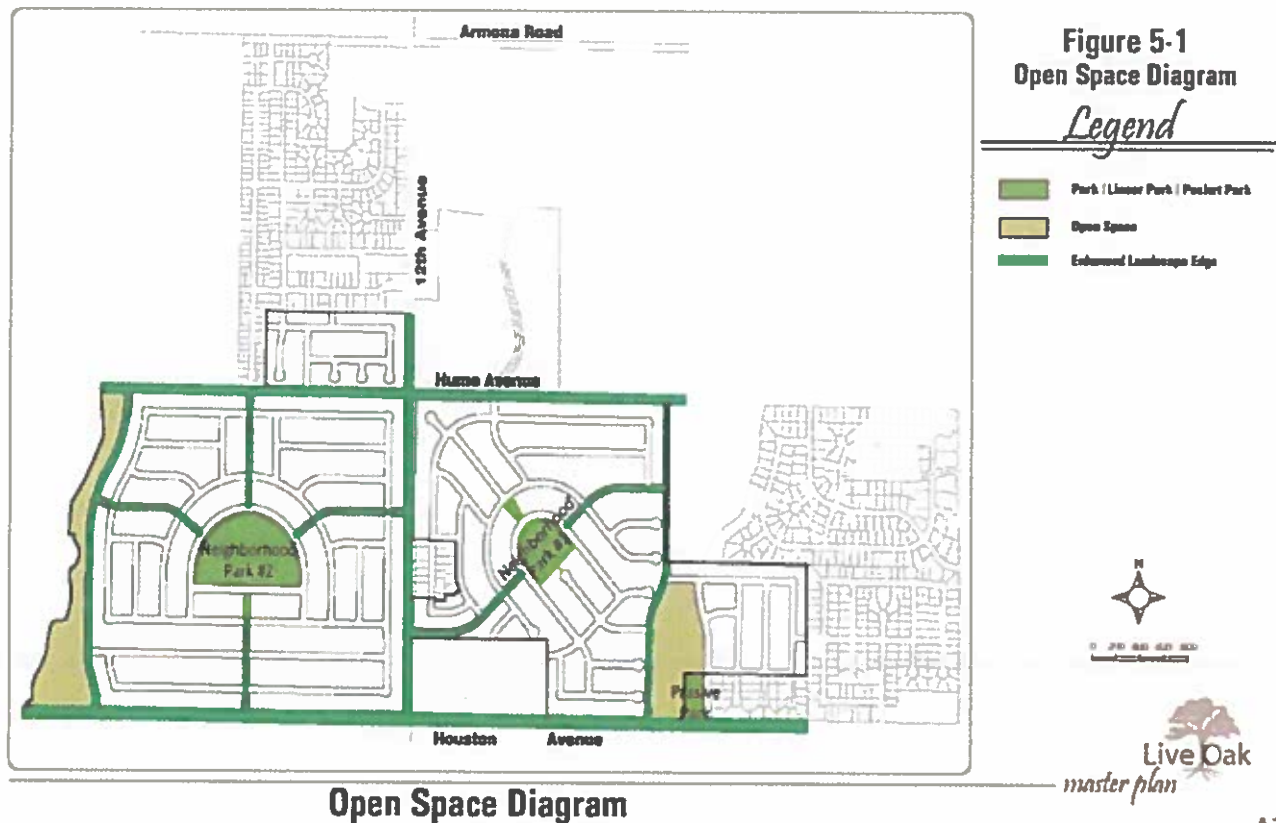
Combining the City's 188 acres of parkland and 100 acres of school parks, the City has a total of 288 acres of developed parkland that go toward meeting the parkland standard. This does not include regional parks outside the planning area, greenways, private parks, or indoor recreation facilities. Based on the 2013 estimated population of 55,860 for the City of Hanford, the Study Area has approximately 5.2 acres of parkland for every 1,000 residents in the City.

Project

The Live Oak Master Plan provides a variety of passive and active recreational opportunities for residents within and outside of the Plan Area. Three neighborhood parks are provided and interconnected via linear parks and a series of sidewalks (totaling 21 acres) that lead to open space trails. The parks create a central focal point within neighborhoods. Three areas of open space totaling 31.6 acres are located along Lone Oak and Sand Sloughs, as well as adjacent to

the west side of 12th Avenue, along the Minor Park Collector. The biological analysis completed for the Live Oak Master Plan indicate that the sloughs are riparian woodland areas that should be enhanced by removal of debris and buffered from development. The sloughs can also provide trails for pedestrians and bicyclists along their edges.

Parks (P) and Open Space (OS) are located within the Plan Area. There are three planned neighborhood parks totaling 21.0 gross acres, and smaller pocket parks located in various neighborhoods. Designated Open Space, totaling 31.6 acres, is located within Lone Oak and Sand Sloughs, as well as directly adjacent to the west side of 12th Avenue, along the minor park entry collector. The Open Space corridors preserve riparian woodland areas and will be accessible through pedestrian paths that are linked to adjacent streets and accessible to neighborhoods. Design Standards for parks and trails are located in Chapter 5 of the Live Oak Master Plan.



Neighborhood Parks

There are two neighborhood parks within the Plan Area. These parks are located on the east and west sides of 12th Avenue and just south of Hume Avenue. All neighborhood parks are accessible by streets and linear parks. The neighborhood parks, intended to be focal points with active recreational areas, will service new residents as well as existing neighborhoods.

Neighborhood Park #1 is approximately 2.6 gross acres, with centralized access to the eastern half of the Plan Area. The park is connected to residents through sidewalks and linear parks emanating from the northwest and southeast. Passive recreational amenities such as a tot lot, turf play areas, and picnicking facilities are envisioned. A local street, which terminates at the linear park, enables pedestrian access to the open space path located along Sand Slough and the neighborhoods across from Sand Slough.

Neighborhood Park #2 is approximately 9.6 gross acres, centrally located between Hume Avenue and Houston Avenue in the western portion of the Plan Area. The larger of the neighborhood parks, it is envisioned to contain large turf areas for active recreation, surface courts, picnicking,

seating facilities, tot lots, and pedestrian paths for passive recreation. Neighborhoods connect to the park through series of sidewalks and multiple linear parks.

A 2.0-acre passive park will be provided on the southeastern corner of Sand Slough, where the riparian woodland area will be especially enhanced with recreational opportunities, such as an open field, a trail, and / or park benches.

Open Space Sloughs

There are two remnant sloughs located within the Plan Area: Lone Oak and Sand Slough. Sand Slough is located in the eastern area of the Plan Area between Hume Avenue and Houston Avenue. Lone Oak Slough stretches from Houston Avenue to the Hume Avenue extension in the western portion of the Plan Area. Both sloughs will be maintained as conservation/open space for the riparian habitat and occasional seasonal drainage it provides the Plan Area. These sloughs have been treated as the backyard of development within existing neighborhoods. However, it is the intention of the Master Plan to embrace these sloughs as an integral part of the overall community design scheme for every resident to enjoy.

Within the Plan Area boundary, pedestrian paths are located on the east side of Lone Oak Slough and the west side of Sand Slough within a 50-foot easement. These paths shall have connections to surrounding residential neighborhoods by local streets and daylighted cul-de-sacs. The use of dead end cul-de-sacs is prohibited along the sloughs. Material for pedestrian paths shall be of a concrete material, or porous material that maintains the rural characteristic of the sloughs. It is important to keep these areas as natural as possible. Only open or rail fencing should be used along the sloughs.

Significance Criteria

The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.

Checklist Criteria

- a) Less than Significant Impact – The changes proposed to the Live Oak Development would not cause an 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 beyond the effect analyzed in the Live Oak EIR, for which mitigation measures were required to reduce the impact to a less than significant level.
- b) Less than Significant Impact– Changes to the Live Oak Development Master Plan and Development Agreement include changes to the proposed recreational facilities. The changes do not result in a loss of open space. The changes proposed will not have a greater impact than the impact analyzed in the Live Oak EIR, for which impacts were determined to have a less than significant impact with the incorporation of mitigation measures. The Live Oak Development project does include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The effect of which can be mitigated to a less than significant level.

Conclusion

Impacts to Recreation were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Recreation. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015)

Transportation/Circulation

Conclusion: Impacts to Transportation and Traffic were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Transportation and Traffic. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Existing Functional Roadway Classification System

State Freeways and Highways

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

Arterial Roads

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

Collector Streets

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

Local Streets

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

Existing Intersections

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

Existing Roadway Segments

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

Bicycle Facilities

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

Mass Transit

Kings Area Rural Transit

Kings County Area Public Transit Agency (KCAPTA) is an intra-governmental agency with representatives from Avenal, Kings County, Hanford and Lemoore, and is responsible for the operation of the Kings Area Rural Transit (KART). KART offers scheduled daily bus service from

Hanford to Armona, Lemoore, the Lemoore Naval Air Station, Visalia, Corcoran, Stratford, Kettleman City and Avenal.

KART Dial-A-Ride Service

Dial-A-Ride is an origin-to-destination service available to eligible residents of Hanford, Lemoore, Armona and Avenal.

Park-and-Ride lots

Park-and-Ride lots provide a meeting place where drivers can safely park and join carpools or vanpools or utilize existing public transit. Park-and-Ride lots are generally located near community entrances, near major highways or local arterial where conveniently scheduled transit service is provided. Hanford has one Park-and-Ride facility located at the northeastern entrance of the City at 10th Avenue and SR 43.

KART-Vanpool Program

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.

Project

Development of the Live Oak Master Plan may change traffic patterns in the area of the Project as new traffic is generated and new roads are constructed. Regional access to the Live Oak Master Plan Project is provided by several major roads.

Twelfth Avenue is a major north-south route serving western Hanford. The street is designated an arterial in the Hanford General Plan. Twelfth Avenue originates in the rural area south of the Hanford City limits and continues northerly through the Project area across SR 198 through western Hanford beyond the northern City limits into unincorporated territory of Kings County. Today 12th Avenue is a two lane street in the vicinity of the Project and a four lane street north of SR 198. Traffic counts completed in May 2005 for this study suggest that 12th Avenue carries an Average Daily Traffic (ADT) volume of about 2,970 vehicles per day in the area between Hume Avenue and Houston Avenue, 4,720 ADT north of Hume Avenue. Twelfth Avenue carries 18,044 vehicles per day north of SR 198 in the vicinity of the Hanford Mall.

Houston Avenue is an east-west arterial street serving southern Hanford. Houston Avenue originates in Lemoore and continues easterly across SR 198 for about four miles to the Project site. Houston Avenue then extends for another four miles to State Route 43. Today Houston Avenue is a two lane rural road in the vicinity of the Project, although the Hanford General Plan envisions the eventual improvement of Houston Avenue to a four lane arterial street. New traffic counts conducted in May 2005 for this study indicated that 12th Avenue carries 2,630 ADT between 13th Avenue and 12th Avenue and 3,030 ADT east of 12th Avenue.

Hume Avenue is an east-west collector street that lies midway between HanfordArmona Road and Houston Avenue. Today this two lane road only extends east from 12th Avenue, but a portion of the road west of 12th Avenue will be constructed with development of the proposed Project. Traffic counts conducted for this study in May 2005 indicated that Hume Avenue carries 1,580 ADT east of 12th Avenue.

Hanford-Armona Road is an arterial street that links the communities of Lemoore and Hanford. Hanford-Armona Road exits the City of Lemoore (Blake Street) and continues easterly across and roughly parallel to SR 198. The road continues through Armona and Hanford to Tenth Avenue and east of Ninth Avenue across State Route 43 to 6th Avenue. In the area of the proposed Project Hanford Armona Road lies roughly ½ mile south of SR 198. Today Hanford Armona Road is a two lane facility, although the General Plan suggests the road may eventually be widened to four lanes. The most recent traffic counts available from the City of Hanford indicate that Hanford Armona Road carries 5,670 ADT and 8,687 ADT west and east of 12th Avenue, respectively.

Thirteenth Avenue is a north-south arterial street that connects western Hanford with SR 198. Thirteenth Avenue extends north from an intersection on Iona Avenue along the western Hanford City limits for about eight miles to Excelsior Avenue north of Hanford. Today, 13th Avenue is a two lane rural road in the area of the proposed Project, and traffic counts conducted for this study indicated that the road carries 710 ADT in the area between Hanford Armona Road and Houston Avenue.

Lacey Blvd is the major east-west route through Hanford. This designated arterial extends from the rural area of Kings County north of Lemoore through the 12th Avenue intersection to a downtown intersection at Irwin Street. East Lacey Blvd then begins at 10th Avenue and continues easterly to an intersection on SR 43. In the area of the 12th Avenue intersection Lacey Blvd is a four lane street. The road narrows to a two lane section west of the 12th Avenue intersection near the western City limits. The most current traffic counts available from the City of Hanford for the year 2003 indicate that Lacey Blvd carries about 18,091 ADT west of 12th Avenue and 21,502 ADT east of 12th Avenue.

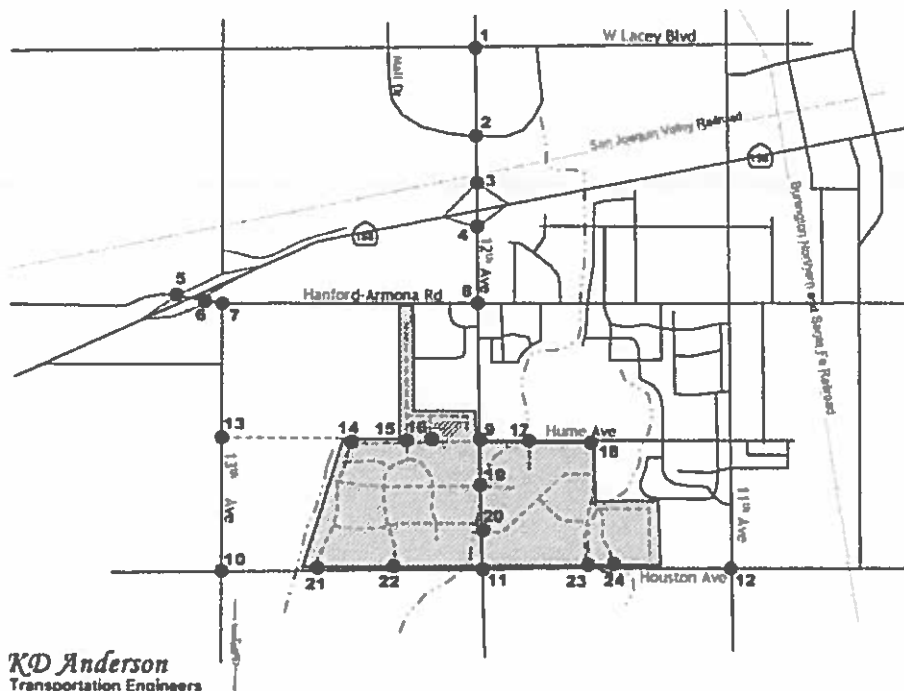
State Route 198 is an important regional route serving Kings County. This east-west route originates at US 101 in Monterey County and continues easterly across the Sierra Madre mountain range through Coalinga to an intersection on Interstate 5. From that point SR 198 extends easterly through Kings County into Hanford and on to an interchange on State Route 99. The route then continues to Visalia before terminating at Sequoia National Park in Tulare County. In the vicinity of the proposed Project SR 198 is a four lane controlled access facility with access limited to grade separated interchanges. Recent traffic volume published by Caltrans reveal that the highway carries 30,500 ADT west of the 12th Avenue interchange (2004) and 28,500 ADT east of the interchange.

Mall Drive is a collector street serving western Hanford in the area of the Hanford Mall at the 12th Avenue/Lacey Blvd intersection. This two lane street extends from an intersection on 12th Avenue northeasterly to an intersection on Lacey Blvd. Recent traffic counts from the City of Hanford indicate that this road carried about 7,479 vehicles per day in 2005.

Centennial Drive is a collector street that is planned to provide access to the area west of 12th Avenue. The route will originate at the 12th Avenue/Mall Drive intersection and continue northwesterly to an intersection on Lacey Blvd. From that point Centennial Drive will continue northerly to an intersection on Grangeville Blvd. The portion of this route immediately north of Lacey Blvd exists today. Centennial Drive is planned to be a four lane facility. The approved Target Shopping Center is located on the north side of Centennial Drive and the Super Wal-Mart store is on the south.

Glendale Avenue is an east-west local street that extends easterly and westerly from 12th Avenue in the area immediately north of the SR 198 interchange. This two lane road provides access to the area between the San Joaquin Valley railroad and SR 198 and is estimated to carry fewer than 500 vehicles per day.

Figure 4.12 - 1 Vicinity Map and Study Intersections



Existing Traffic Volumes

This analysis focuses on the operation of key intersections on the streets providing access to Hanford Station. The following intersections were identified for evaluation in consultation with City of Hanford and Caltrans staff as part of the early consultation process:

11th Avenue/Houston Avenue 12th Avenue/Lacey Blvd 12th Avenue/Mall Drive/Centennial Drive
12th Avenue/WB State Route 198 ramps 12th Avenue/EB SR 198 ramps 12th Avenue/Hanford –
Armona Road 12th Avenue/Hume Avenue 12th Avenue/Houston Avenue 13th Avenue/WB SR
198 ramps 13th Avenue/EB SR 198 ramps 13th Avenue/Hanford Armona Road 13th
Avenue/Houston Avenue

To quantify existing traffic conditions at these locations, a base of current peak hour traffic volume information was assembled from recent traffic studies. New traffic counts were made in May 2005 at intersections near the Project site to supplement data from other traffic studies collected in March 2005 at locations north of SR 198. This traffic volume data, as well as current intersection traffic controls and lane geometry are presented in Figure 4.12 - 2.

Level of Service Calculation

To quantitatively evaluate traffic conditions and to provide a basis for comparison of operating conditions with and without Project generated traffic, Levels of Service were determined at study area intersections.

"Level of Service" (LOS) is a quantitative measure of traffic operating conditions whereby a letter grade "A" through "F" is assigned to an intersection. LOS "A" through "F" represents progressively worsening traffic conditions. The characteristics associated with the various LOS for intersections are presented in Table 4.12 - 1. The City of Hanford General Plan has established LOS "C" as the standard for City streets, although the General Plan permits the City to accept LOS "D" during the peak hour in locations where physical constraints to providing additional capacity exist. Caltrans has suggested that LOS "C" is the standard for intersections providing access to state highways.

Table 4.12 - 2
Existing Peak Hour Intersection Levels of Service

Intersection	Control	AM Peak Hour		PM Peak Hour	
		Average Delay	LOS	Average Delay	LOS
1. 12 th Avenue/Lacey Blvd	Signal	27.7 sec	C	29.4 sec	C
2. 12 th Avenue/Mall Drive/Centennial Dr	Signal	10.7 sec	B	18.0 sec	B
3. 12 th Avenue/WB SR 198 ramps	Signal	8.1 sec	A	8.2 sec	A
4. 12 th Avenue/EB SR 198 ramps	Signal	18.0 sec	B	19.5 sec	B
5. Hanford–Armona Road/WB SR 198 ramps (overall) WB left+thru+right	WB Stop	(7.0 sec) 19.4 sec	(A) C	(6.7 sec) 17.4 sec	(A) C
6. Hanford–Armona Road/EB SR 198 ramps (overall) EB left+thru+right	WB Stop	(3.4 sec) 11.8 sec	(A) B	(4.4 sec) 12.7 sec	(A) B
7. 13 th Avenue/Hanford-Armona Road (overall) NB left+right turn	NB Stop	(0.6 sec) 10.6 sec	(A) B	(0.3 sec) 11.6 sec	(A) B
8. 12 th Avenue/Hanford-Armona Road	Signal	19.4 sec	B	20.8 sec	C
9. 12 th Avenue/Hume Avenue (overall) WB left+right turn	WB Stop	(4.0 sec) 9.5 sec	(A) A	(2.7 sec) 9.9 sec	(A) A
10. 13 th Avenue/Houston Avenue (overall) NB left+through+right turn SB left+through+right turn	NB/SB Stop	(2.7 sec) 9.8 sec 9.7 sec	(A) A A	(6.4 sec) 11.8 sec 12.0 sec	(A) B B
11. 12 th Avenue/Houston Avenue	All-Way Stop	7.9 sec	A	8.5 sec	A
12. 11 th Avenue/Houston Avenue	All-Way Stop	8.9 sec	A	9.3 sec	A

Methodology

The EIR summarizes kdANDERSON Transportation Engineers' analysis of the potential traffic issues associated with development of the Live Oak Master Plan and Live Oak Residential Project in the City of Hanford.

The purpose of this analysis is to identify the potential impacts of Project development within the context of current and future traffic conditions in southwestern Hanford. The analysis includes evaluation of existing circulation conditions in the area based on current a.m. and p.m. peak hour traffic volumes. The extent to which improvements are already needed has been determined through this evaluation. Project impacts were identified by superimposing Project traffic onto background conditions. Towards this end, the characteristics of the proposed Project have been determined based on probable peak hour and daily trip generation, regional trip distribution and local trip assignment.

To quantify existing traffic conditions at these locations, a base of current peak hour traffic volume information was assembled from recent traffic studies and traffic counts conducted in the Year 2005.

Levels of Service were calculated for this study using the methodology contained in the 2000 Highway Capacity Manual using SYNCHRO analysis software. The overall Level of Service for signalized intersections was determined based on the average length of delays for all motorists.

At unsignalized intersections the Level of Service was predicated on the length of the average delay experienced by all motorists who must yield the right of way before turning or continuing through an intersection.

Trip Generation or the number of vehicle trips that are expected to be generated by development of the Live Oak Master Plan and Live Oak Residential Project has been estimated using typical trip generation rates. Data compiled by the Institute of Transportation Engineers (ITE) and presented in the ITE publication Trip Generation, 7th Edition is the source of trip generation rates for the uses within the Project area.

As indicated in Table 4.12 - 3 typical single family residences generate slightly less than 10 automobile trips per day. Of that total, one trip occurs during the p.m. peak hour and about ¾ of a trip is generated during the a.m. peak hour. Applying these rates to the number of dwellings expected in Live Oak Master Plan Project yields a forecast for 14,930 daily trips with 1,170 trips occurring in the a.m. peak hour and 1,576 trips occurring during the p.m. peak hour

**Table 4.12 - 3
Live Oak Master Plan Trip Generation Estimate**

Land Use	Quantity	Trips Per Unit						
		Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Residential	Dwelling	9.57	0.19	0.56	0.75	0.65	0.36	1.01
Live Oak Master Plan	1,560	14,930	296	874	1,170	1,014	562	1,576

Trip Distribution estimates were made for the proposed Project. The regional distribution of Project trips was derived from review of current area travel patterns, from information presented in previous area traffic studies and from input from City of Hanford staff. As shown in Table 4.12 - 4, the distribution of Project trips to and from a residential Project will vary throughout the day. Table 4.12 - 4 also summarizes the directional distribution of Project traffic, as well as the anticipated allocation of that traffic to the various streets that are available.

During the morning peak hour the trip distribution is related to commute activity and to travel to and from area schools. All high school aged students are assumed to attend the existing Hanford West campus on Lacey Blvd east of 12th Avenue. Elementary and Middle School age children will be divided between the Hanford and Armona School Districts, as 12th Avenue is the dividing line between these districts. Students living in the western half of the Project will attend school in Armona, while the half of the site east of 12th Avenue will attend Hanford Schools that lie off of Hume Avenue and 11th Avenue.

Planned improvements to the circulation system were also considered in the traffic analysis. The Live Oak Master Plan Project is located within an area of Hanford where planned roadways will eventually increase the capacity of the circulation system. However, not all of the area circulation system will be developed immediately. While the extension of Hume Avenue westerly to 13th Avenue will eventually occur under the General Plan, this analysis only assumes that the portion of this roadway planned for construction with the Live Oak Master Plan Project will be in place under "existing plus Project" conditions. Improvements that are conditions of approval for other Approved projects have been assumed to be constructed under "Existing Plus Approved Projects Plus Project" conditions. The City's planned signalization of the 12th Avenue/Hanford Armona intersection is also assumed.

The Project plus existing impacts were identified by superimposing Project traffic onto background conditions. Towards this end, the characteristics of the proposed Project have been determined based on probable peak hour and daily trip generation, regional trip distribution and local trip

assignment, then those daily traffic volumes were added to the study area street system assuming current conditions.

The Project plus existing impacts, plus reasonably foreseeable projects was evaluated within the context of short-term cumulative traffic conditions occurring with build out of other approved projects in western Hanford. To prepare this traffic volume forecast City of Hanford staff were asked to identify other approved projects that could be assumed to be developed over the next ten years when the Live Oak Master Plan Project could be expected to be developed.

The Live Oak Master Plan standards requires that off-street parking for residential units with only alley access (no street parking) have a ratio of four parking spaces per dwelling unit to provide for visitor parking.

Table 4.12 - 4
Live Oak Master Plan Project – Trip Distribution Assumptions

Direction	Route	A.M Peak						P.M. Peak	
		School Related		All Other		Total		In	Out
		In	Out	In	Out	In	Out		
North	13 th Ave beyond Hanford Armona	0.0%	0.0%	1%	1.0%	1.0%	1.0%	1.0%	1.0%
	12 th Ave beyond Lacey	0.0%	0.0%	1.0%	10.0%	1.0%	10.0%	10.0%	10.0%
	11 th Ave beyond Hume	7.5%	3.5%	10%	10.0%	17.5%	13.5%	15.0%	15.0%
	Subtotal	7.5%	3.5%	12%	21.0%	19.5%	24.5%	26.0%	26.0%
East	Lacey Blvd east of 12 th	10.0%	12.5%	2.5%	2.5%	12.5%	15.0%	7.5%	12.5%
	Mall Drive east of 12 th	3.5%	4.0%	1.0%	1.0%	4.5%	5.0%	2.5%	5.0%
	SR 198 east of 12 th Ave	0.0%	0.0%	11.5%	8.0%	11.5%	8.0%	15.0%	15.0%
	Hanford Armona east of 12 th Ave	0.0%	0.0%	2.5%	2.5%	2.5%	2.5%	6.5%	5.0%
	Hume Ave near 11 th Ave	13.0%	7.0%	0%	0.0%	13.0%	7.0%	1.0%	1.0%
	Houston Avenue east of 11 th Ave	0.0%	0.0%	1.0%	8.0%	1.0%	8.0%	12.5%	12.5%
	Subtotal	26.5%	23.5%	18.5%	22.0%	45.0%	45.5%	45.0%	51.0%
South	11 th Avenue south of Houston Ave	0.0%	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	12 th Avenue south of Houston Ave	0.0%	0.0%	1.0%	2.0%	1.0%	2.0%	3.0%	1.0%
	13 th Avenue south of Houston Ave	0.0%	0.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Subtotal	0.0%	0.0%	3.0%	4.0%	3.0%	4.0%	5.0%	3.0%
West	Lacey Blvd west of 12 th	0.0%	0.0%	1.0%	2.0%	1.0%	2.0%	2.5%	3.0%
	Centennial Blvd west of 12 th	0.0%	0.0%	1.0%	2.0%	1.0%	2.0%	2.5%	5.0%
	Hanford Armona Rd beyond 13 th	13.0%	7.0%	1.0%	1.0%	14.0%	8.0%	2.0%	1%
	SR 198 beyond 13 th Ave	0.0%	0.0%	2.5%	2.0%	2.5%	2.0%	7.0%	5%
	Houston Avenue beyond 13 th	13.0%	7.0%	1.0%	5.0%	14.0%	12.0%	9.0%	6%
	Subtotal	26.0%	14%	6.5%	12%	32.5%	26.0%	24.0%	20.0%
Total		60.0%	41.0%	40.0%	59.0%	100%	100%	100%	100%

Table 4.12 - 5
Approved Projects in Western Hanford

Project	Description	Quantity
Various Residential Subdivisions	Subdivisions throughout the western half of the City	2,032 lots
Armona Development	Approved Subdivisions	220 lots
Hanford Station	Retail Shopping Center anchored by Wal-Mart west of 12 th Avenue at Centennial	242,000 square feet
Target Shopping Center Phase II	Balance of retail center on northwest corner of 12 th Avenue/Centennial	200,000 square feet
Tract 806	Retail/Auto west of 12 th Avenue at Glendale Avenue	38 acres
Hanford Community Medical Center	Hospital/Medical Offices east of 12 th Avenue on Mall Drive	31 acres
Hanford Education Center	High School, Community College and Recreation east of 13 th Avenue and north of Lacey Blvd	-

The trip generation characteristics of the approved projects were identified in two ways. First, the trip assignment for non-residential projects was identified from the traffic studies prepared for each Project. These assignments are presented in the Appendix 4.12-A Volume II of this EIR. Secondly, the trips generated by identified residential development were estimated and assigned to the city circulation system based on the location of each subdivision. To account for the potential interaction between new residential and non-residential uses, it was necessary to discount the residential trip assignment in proportion to assumed "matching" between these uses. A 16% a.m. and 20% p.m. reduction was taken. The resulting residential assignment is presented in the Appendix 4.12-A Volume II of this EIR. Resulting "Existing Plus Approved Projects (EPAP)" traffic volumes are presented in Figure 4.12 - 4.

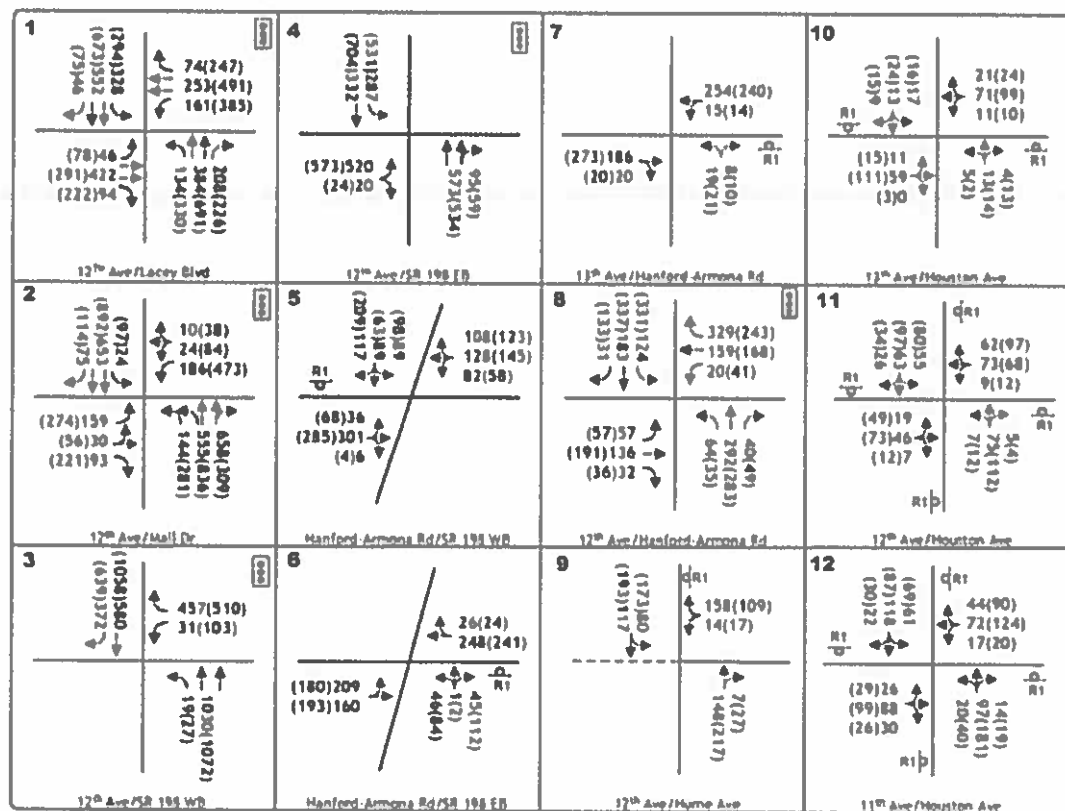
To identify "EPAP Plus the Live Oak Master Plan Project" traffic volumes, Project trips were superimposed onto background traffic volumes assuming the regional distribution assumptions previously identified.

Cumulative traffic impacts have also been evaluated under both short-term and longterm horizons. Short-term conditions assume development and operation of other approved projects in Hanford, while long-term conditions have been based on Year 2030 traffic volume forecasts derived from Kings County Association of Governments (KCAG) regional travel demand forecasting model projections.

Under each scenario mitigation measures needed to deliver Levels of Service satisfying City of Hanford and Caltrans minimum standards have been identified.

Figure 4.12 - 4

Existing plus Approved Project Traffic Forecast at Study Intersection Locations



KD Anderson
Transportation Engineers

EXISTING PLUS APPROVED PROJECTS
TRAFFIC VOLUMES
AND LANE CONFIGURATIONS

Legend
AM Peak Hour Volume (AM)
PM Peak Hour Volume (PM)
Signaled Intersection

The volume of traffic added by the proposed Live Oak Master Plan Project to the street system surrounding the site is an issue with regard to the general capacity of these streets and the need to develop additional mainline travel lanes. Table 4.12 - 6 presents generalized LOS thresholds based on daily traffic volumes for two lane and four lane arterials.

**Table 4.12 - 6
Generalized Level of Service on Major Streets in the City of Hanford**

Street Classification	Lanes	Average # of Signals per Mile	Maximum Daily Volume		
			C	D	E
Divided Arterial	4	0.0 to 0.75	33,000	34,900	36,700
		0.76 to 1.5	31,000	32,500	34,000
		1.6 to 2.5	29,500	31,700	33,400
		2.6 to 3.5	20,100	30,200	33,200
		3.6 to 4.5	-	26,300	32,100
		> 4.5		22,800	32,100
Undivided Arterial	2	0.0 to 0.75	15,600	16,500	17,400
		0.76 to 1.5	14,500	15,300	16,100
		1.6 to 2.5	13,500	14,800	15,700
		2.6 to 3.5	9,200	13,700	15,400
		3.6 to 4.5	-	12,300	14,600

A multi-step process was employed to create peak hour volumes. To account for the effects of new roads (i.e., Hume Avenue to 13th Avenue and Centennial Blvd to Lacey Blvd) that do not exist today, two sets of forecasts were developed and the results averaged to create the volumes used for this report. First, the daily regional traffic model was run with regional land use assumptions that reflected build out of the Project and KCAG year 2030 land use assumptions throughout the balance of the County. These forecasts were compared to year 2005 base conditions runs in order to develop localized growth factors that could be applied to study area intersection approach volumes using the Furness methodology. Secondly, the KCAG model was used to produce daily turning movement volumes at major study area intersections. Applicable peak hour percentages (i.e., 7.0% a.m. and 8.5% p.m.) were applied and typical directional splits (i.e., 55%/45%) to create a second set of forecasts.

The identified year 2030 traffic volume forecasts were used to calculate peak hours Levels of Service at study intersections. These calculations assume completion of the six lane section on 12th Avenue north of SR 198, as well as the local improvements described under EPAP conditions. A four lane section was assumed on the SR 198/12th Avenue interchange.

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 – Changes proposed to the Live Oak Development, proposed herein, would not 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, beyond the effect analyzed in the Live Oak EIR.

The changes proposed to the project are less intensive (less units) than the original Live Oak project and will not expand the project boundary.

All requirements/mitigations set forth in the Live Oak EIR, development agreement, and project's conditions of approval still apply and are not impacted by the changes proposed to the project.

- b) Less than Significant – the changes proposed to the Live Oak Development project, proposed herein, will not 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, beyond the effect analyzed in the Live Oak Development EIR, for which effects were determined to be less than significant with mitigation incorporation. Mitigations are cited in the EIR, development agreement, and project's conditions of approval.

The changes proposed to the project are less intensive (less units) than the original Live Oak project and will not expand the project boundary. All requirements/mitigations set forth in the Live Oak EIR, development agreement, and project's conditions of approval still apply and are not impacted by the changes proposed to the project.

- c) No Impact - The proposed project will not create a change in air traffic patterns or increase traffic levels or change in location that result in substantial safety risks. The project is located approximately 2.0 miles southwest from the nearest municipal airport.
- d) Less than Significant Impact- the changes proposed to the Live Oak Development project, proposed herein, will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) beyond the impact analyzed by the Live Oak EIR, for which mitigation measures were required to minimize the effect to a less than significant level.

The changes proposed to the project are less intensive (less units) than the original Live Oak project and will not expand the project boundary. All requirements/mitigations set forth in the Live Oak EIR, development agreement, and project's conditions of approval still apply and are not impacted by the changes proposed to the project.

- e) Less than Significant Impact – the changes proposed to the Live Oak Development project, proposed herein, will not impede emergency access. The project will be developed to development standards, which ensures adequate emergency access.
- f) Less than significant impact – the changes proposed to the Live Oak Development project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Live Oak EIR analyzed impacts to alternative transportation and mitigation measures were required to mitigate the effect of the Live Oak Development on alternative transportation to a less than significant effect. All mitigation measures and conditions of approval regarding alternative transportation still apply to the project and are not impacted by the request for project changes.

Conclusion

Impacts to Transportation and Traffic were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Transportation and Traffic. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan, 2017 General Plan Update, Live Oak Master Plan/Residential Project EIR (SCH #2006091015); Traffic Study kdANDERSON – Live Oak Development (2005)

Utilities and Service Systems

Conclusion: Impacts to Utilities were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Utilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Environmental Setting

Wastewater

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

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

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

Water Supply

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

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

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

Storm Water Drainage

The City is predominantly located within a 500-year Flood Zone as defined by FEMA Flood Insurance Maps. Areas 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 Network, and Direct TV provide television services as well as internet access.

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 – Changes proposed to the project will not result in exceeding wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Impacts of the Live Oak project were evaluated in an EIR - The City of Hanford has approved a sewer collection system for the project area and will collect wastewater impact fees from new development. The City of Hanford has wastewater discharge standards that would prevent the discharge of wastewater that does not meet the City's standards. The current capacity of the wastewater treatment facility is 8.0 mgd. That full build out the Live Oak project will add approximately 0.443 mgd. This addition is within the existing capacity of the facility.

- b) Less than Significant – the changes proposed to the Live Oak Development project will not result in or require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects beyond that impact analyzed in the Live Oak EIR.

Impacts of the Live Oak project were evaluated in an EIR - The City of Hanford has a master wastewater plan for the subject site area and mainline systems have been installed. The project area is consistent with the master wastewater plan and the City will collect wastewater impact fees from the new development to pay for long term improvements to the City's wastewater treatment facility and recover costs for extending the mainline serve. Extension of sewer lines throughout the proposed project will be required. the extension of sewer lines is consistent with the City's Sewer Master Plan.

- c) Less than Significant – The changes proposed to the Live Oak Project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities beyond the impact analyzed in the Live Oak EIR, for which mitigation measures were required to reduce the impact to a less than significant level.

Impacts to the project were analyzed in the Live Oak EIR – the proposed Live Oak project is consistent with the general Plan and General Plan EIR. The project intends to implement the regional drainage basins (Sand Slough and Lone Oak Slough) shown in the General Plan.

Requirements for the storm drainage basin development is cited in the EIR, Development Agreement, Master Plan, and project conditions of approval. Changes proposed to the Live Oak project will not impact the conditions of approval/mitigation measures.

- d) Less Than Significant - changes to the Live Oak Development project will not further impact water supplies or result in additional expanded entitlements. A water distribution plan for the project area was approved for the Live Oak Development. Impact fees will be collected for water impacts of the new development to pay for long-term improvements to the City's water production facilities. The project was considered in the City's Urban Water Management Plan as a pending project. the project will require extension of water lines throughout the project area.

- e) Less than Significant – the City of Hanford has approved a sewer collection system for the project area and will collect wastewater impact fees from new development to pay for long-term improvements to the City's wastewater treatment facilities.
- 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 – Changes proposed to the Live Oak Development will not affect the project's ability to comply with federal, state, and local statutes and regulations related to solid waste. The City provides for solid waste collection and disposal for the project area. The City provides for solid waste disposal in facilities approved by the State of California Integrated Waste Management Board.

Conclusion

Impacts to Utilities were evaluated in the Live Oak Master Plan/Residential Project EIR and determined to be less than significant with Mitigation Measures cited in the EIR, Development Agreement, and conditions of approval for the development project. The proposed changes to the project will not further impact Utilities. The changes to the project do not involve expansion of the project site or an increase in the intensity of the project.

Source: 2017 General Plan and General Plan EIR, State of California Department of Water Resources, Cal Recycle 2015; Live Oak Master Plan/Residential Project EIR (SCH #2006091015);

Environmental Analysis and Conclusions

The changes proposed to the Live Oak Development project do not further affect any of the environmental factors evaluated under the Live Oak EIR (SCH #2006091015). Consequently, a subsequent or supplemental EIR or IS/MND is not required.

Exhibit A:

Attachment: Attachment 7 - Live Oak Addendum #1 (Live Oak Development Amendment 2)

Mitchell Air Quality Consulting

August 17, 2020

Carlos Yanez, AEP JD, Forward Planning Director
Blue Mountain Communities
707 Aldridge Road
Vacaville, CA 95688

Subject: Assessment of Potential Air Quality and Greenhouse Gas Impacts of Proposed Modifications to Live Oak Master Plan in Hanford, California

Dear Mr. Yanez:

Mitchell Air Quality Consulting (MAQC) prepared the following assessment to determine if modifications to the Live Oak Master Plan would result in new information or new significant impacts not addressed in the Environmental Impact Report (EIR) prepared for the project per criteria listed under CEQA Guidelines Section 15162.

Proposed Modifications

The proposed modifications include changes to plan policies that are inconsistent with the approved Development Agreement for the project and an increase in the lot count in Tentative Map 909. The modifications would delete or modify affordable housing provisions and the timing of park improvements. The DEIR analyzed the impacts of developing 1,560 dwelling units on 390 acres. The modified plans would create 1,470 dwelling units within the same 390-acre planning envelope. The increases in lot counts occur in portions of the site indicated on the overall site exhibit (attached) as additional lots. Other portions of site have revised subdivision designs that result in projected lot counts that are lower than were estimated for the conceptual design provided in the Master Plan and analyzed in the DEIR. The result of the modifications is a net decrease of 90 lots for the full project compared to the amount analyzed in the DEIR. A Recirculated DEIR dated March 9, 2009 was prepared for the project that addresses greenhouse gas (GHG) impacts. The RDEIR found GHG emissions from construction and operations to be significant and unavoidable. The number of dwelling units and acreage analyzed was not changed in the RDEIR.

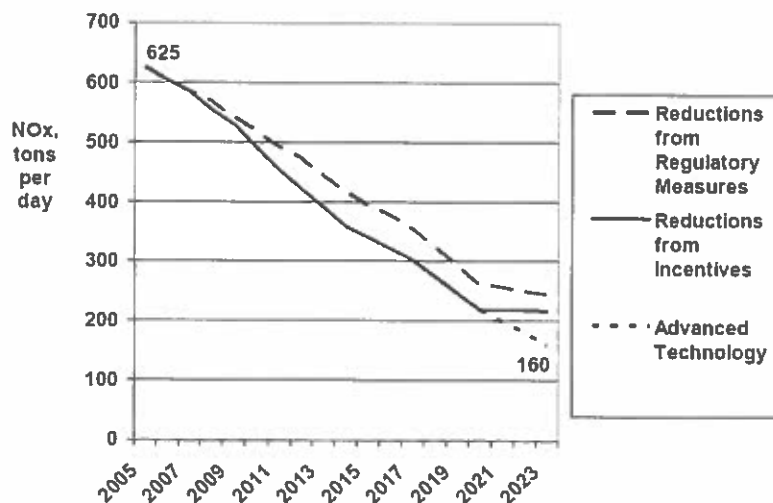
Background

The air quality modeling for the DEIR and GHG modeling in the RDEIR was conducted using URBEMIS which was developed by air districts around the State for estimating emissions from land use projects. The model provides emission estimates for construction activities and project operations. For construction, the analysis is based on the acreage of the project and the number and size of the structures that will be built. The results include emissions from construction equipment and fugitive dust generated during each phase of construction. For operations, the model provides results for area sources such as fireplaces and landscaping equipment, energy use, and transportation. URBEMIS has been replaced with the CalEEMod model which uses updated emission factors and usage data and accounts for motor vehicle and energy efficiency regulations adopted since the version of URBEMIS used for the DEIR and RDEIR was developed. Emissions

Carlos Yanez
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have declined substantially with the incorporation of these regulations. The emission reductions estimated in the San Joaquin Valley Air Pollution Control District (SJVAPCD) 2007 Ozone Plan are displayed in Figure 1. The ozone precursor oxides of nitrogen (NO_x) would be reduced by about 66 percent between 2005 and 2021 with the implementation of regulatory measures and incentive programs.

Figure 1: San Joaquin Valley NO_x Emissions Forecast



The reductions due to changes in dwelling units and regulations implemented between 2010 and 2022 can be illustrated using the CalEEMod model to estimate emissions using 2010 assumptions and 2022 assumptions. Table 1 provides the results for 2010 conditions with the 1,560 dwelling units analyzed in the DEIR and RDEIR. Table 2 provides the results for 2022 conditions with 1,470 dwelling units in the modified plan. Table 3 shows the percentage reductions that occurred for each pollutant during this timeframe.

Table 1: Operational Air Pollutant Emissions (2010)

Source	Emissions (tons per year)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	CO ₂ e
Area	15.87	0.73	12.58	0.11	0.11	699.32
Energy	0.22	1.88	0.80	0.15	0.15	6,180.85
Mobile	17.30	45.62	208.88	15.58	4.83	17,349.51
Waste						807.82
Water						364.47
Total Project Emissions	33.39	48.23	222.26	15.84	5.09	25,401.97
Notes: ROG = reactive organic gases NO _x = nitrogen oxides PM ₁₀ and PM _{2.5} = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Source: CalEEMod 2016.3.2						

Table 2: Operational Air Pollutant Emissions (2022)

Source	Emissions (tons per year)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	CO ₂ e
Area	11.80	0.68	11.16	0.10	0.10	658.86
Energy	0.19	1.66	0.71	0.13	0.13	3,631.66
Mobile	4.35	15.57	50.94	13.88	3.80	13,164.44
Waste						570.83
Water						181.61
Total Project Emissions	16.35	17.91	62.81	14.12	4.04	18,207.41
Notes: ROG = reactive organic gases NO _x = nitrogen oxides PM ₁₀ and PM _{2.5} = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Source: CalEEMod 2016.3.2						

Table 3: Change in Operational Emissions 2010 to 2022

Source	Emissions (tons per year)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	CO ₂ e
Total Operational Emissions 2010	33.39	48.23	222.26	15.84	5.09	25,401.97
Total Operational Emissions 2022	16.35	17.91	62.81	14.12	4.04	18,207.41
Emissions Reductions	17.05	30.32	159.45	1.72	1.06	7,194.56
Percentage Reductions 2010-2022	51.0%	62.9%	71.7%	10.9%	20.7%	28.3%
Notes: ROG = reactive organic gases NO _x = nitrogen oxides PM ₁₀ and PM _{2.5} = particulate matter Area source emissions include emissions from natural gas, landscape, and painting. Source: CalEEMod 2016.3.2						

The results presented above are for illustrative purpose only and are not intended to replace the modeling conducted for the project DEIR and REIR.

The most important variables in air quality and GHG analyses for land use projects are the land use category, the site acreage, and the timing of construction and buildout. For single family residential land uses, the number of dwelling units is the primary variable. The primary source of emissions during project operations are from motor vehicles used by residents and others accessing the project which are based on average daily vehicle trips per dwelling unit. Since the number of dwelling units is less than was analyzed in the DEIR

and RDEIR, the emissions generated by the modified project would be less than the amounts previously assessed.

Construction Emissions

The DEIR found that the project emissions would be less than the SJVAPCD thresholds of significance for construction activities for the ozone precursor NO_x for all years of construction, but would exceed the reactive organic gases (ROG) threshold during 2 years of construction due to the use of architectural coatings. The SJVAPCD did not have a quantitative construction PM₁₀ threshold at the time the EIR was prepared; however, the SJVAPCD adopted PM₁₀ thresholds in updates to their guidelines. In any case, emissions were below the new PM₁₀ threshold (15 tons/year). Although emissions were above the thresholds for only ROG (14.92 tons/year compared to the ROG threshold of 10 tons/year), the DEIR found the cumulative emissions of ROG, NO_x, and PM₁₀ to be significant and unavoidable after mitigation. Since the DEIR was prepared, the SJVAPCD amended Rule 4601 Architectural Coatings to reduce the volatile organic compound (VOC) content of coatings sold in the San Joaquin Valley. The amendments reduced the VOC content of coatings most widely used in residential development by more than 50 percent. VOC is the same as ROG. Therefore, compliance with Rule 4601 would reduce ROG emissions to less than significant. PM₁₀ fugitive dust emissions from construction activities would be less than significant with compliance with SJVAPCD Regulation VIII - Fugitive PM₁₀ Prohibitions. Fugitive dust emissions from site preparation and grading would not change with the modifications because the site acreage remains unchanged. However, construction equipment used for site preparation and grading would be lower due to state and federal off-road equipment emission standards that apply to new equipment. Emissions associated with building construction and architectural coatings would decrease because fewer dwelling units are now proposed than were analyzed in the DEIR and from new regulations.

The RDEIR found that project construction emissions were significant and unavoidable after application of mitigation measures due to scope of the project and the level of construction activity anticipated. No quantitative threshold was available at the time, so the significance threshold was based on whether or not the potential increases are substantial when compared to the baseline conditions. The SJVAPCD had not adopted a GHG threshold of significance at the time the RDEIR was prepared. On December 17, 2009, the SJVAPCD Governing Board adopted "Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA". The SJVAPCD did not include a threshold for construction emissions because the emissions are short term and end once a project becomes operational. As with criteria pollutant emissions, GHG emissions are generated by equipment and vehicles used during construction. GHG emissions are proportionate with the hours of equipment use and construction vehicle travel during construction. Since the modification results in fewer dwelling units being constructed, less equipment and vehicle use will occur and GHG emissions will be lower than were analyzed in the RDEIR. In addition, newer construction equipment is generally more fuel efficient than those used in the GHG modeling and would produce fewer GHG emissions. Therefore, no new significant impact would occur with the modified project and no further analysis is required.

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Operational Emissions

The DEIR found project operational emission to have significant and unavoidable cumulative impacts for ROG and NOx. The operational emissions are proportionate with the number of dwelling units. Therefore, operational emissions would be less with the modified project. In addition, ROG and NOx emissions have declined substantially due to regulations adopted by the State and SJVAPCD to reduce these pollutants. Therefore, impacts from operational ROG and NOx emissions would be substantially less than analyzed in the DEIR. Operational PM10 emissions were less than significant in the DEIR. Operational PM10 emissions are primarily from entrained road dust related to motor vehicle travel. Since the number of dwelling units is less with the modified project, vehicle miles traveled will also be less and related entrained road dust emissions would also be less. The DEIR found localized carbon monoxide (CO) emission impacts would be less than significant. CO impacts are primarily caused by motor vehicle traffic. Since motor vehicle travel is reduced with the modified project, CO impacts would also be lower than analyzed in the DEIR. In addition, motor vehicle regulations have greatly reduced CO emissions, making CO impacts even lower than previously analyzed. Residential development is not considered to be a significant source of toxic air contaminant emissions and no special analysis was required.

The RDEIR found operational GHG emissions to be significant and unavoidable after application of mitigation measures to reduce emissions to the extent feasible. No quantitative threshold was available at the time, so the significance threshold was based on whether or not the potential increases are substantial when compared to the baseline conditions. The primary sources of operational GHG emissions are vehicle traffic and energy used by the homes. With fewer dwelling units in the modified project, GHG emissions would be lower than analyzed in the RDEIR; therefore, no new significant impact would occur. Since the RDEIR was prepared, the State has implemented its strategy contained in the 2008 ARB Scoping Plan to achieve the statewide GHG reduction targets from AB 32. The State GHG inventory reached the 2020 target in 2016 and 2017 and is expected to remain below the AB 32 target the 2020 milestone year. A new statewide target for 2030 was adopted in SB 32. The ARB 2017 Scoping Plan includes the State's strategy for achieving the 2030 target through continued implementation of existing regulations and programs and new regulations and programs. The 2017 Scoping Plan includes no specific reduction amount for new development, but the primary sources of GHG emissions from development projects, motor vehicles and energy use, will provide most of the reductions needed. The reductions would be achieved mostly with increased motor vehicle fuel efficiency, low carbon fuels, increasing renewable energy use, and increased building energy efficiency. No new threshold for post 2020 projects supported by substantial evidence has been identified for project level CEQA analysis. Therefore, the threshold used in the RDEIR remains appropriate. In addition, project GHG mitigation measures from the RDEIR remain valid and effective. Mitigation measures related to energy efficiency have nearly all been incorporated into Title 24 Building Energy Efficiency Standards updates. Single family residential development is now required to install solar panels and many development projects can now achieve zero net electricity use.

Impact Assessment

CEQA Guidelines 15162 includes criteria for determining whether changes to a project would require subsequent EIRs and negative declarations. No subsequent EIR or negative declaration shall be prepared unless on the basis of substantial evidence on or more of the following occur:

Substantial changes to the project require major revision of the EIR or negative declaration due to new significant effects or substantial increases to the severity of previously identified significant effects.

Substantial changes to the circumstances under which the project is undertaken require major revisions to the EIR or negative declaration due to the involvement of new significant effects or substantial increases to the severity of previously identified significant effects.

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 or the Negative Declaration was adopted.

The following assessment provided in Table 4 analyzes whether the modified project would result in any of the conditions listed above occurring for air quality impacts.

Table 4: Modified Project Assessment

CEQA Criteria	Project Consistency
Does the modified project result in substantial changes to the project that require major revision of the EIR or negative declaration due to new significant effects or substantial increases to the severity of previously identified significant effects?	Discussion: The modified project does not result in new air quality and GHG impacts or an increase in severity that would require additional environmental review. The impacts of the modified project are less than those analyzed in the DEIR and RDEIR because less dwelling units will be constructed and new air quality and GHG regulations adopted since the DEIR and RDEIR were prepared result in lower emissions.
Does the modified project result in substantial changes to the circumstances under which the project is undertaken that require major revisions to the EIR or negative declaration due to the involvement of new significant effects or substantial increases to the severity of previously identified significant effects?	Discussion: There are no substantial changes in circumstances due to the modified project. The modified project is within the same footprint as the project analyzed in the DEIR and RDEIR. Project lot counts and new regulations result in lower emissions than presented in the DEIR and RDEIR. The project would not exceed any new quantitative threshold of significance. The project will comply with air quality and GHG regulations in effect at the time of construction. The latest SJVAPCD air quality plans include no new measures applicable to development projects that would require changes to the DEIR and RDEIR.
Is there 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 or the Negative Declaration was adopted?	Discussion: There is no new information of substantial importance. There are no new significant effects not discussed in the DEIR. Air Quality impacts are less than analyzed in the DEIR, so are not more severe. No mitigation measures previously found not to be feasible were excluded from the DEIR. There are no mitigation measures or alternatives which are

	considerably different from those analyzed in the DEIR that would substantially reduce significant impacts that project proponents declined to adopt. The project is required to comply with SJVAPCD Rule 9510 Indirect Source Review (ISR) which requires developers to reduce project construction NOx emissions by 20 percent and exhaust PM10 emissions by 45 percent compared to the statewide average. This is accomplished by the use of cleaner than average construction equipment or through the payment of offsite mitigation fees. Operational NOx and PM10 emissions must be reduced 33 percent and 50 percent from the unmitigated baseline, respectively. Compliance is achieved through onsite design features and payment of offsite mitigation fees. Rule 9510 reduces cumulative ozone and PM10 impacts beyond what is expected from the DEIR mitigation measures, and does not constitute new information of substantial importance, since compliance is mandatory. When the DEIR was prepared, GHG impacts were just beginning to be addressed in EIRs around the State. The GHG analysis was included in the RDEIR to address this emerging issue using an approach recommended by the Office of Planning and Research (OPR). The approach used was conservative in that it identified all feasible mitigation measures and found the impact to be significant and unavoidable. This threshold approach remains valid today, especially with lack of consensus around the State on an appropriate quantitative threshold based on project consistency with the SB 32 2030 reduction target. Therefore, new information related to the GHG emissions would not rise to the level that would require additional analysis. The GHG impacts are not new or more severe and remain significant and unavoidable as reported in the RDEIR.
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Summary and Conclusion

The modified project results in impacts that are less than or equal to those analyzed in the DEIR and RDEIR. The project lot count is lower than was analyzed in the DEIR and RDEIR so emissions related to building construction and project operation will be lower. The project will comply with regulations not in effect at the time the DEIR and RDEIR were prepared that provide lower emissions than estimated in the DEIR and RDEIR. No new information is available that would result in new significant impacts or that would affect the severity of impacts found to be significant. Changes in circumstances due to new regulations result in lower criteria pollutant and GHG emissions than previously assessed and would not require subsequent environmental review.

Carlos Yanez
August 17, 2020
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If you have any questions regarding this analysis, please call me at (559) 246-3732, or via email at dmitchell@mitchellaq.com.

Sincerely,



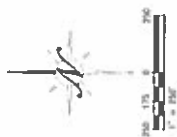
David M. Mitchell, Owner
Mitchell Air Quality Consulting
1164 E. Decatur Avenue
Fresno, CA 93720

Attachments

Live Oak Overall Site Exhibit
CalEEMod Modeling Output.

Attachments

LIVE OAK OVERALL SITE EXHIBIT HANFORD CALIFORNIA



UNIT DISTRIBUTION

LIVE OAK WEST	=	719 LOTS
LIVE OAK EAST PHASE 1	=	214 LOTS
LIVE OAK EAST PHASE 2	=	270 LOTS/39 ADDITIONAL LOTS
LIVE OAK EAST PHASE 3	=	94 LOTS/35 ADDITIONAL LOTS
LIVE OAK NORTH	=	99 LOTS
TOTAL	=	1,396 LOTS/1,470 LOTS
EIR/DA MASTER PLAN LOT TOTAL	=	1,560 LOTS

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

Live Oak Master Plan Const and Ops 2010

Kings County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1,560.00	Dwelling Unit	390.00	2,808,000.00	4462

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2010

Utility Company Pacific Gas & Electric Company

CO2 Intensity (lb/MW/hr)	641.35	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

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

Project Characteristics - PG&E Intensity Factors

Land Use - Site plan acreage 390

Construction Phase - 10 year schedule

Architectural Coating - Rule 4601 Architectural Coatings compliance

Vehicle Trips - ITE 10th Ed. Trip Rates 9.44, 9.54, 8.55

Woodstoves - Default woodstoves

Area Coating - Rule 4601 Architectural Coatings compliance

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Distance to Downtown Hanford

Area Mitigation -

Energy Mitigation - 2019 Title 24 Compliance

Water Mitigation - CalGreen and MWELO conservation compliance

Waste Mitigation - Achieve 75% Statewide recycling mandate

Fleet Mix - SJVAPCD Residential Fleet Mix 2022

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

Table Name	Column Name	Default Value	New Value
tblFleetMix	HHD	0.13	0.02
tblFleetMix	LDA	0.41	0.53
tblFleetMix	LDT1	0.05	0.20
tblFleetMix	LDT2	0.13	0.17
tblFleetMix	LHD1	0.05	1.3000e-003
tblFleetMix	LHD2	7.2430e-003	9.0000e-004
tblFleetMix	MCY	7.9740e-003	2.5000e-003
tblFleetMix	MDV	0.20	0.05
tblFleetMix	MH	1.5340e-003	1.8000e-003
tblFleetMix	MHD	0.01	8.6000e-003
tblFleetMix	OBUS	2.1380e-003	0.00
tblFleetMix	SBUS	1.2030e-003	7.0000e-004
tblFleetMix	UBUS	2.2050e-003	4.4000e-003
tblLandUse	LotAcreage	506.49	390.00
tblVehicleTrips	ST_TR	9.91	9.54
tblVehicleTrips	SU_TR	8.62	8.55
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	tons/yr				MT/yr							
Year					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBko- CO2	Total CO2	CH4	N2O	CO2e
2021	0.2615	2.6765	1.4310	2.6000e-003	1.2019	0.1350	1.3369	0.6580	0.1242	0.7822	0.0000	228.5265	228.5265	0.0716	0.0000	230.3174
2022	0.4561	4.7454	3.3372	6.9500e-003	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	610.9192	610.9192	0.1929	0.0000	615.7427
2023	0.4409	4.4934	3.7094	8.2500e-003	1.6257	0.1853	1.8110	0.5246	0.1705	0.6951	0.0000	724.9175	724.9175	0.2298	0.0000	730.6613
2024	0.4406	4.1192	3.7729	9.5400e-003	1.6168	0.1566	1.7735	0.4785	0.1445	0.6230	0.0000	848.5004	848.5004	0.2097	0.0000	853.7435
2025	0.4494	3.4512	3.9162	0.0140	0.7344	0.0740	0.8084	0.1985	0.0696	0.2681	0.0000	1,280.074 ₈	1,280.074 ₈	0.1249	0.0000	1,283.196 ₅
2026	0.4365	3.4201	3.8116	0.0139	0.7344	0.0740	0.8084	0.1985	0.0696	0.2680	0.0000	1,264.159 ₅	1,264.159 ₅	0.1248	0.0000	1,267.279 ₄
2027	0.4235	3.3906	3.7008	0.0137	0.7344	0.0738	0.8082	0.1985	0.0694	0.2679	0.0000	1,247.508 ₈	1,247.508 ₈	0.1244	0.0000	1,250.619 ₂
2028	0.4089	3.3532	3.5917	0.0135	0.7315	0.0733	0.8048	0.1977	0.0689	0.2666	0.0000	1,228.345 ₅	1,228.345 ₅	0.1235	0.0000	1,231.433 ₀
2029	0.3973	3.3427	3.5156	0.0134	0.7344	0.0733	0.8077	0.1985	0.0690	0.2674	0.0000	1,220.299 ₉	1,220.299 ₉	0.1235	0.0000	1,223.387 ₆
2030	7.3660	1.9008	2.8772	9.4700e-003	0.4587	0.0308	0.4895	0.1237	0.0307	0.1544	0.0000	851.4822	851.4822	0.0426	0.0000	852.5463
Maximum	7.3660	4.7454	3.9162	0.0140	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	1,280.074 ₈	1,280.074 ₈	0.2298	0.0000	1,283.196 ₅

Live Oak Master Plan Const and Ops 2010 - Kings County, Annual

2.1 Overall Construction**Mitigated 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					
2021	0.2615	2.6765	1.4310	2.6000e-003	0.5461	0.1350	0.6811	0.2975	0.1242	0.4217	0.0000	228.5262	228.5262	0.0716	0.0000	230.3171
2022	0.4561	4.7454	3.3372	6.9500e-003	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	610.9185	610.9185	0.1929	0.0000	615.7420
2023	0.4409	4.4934	3.7093	8.2500e-003	0.7430	0.1853	0.9283	0.2391	0.1705	0.4096	0.0000	724.9167	724.9167	0.2298	0.0000	730.6604
2024	0.4406	4.1192	3.7729	9.5400e-003	0.8203	0.1566	0.9770	0.2404	0.1445	0.3848	0.0000	848.4997	848.4997	0.2097	0.0000	853.7427
2025	0.4494	3.4512	3.9162	0.0140	0.7344	0.0740	0.8084	0.1985	0.0696	0.2681	0.0000	1,280.074 5	1,280.074 5	0.1249	0.0000	1,283.196 2
2026	0.4365	3.4201	3.8116	0.0139	0.7344	0.0740	0.8084	0.1985	0.0696	0.2680	0.0000	1,264.159 1	1,264.159 1	0.1248	0.0000	1,267.279 1
2027	0.4235	3.3906	3.7008	0.0137	0.7344	0.0738	0.8082	0.1985	0.0694	0.2679	0.0000	1,247.508 4	1,247.508 4	0.1244	0.0000	1,250.618 8
2028	0.4089	3.3532	3.5917	0.0135	0.7315	0.0733	0.8048	0.1977	0.0689	0.2666	0.0000	1,228.345 1	1,228.345 1	0.1235	0.0000	1,231.432 7
2029	0.3973	3.3427	3.5156	0.0134	0.7344	0.0733	0.8077	0.1985	0.0690	0.2674	0.0000	1,220.299 6	1,220.299 6	0.1235	0.0000	1,223.387 3
2030	7.3660	1.9008	2.8771	9.4700e-003	0.4587	0.0308	0.4895	0.1237	0.0307	0.1544	0.0000	851.4818	851.4818	0.0426	0.0000	852.5459
Maximum	7.3660	4.7454	3.9162	0.0140	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	1,280.074 5	1,280.074 5	0.2298	0.0000	1,283.196 2

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
0.00	0.00	0.00	0.00	32.96	0.00	29.96	37.35	0.00	29.26	0.00	0.00	0.00	0.00	0.00	0.00
Percent Reduction															

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2021	9-30-2021	1.4628	1.4628
2	10-1-2021	12-31-2021	1.4629	1.4629
3	1-1-2022	3-31-2022	1.1694	1.1694
4	4-1-2022	6-30-2022	1.2467	1.2467
5	7-1-2022	9-30-2022	1.3998	1.3998
6	10-1-2022	12-31-2022	1.4000	1.4000
7	1-1-2023	3-31-2023	1.2203	1.2203
8	4-1-2023	6-30-2023	1.2337	1.2337
9	7-1-2023	9-30-2023	1.2473	1.2473
10	10-1-2023	12-31-2023	1.2474	1.2474
11	1-1-2024	3-31-2024	1.1607	1.1607
12	4-1-2024	6-30-2024	1.1606	1.1606
13	7-1-2024	9-30-2024	1.1733	1.1733
14	10-1-2024	12-31-2024	1.0610	1.0610
15	1-1-2025	3-31-2025	0.9672	0.9672
16	4-1-2025	6-30-2025	0.9721	0.9721
17	7-1-2025	9-30-2025	0.9828	0.9828
18	10-1-2025	12-31-2025	0.9887	0.9887
19	1-1-2026	3-31-2026	0.9558	0.9558
20	4-1-2026	6-30-2026	0.9610	0.9610
21	7-1-2026	9-30-2026	0.9716	0.9716
22	10-1-2026	12-31-2026	0.9771	0.9771
23	1-1-2027	3-31-2027	0.9449	0.9449
24	4-1-2027	6-30-2027	0.9504	0.9504
25	7-1-2027	9-30-2027	0.9608	0.9608
26	10-1-2027	12-31-2027	0.9659	0.9659

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27	1-1-2028	3-31-2028	0.9456	0.9456
28	4-1-2028	6-30-2028	0.9409	0.9409
29	7-1-2028	9-30-2028	0.9512	0.9512
30	10-1-2028	12-31-2028	0.9560	0.9560
31	1-1-2029	3-31-2029	0.9257	0.9257
32	4-1-2029	6-30-2029	0.9316	0.9316
33	7-1-2029	9-30-2029	0.9419	0.9419
34	10-1-2029	12-31-2029	0.9463	0.9463
35	1-1-2030	3-31-2030	0.7691	0.7691
36	4-1-2030	6-30-2030	0.7735	0.7735
37	7-1-2030	9-30-2030	3.5767	3.5767
		Highest	3.5767	3.5767

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2.2 Overall Operational

Unmitigated Operational

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	
Area	23.8177	1.9088	84.7554	0.2398		11.8830	11.8830		11.8830	11.8830	1,576.6619	694.7245	2,271.3864	7.4066	0.0124	2,460.2431	
Energy	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	6,152.3425	6,152.3425	0.2215	0.0771	6,180.8549	
Mobile	17.8575	48.4713	220.9648	0.2058	15.6939	1,0359	16,7298	4.1984	0.9848	5.1832	0.0000	18,508.2207	18,508.2207	2.6432	0.0000	18,574.2998	
Waste						0.0000	0.0000		0.0000	0.0000	326.0684	0.0000	326.0684	19.2701	0.0000	807.8208	
Water						0.0000	0.0000		0.0000	0.0000	32.2458	225.2373	257.4831	3.3221	0.0803	364.4687	
Total	41.8951	52.2595	306.5199	0.4576	15.6939	13.0709	28.7648	4.1984	13.0198	17.2182	1,934.9762	25,580.5250	27,515.5012	32.8635	0.1698	28,387.6873	

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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	15.8686	0.7313	12.5753	4.3400e-003		0.1081	0.1081		0.1081	0.1081	0.0000	694.7245	694.7245	0.0360	0.0124	699.3168
Energy	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	6,152.3425	6,152.3425	0.2215	0.0771	6,180.8549
Mobile	17.3015	45.6208	208.8843	0.1922	14.6110	0.9729	15.5840	3.9087	0.9249	4.8336	0.0000	17,286.3507	17,286.3507	2.5263	0.0000	17,349.5087
Waste						0.0000	0.0000		0.0000	0.0000	326.0684	0.0000	326.0684	19.2701	0.0000	807.8208
Water						0.0000	0.0000		0.0000	0.0000	32.2458	225.2373	257.4831	3.3221	0.0803	364.4687
Total	33.3911	48.2315	222.2593	0.2086	14.6110	1.2330	15.8440	3.9087	1.1850	5.0937	358.3142	24,358.6550	24,716.9692	25.3760	0.1698	25,401.9699

	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	20.30	7.71	27.49	54.42	6.90	90.57	44.92	6.90	90.90	70.42	81.48	4.78	10.17	22.78	0.00	10.52

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2021	6/1/2022	5	240	
2	Grading	Grading	6/2/2022	10/16/2024	5	620	
3	Building Construction	Building Construction	10/17/2024	7/17/2030	5	6200	
4	Paving	Paving	7/18/2030	12/4/2030	5	440	
5	Architectural Coating	Architectural Coating	7/19/2030	12/31/2030	5	440	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 1550

Acres of Paving: 0

Residential Indoor: 5,686,200; Residential Outdoor: 1,895,400; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
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
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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
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	562.00	167.00	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	112.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2021**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	tons/yr			MT/yr								
					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	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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3.2 Site Preparation - 2021

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	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	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

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					
Fugitive Dust					0.5366	0.0000	0.5366	0.2949	0.0000	0.2949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003		0.1349	0.1349		0.1241	0.1241	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597
Total	0.2566	2.6728	1.3962	2.5100e-003	0.5366	0.1349	0.6715	0.2949	0.1241	0.4191	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597

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3.2 Site Preparation - 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	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	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

3.2 Site Preparation - 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																
Fugitive Dust					0.9756	0.0000	0.9756	0.5363	0.0000	0.5363	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327
Total	0.1712	1.7865	1.0637	2.0500e-003	0.9756	0.0871	1.0627	0.5363	0.0801	0.6164	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327

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3.2 Site Preparation - 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	Bldg CO2	NBldg 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	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bldg CO2	NBldg CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.4390	0.0000	0.4390	0.2413	0.0000	0.2413	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325
Total	0.1712	1.7865	1.0637	2.0500e-003	0.4390	0.0871	0.5261	0.2413	0.0801	0.3214	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325

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3.2 Site Preparation - 2022

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	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

3.3 Grading - 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															
Fugitive Dust					1.2796	0.0000	1.2796	0.3403	0.0000	0.3403	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243		0.1143	0.1143	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141
Total	0.2755	2.9521	2.2072	4.7200e-003	1.2796	0.1243	1.4038	0.3403	0.1143	0.4546	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141

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3.3 Grading - 2022

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	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	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

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					
Fugitive Dust					0.5758	0.0000	0.5758	0.1531	0.0000	0.1531	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243		0.1143	0.1143	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136
Total	0.2755	2.9521	2.2072	4.7200e-003	0.5758	0.1243	0.7001	0.1531	0.1143	0.2675	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136

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3.3 Grading - 2022

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	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

3.3 Grading - 2023

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					1.6048	0.0000	1.6048	0.5191	0.0000	0.5191	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003		0.1852	0.1852	0.1704	0.1704	0.1704	0.0000	708.9577	708.9577	0.2293	0.0060	714.6900
Total	0.4318	4.4870	3.6467	8.0700e-003	1.6048	0.1852	1.7899	0.5191	0.1704	0.6894	0.0000	708.9577	708.9577	0.2293	0.0060	714.6900

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3.3 Grading - 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	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	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

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					0.7221	0.0000	0.7221	0.2336	0.0000	0.2336	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003		0.1852	0.1852	0.1704	0.1704	0.1704	0.0000	708.9569	708.9569	0.2293	0.0000	714.6891
Total	0.4318	4.4870	3.6467	8.0700e-003	0.7221	0.1852	0.9073	0.2336	0.1704	0.4040	0.0000	708.9569	708.9569	0.2293	0.0000	714.6891

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3.3 Grading - 2023

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	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

3.3 Grading - 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					
Fugitive Dust					1.4482	0.0000	1.4482	0.4330	0.0000	0.4330	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389		0.1278	0.1278	0.0000	567.0030	567.0030	0.1834	0.0000	571.5875
Total	0.3347	3.3672	2.8832	6.4600e-003	1.4482	0.1389	1.5871	0.4330	0.1278	0.5608	0.0000	567.0030	567.0030	0.1834	0.0000	571.5875

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3.3 Grading - 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										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	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

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					0.6517	0.0000	0.6517	0.1949	0.0000	0.1949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389		0.1278	0.1278	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869
Total	0.3347	3.3672	2.8832	6.4600e-003	0.6517	0.1389	0.7906	0.1949	0.1278	0.3226	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869

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3.3 Grading - 2024

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	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

3.4 Building Construction - 2024

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	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693

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3.4 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	9.7600e-003	0.3510	0.0705	1.2300e-003	0.0300	3.6000e-004	0.0304	8.6700e-003	3.4000e-004	9.0100e-003	0.0000	116.8228	116.8228	8.8100e-003	0.0000	117.0430
Worker	0.0496	0.0334	0.3366	9.9000e-004	0.1219	7.4000e-004	0.1226	0.0324	6.8000e-004	0.0331	0.0000	89.7700	89.7700	2.4000e-003	0.0000	89.8300
Total	0.0594	0.3844	0.4071	2.2200e-003	0.1519	1.1000e-003	0.1530	0.0411	1.0200e-003	0.0421	0.0000	206.5928	206.5928	0.0112	0.0000	206.8730

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	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693

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3.4 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	9.7600e-003	0.3510	0.0705	1.2300e-003	0.0300	3.6000e-004	0.0304	6.6700e-003	3.4000e-004	9.0700e-003	0.0000	116.8228	116.8228	8.8100e-003	0.0000	117.0430
Worker	0.0496	0.0334	0.3366	9.9000e-004	0.1219	7.4000e-004	0.1226	0.0324	6.8000e-004	0.0331	0.0000	89.7700	89.7700	2.4000e-003	0.0000	89.8300
Total	0.0594	0.3844	0.4071	2.2200e-003	0.1519	1.1000e-003	0.1530	0.0411	1.0200e-003	0.0421	0.0000	206.5928	206.5928	0.0112	0.0000	206.8730

3.4 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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 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	0.0459	1.6781	0.3242	5.9100e-003	0.1451	1.7000e-003	0.1468	0.0419	1.6300e-003	0.0435	0.0000	560.4631	560.4631	0.0434	0.0000	561.5467
Worker	0.2250	0.1458	1.4929	4.6100e-003	0.5892	3.4900e-003	0.5927	0.1556	3.2100e-003	0.1598	0.0000	416.9569	416.9569	0.0104	0.0000	417.2163
Total	0.2710	1.8239	1.8171	0.0105	0.7344	5.1900e-003	0.7395	0.1985	4.8400e-003	0.2033	0.0000	977.4200	977.4200	0.0537	0.0000	978.7630

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 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																
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	0.0459	1.6781	0.3242	5.9100e-003	0.1451	1.7000e-003	0.1468	0.0419	1.6300e-003	0.0435	0.0000	560.4631	560.4631	0.0434	0.0000	561.5467
Worker	0.2250	0.1458	1.4929	4.6100e-003	0.5892	3.4900e-003	0.5927	0.1566	3.2100e-003	0.1598	0.0000	416.9569	416.9569	0.104	0.0000	417.2163
Total	0.2710	1.8239	1.8171	0.0105	0.7344	5.1900e-003	0.7395	0.1985	4.8400e-003	0.2033	0.0000	977.4200	977.4200	0.0537	0.0000	978.7630

3.4 Building Construction - 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																
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2026**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															
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	0.0450	1.6596	0.3121	5.8700e-003	0.1451	1.6900e-003	0.1468	0.0419	1.6100e-003	0.0435	0.0000	556.7384	556.7384	0.0441	0.0000	557.8399
Worker	0.2131	0.1331	1.4004	4.4800e-003	0.5892	3.4700e-003	0.5927	0.1566	3.1900e-003	0.1597	0.0000	404.7662	404.7662	9.5900e-003	0.0000	405.0060
Total	0.2580	1.7928	1.7126	0.0104	0.7344	5.1600e-003	0.7395	0.1985	4.8000e-003	0.2033	0.0000	961.5046	961.5046	0.0537	0.0000	962.8459

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															
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 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																
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	0.0450	1.6596	0.3121	5.8700e-003	0.1451	1.6900e-003	0.1468	0.0419	1.6100e-003	0.0435	0.0000	556.7384	556.7384	0.0441	0.0000	557.8399
Worker	0.2131	0.1331	1.4004	4.4800e-003	0.5892	3.4700e-003	0.5927	0.1566	3.1900e-003	0.1597	0.0000	404.7662	404.7662	9.5900e-003	0.0000	405.0060
Total	0.2580	1.7928	1.7126	0.0104	0.7344	5.1600e-003	0.7395	0.1985	4.8000e-003	0.2033	0.0000	961.5046	961.5046	0.0537	0.0000	962.8459

3.4 Building Construction - 2027**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	0.1765	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1765	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2027Unmitigated 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	0.0440	1.6418	0.3008	5.8400e-003	0.1451	1.6600e-003	0.1468	0.0419	1.5900e-003	0.0435	0.0000	553.5363	553.5363	0.0446	0.0000	554.6511
Worker	0.2010	0.1215	1.3009	4.3300e-003	0.5892	3.3000e-003	0.5925	0.1566	3.0300e-003	0.1596	0.0000	391.3176	391.3176	8.6800e-003	0.0000	391.5346
Total	0.2450	1.7633	1.6018	0.0102	0.7344	4.9600e-003	0.7393	0.1985	4.6200e-003	0.2031	0.0000	944.8539	944.8539	0.0533	0.0000	946.1857

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2027**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	0.0440	1.6418	0.3008	5.8400e-003	0.1451	1.6600e-003	0.1468	0.0419	1.5900e-003	0.0435	0.0000	553.5363	553.5363	0.0446	0.0000	554.6511
Worker	0.2010	0.1215	1.3009	4.3300e-003	0.5892	3.3000e-003	0.5925	0.1566	3.0300e-003	0.1596	0.0000	391.3176	391.3176	8.6800e-003	0.0000	391.5346
Total	0.2450	1.7633	1.6018	0.0102	0.7344	4.9600e-003	0.7393	0.1985	4.6200e-003	0.2031	0.0000	944.8539	944.8539	0.0533	0.0000	946.1857

3.4 Building Construction - 2028**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	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671

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3.4 Building Construction - 2028

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	0.0432	1.6216	0.2917	5.7900e-003	0.1446	1.6400e-003	0.1462	0.0418	1.5700e-003	0.0433	0.0000	548.9044	548.9044	0.0448	0.0000	550.0237
Worker	0.1879	0.1106	1.2090	4.1800e-003	0.5870	3.0600e-003	0.5900	0.1560	2.8100e-003	0.1588	0.0000	377.9458	377.9458	7.8600e-003	0.0000	378.1423
Total	0.2311	1.7322	1.5007	9.9700e-003	0.7315	4.7000e-003	0.7362	0.1977	4.3800e-003	0.2021	0.0000	926.8502	926.8502	0.0526	0.0000	928.1660

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	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667

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3.4 Building Construction - 2028**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	0.0432	1.6216	0.2917	5.7900e-003	0.1446	1.6400e-003	0.1462	0.0418	1.5700e-003	0.0433	0.0000	548.9044	548.9044	0.0448	0.0000	550.0237
Worker	0.1879	0.1106	1.2090	4.1800e-003	0.5870	3.0600e-003	0.5900	0.1560	2.8100e-003	0.1588	0.0000	377.9458	377.9458	7.8600e-003	0.0000	378.1423
Total	0.2311	1.7322	1.5007	9.9700e-003	0.7315	4.7000e-003	0.7362	0.1977	4.3800e-003	0.2021	0.0000	926.8502	926.8502	0.9526	0.0000	928.1660

3.4 Building Construction - 2029**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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2029

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	0.0428	1.6141	0.2855	5.7900e-003	0.1451	1.6300e-003	0.1468	0.0419	1.5600e-003	0.0435	0.0000	548.8037	548.8037	0.0452	0.0000	549.9341
Worker	0.1761	0.1013	1.1311	4.0800e-003	0.5892	2.6600e-003	0.5921	0.1566	2.6300e-003	0.1592	0.0000	368.8414	368.8414	7.1500e-003	0.0000	369.0200
Total	0.2188	1.7154	1.4166	9.8700e-003	0.7344	4.4900e-003	0.7389	0.1985	4.1900e-003	0.2027	0.0000	917.6450	917.6450	0.0524	0.0000	918.9541

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2029**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	0.0428	1.6141	0.2855	5.7900e-003	0.1451	1.6300e-003	0.1468	0.0419	1.5600e-003	0.0435	0.0000	548.8037	548.8037	0.0452	0.0000	549.9341
Worker	0.1761	0.1013	1.1311	4.0800e-003	0.5892	2.8600e-003	0.5921	0.1566	2.6300e-003	0.1592	0.0000	368.8414	368.8414	7.1500e-003	0.0000	369.0200
Total	0.2188	1.7154	1.4166	9.8700e-003	0.7344	4.4900e-003	0.7389	0.1985	4.1900e-003	0.2027	0.0000	917.6450	917.6450	0.0524	0.0000	918.9541

3.4 Building Construction - 2030**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	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185
Total	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185

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3.4 Building Construction - 2030**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	0.0230	0.8716	0.1523	3.1400e-003	0.0790	8.8000e-004	0.0799	0.0228	8.4000e-004	0.0236	0.0000	297.6468	297.6468	0.0247	0.0000	298.2633
Worker	0.0887	0.0501	0.5734	2.1600e-003	0.3206	1.4500e-003	0.3220	0.0852	1.3300e-003	0.0865	0.0000	195.5775	195.5775	3.5100e-003	0.0000	195.6653
Total	0.1117	0.9217	0.7257	5.3000e-003	0.3995	2.3300e-003	0.4019	0.1080	2.1700e-003	0.1101	0.0000	493.2243	493.2243	0.0282	0.0000	493.9286

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	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183
Total	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183

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3.4 Building Construction - 2030**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	0.0230	0.8716	0.1523	3.1400e-003	0.0790	8.8000e-004	0.0799	0.0228	8.4000e-004	0.0236	0.0000	297.6468	297.6468	0.0247	0.0000	298.2633
Worker	0.0887	0.0501	0.5734	2.1600e-003	0.3206	1.4500e-003	0.3220	0.0852	1.3300e-003	0.0865	0.0000	195.5775	195.5775	3.5100e-003	0.0000	195.8653
Total	0.1117	0.9217	0.7257	5.3000e-003	0.3995	2.3300e-003	0.4019	0.1080	2.1700e-003	0.1101	0.0000	493.2243	493.2243	0.0282	0.0000	493.9286

3.5 Paving - 2030**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	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388

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3.5 Paving - 2030

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	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	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

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	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387

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3.5 Paving - 2030

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	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

3.6 Architectural Coating - 2030

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					
Archit. Coating	7.0681					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	7.0758	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794

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3.6 Architectural Coating - 2030

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	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033
Total	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033

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	7.0681					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Oil-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	7.0758	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794

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3.6 Architectural Coating - 2030

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	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033
Total	0.0147	8.2900e-003	0.0950	3.6000e-004	0.0531	2.4000e-004	0.0533	0.0141	2.2000e-004	0.0143	0.0000	32.3888	32.3888	5.8000e-004	0.0000	32.4033

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Improve Pedestrian Network

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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	
Mitigated	17,3015	45,6208	208,8843	0.1922	14,6110	0.9729	15,5840	3,9087	0.9249	4,8336	0.0000	17,286,3507	17,286,3507	2,5263	0.0000	17,349,5087	
Unmitigated	17,8575	48,4713	220,9648	0.2058	15,6939	1,0359	16,7298	4,1884	0,9848	5,1832	0.0000	18,508,2207	18,508,2207	2,6432	0.0000	18,574,2998	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated		
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Single Family Housing	14,726.40	14,882.40	1338.00	41,646,703		38,773,081		
Total	14,726.40	14,882.40	13,338.00	41,646,703		38,773,081		

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	Pass-by
Single Family Housing	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3	

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.534300	0.203000	0.167300	0.054500	0.001300	0.000900	0.008600	0.020700	0.000000	0.004400	0.002500	0.000700	0.001800

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Exceed Title 24

	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	3,975.8156	3,975.8156	0.1798	0.0372	3,991.3940
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	3,975.8156	3,975.8156	0.1798	0.0372	3,991.3940
NaturalGas Mitigated	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
NaturalGas Unmitigated	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610

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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																	
Single Family Housing	4.07866e+007	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
Total		0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
MT/yr																	

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																	
Single Family Housing	4.07866e+007	0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
Total		0.2199	1.8794	0.7997	0.0120		0.1520	0.1520		0.1520	0.1520	0.0000	2,176.5269	2,176.5269	0.0417	0.0399	2,189.4610
MT/yr																	

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5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Single Family Housing	1.36688e+007	3,975.8156	0.1798	0.0372	3,991.3940
Total		3,975.8156	0.1798	0.0372	3,991.3940

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Single Family Housing	1.36688e+007	3,975.8156	0.1798	0.0372	3,991.3940
Total		3,975.8156	0.1798	0.0372	3,991.3940

6.0 Area Detail

6.1 Mitigation Measures Area

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Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use only Natural Gas Hearths

Category	t/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	
Mitigated	15.8696	0.7313	12.5753	4.3400e-003		0.1081	0.1081		0.1081	0.1081	0.0000	694.7245	694.7245	0.0360	0.0124	699.3168	
Unmitigated	23.8177	1.9088	84.7554	0.2398		11.8830	11.8830		11.8830	11.8830	1.576661 ⁹	694.7245	2.271386 ⁴	7.4066	0.0124	2,460,243 ¹	

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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					MT/yr										
Architectural Coating	4.3926					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.9666					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	8.0163	1.7610	72.4283	0.2392		11.8221	11.8221	11.8221	11.8221	11.8221	1,576.661 ₉	675.8035	2,252.465 ₅	7.3835	0.0124	2,440.745 ₈
Landscaping	0.4421	0.1478	12.3270	6.1000e-004		0.0610	0.0610	0.0610	0.0610	0.0610	0.0000	18.9209	18.9209	0.0231	0.0000	19.4973
Total	23.8177	1.9088	84.7554	0.2398		11.8830	11.8830	11.8830	11.8830	11.8830	1,576.661₉	694.7245	2,271.386₄	7.4066	0.0124	2,460.243₁

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6.2 Area by SubCategory

Mitigated

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
Architectural Coating	4.3926					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.9666					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0683	0.5835	0.2483	3.7200e-003		0.0472	0.0472	0.0472	0.0472	0.0472	0.0000	675.8035	675.8035	0.0130	0.0124	679.6195
Landscaping	0.4421	0.1478	12.3270	6.1000e-004		0.0610	0.0610	0.0610	0.0610	0.0610	0.0000	18.9209	18.9209	0.0231	0.0000	19.4973
Total	15.8696	0.7313	12.5754	4.3300e-003		0.1081	0.1081	0.1081	0.1081	0.1081	0.0000	694.7245	694.7245	0.0360	0.0124	699.3168

7.0 Water Detail

7.1 Mitigation Measures Water

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	257.4831	3.3221	0.0803	364.4687
Unmitigated	257.4831	3.3221	0.0803	364.4687

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	101.64 / 64.0776	257.4831	3.3221	0.0803	364.4687
Total		257.4831	3.3221	0.0803	364.4687

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	101.64 / 64.0776	257.4831	3.3221	0.0803	364.4687
Total		257.4831	3.3221	0.0803	364.4687

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

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	326.0684	19.2701	0.0000	807.8208
Unmitigated	326.0684	19.2701	0.0000	807.8208

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8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1606.32	326.0684	19.2701	0.0000	807.8208
Total		326.0684	19.2701	0.0000	807.8208

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1606.32	326.0684	19.2701	0.0000	807.8208
Total		326.0684	19.2701	0.0000	807.8208

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1,470.00	Dwelling Unit	390.00	2,646,000.00	4204

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	37
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW/hr)	290	CH4 Intensity (lb/MW/hr)	0.022	N2O Intensity (lb/MW/hr)	0.005

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - PG&E Intensity Factors

Land Use - Site plan acreage 390

Construction Phase - 8 year schedule

Architectural Coating - Rule 4601 Architectural Coatings compliance

Vehicle Trips - ITE 10th Ed. Trip Rates 9.44, 9.54, 8.55

Woodstoves - Default woodstoves

Area Coating - Rule 4601 Architectural Coatings compliance

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Distance to Downtown Hanford

Area Mitigation -

Energy Mitigation - 2019 Title 24 Compliance

Water Mitigation - CalGreen and MWELO conservation compliance

Waste Mitigation - Achieve 75% Statewide recycling mandate

Fleet Mix - SJVAPCD Residential Fleet Mix 2022

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Interior	150.00	65.00
tblArchitecturalCoating	EF_Residential_Exterior	150.00	65.00
tblArchitecturalCoating	EF_Residential_Interior	150.00	65.00
tblAreaCoating	Area_EF_Residential_Exterior	150	65
tblAreaCoating	Area_EF_Residential_Interior	150	65
tblConstructionPhase	NumDays	6,200.00	1,500.00
tblConstructionPhase	NumDays	440.00	100.00
tblConstructionPhase	NumDays	440.00	118.00
tblConstructionPhase	PhaseEndDate	7/22/2048	7/17/2030
tblConstructionPhase	PhaseEndDate	3/30/2050	12/4/2030
tblConstructionPhase	PhaseEndDate	12/6/2051	12/31/2030

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tblConstructionPhase	PhaseStartDate	7/23/2048	7/18/2030
tblConstructionPhase	PhaseStartDate	3/31/2050	7/19/2030
tblFleetMix	HHD	0.16	0.02
tblFleetMix	LDA	0.50	0.53
tblFleetMix	LDT1	0.03	0.20
tblFleetMix	LDT2	0.15	0.17
tblFleetMix	LHD1	0.02	1.3000e-003
tblFleetMix	LHD2	4.3940e-003	9.0000e-004
tblFleetMix	MCY	5.6650e-003	2.5000e-003
tblFleetMix	MDV	0.12	0.05
tblFleetMix	MH	6.9000e-004	1.8000e-003
tblFleetMix	MHD	0.01	8.6000e-003
tblFleetMix	OBUS	1.7250e-003	0.00
tblFleetMix	SBUS	9.4300e-004	7.0000e-004
tblFleetMix	UBUS	1.7700e-003	4.4000e-003
tblLandUse	LoLAcreage	477.27	390.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblVehicleTrips	ST_TR	9.91	9.54
tblVehicleTrips	SU_TR	8.62	8.55
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

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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					
2021	0.2615	2.6765	1.4310	2.6000e-003	1.2019	0.1350	1.3369	0.6580	0.1242	0.7822	0.0000	228.5265	228.5265	0.0716	0.0000	230.3174
2022	0.4561	4.7454	3.3372	6.9500e-003	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	610.9192	610.9192	0.1929	0.0000	615.7427
2023	0.4409	4.4934	3.7094	8.2500e-003	1.6257	0.1853	1.8110	0.5246	0.1705	0.6951	0.0000	724.9175	724.9175	0.2298	0.0000	730.6613
2024	0.4371	4.0962	3.7489	9.4100e-003	1.6079	0.1566	1.7645	0.4761	0.1444	0.6205	0.0000	836.2339	836.2339	0.2091	0.0000	841.4602
2025	0.4334	3.3421	3.8091	0.0134	0.6911	0.0737	0.7648	0.1868	0.0693	0.2561	0.0000	1,222.0310	1,222.0310	0.1217	0.0000	1,225.0725
2026	0.4213	3.3129	3.7107	0.0133	0.6911	0.0737	0.7648	0.1868	0.0693	0.2560	0.0000	1,207.0644	1,207.0644	0.1216	0.0000	1,210.0944
2027	0.4090	3.2852	3.6064	0.0131	0.6911	0.0735	0.7646	0.1868	0.0691	0.2559	0.0000	1,191.3852	1,191.3852	0.1212	0.0000	1,194.4161
2028	0.3953	3.2496	3.5032	0.0129	0.6884	0.0730	0.7614	0.1860	0.0686	0.2547	0.0000	1,173.2844	1,173.2844	0.1204	0.0000	1,176.2934
2029	0.3844	3.2401	3.4321	0.0128	0.6911	0.0731	0.7641	0.1868	0.0687	0.2555	0.0000	1,165.7795	1,165.7795	0.1204	0.0000	1,168.7890
2030	11.0524	1.8452	2.8293	9.1400e-003	0.4323	0.0307	0.4629	0.1166	0.0305	0.1471	0.0000	820.4399	820.4399	0.0409	0.0000	821.4611
Maximum	11.0524	4.7454	3.8091	0.0134	2.2752	0.2115	2.4866	0.8819	0.1945	1.0764	0.0000	1,222.0310	1,222.0310	0.2298	0.0000	1,225.0725

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2.1 Overall Construction

Mitigated Construction

Year	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					
2021	0.2615	2.6765	1.4310	2.6000e-003	0.5461	0.1350	0.6811	0.2975	0.1242	0.4217	0.0000	228.5262	228.5262	0.0716	0.0000	230.3171
2022	0.4561	4.7454	3.3372	6.9500e-003	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	610.9185	610.9185	0.1929	0.0000	615.7420
2023	0.4409	4.4934	3.7093	8.2500e-003	0.7430	0.1853	0.9283	0.2391	0.1705	0.4096	0.0000	724.9167	724.9167	0.2298	0.0000	730.6604
2024	0.4371	4.0962	3.7489	9.4100e-003	0.8114	0.1566	0.9679	0.2379	0.1444	0.3823	0.0000	836.2331	836.2331	0.2091	0.0000	841.4594
2025	0.4334	3.3421	3.8091	0.0134	0.6911	0.0737	0.7648	0.1868	0.0693	0.2561	0.0000	1,222.030	1,222.030	0.1217	0.0000	1,225.072
2026	0.4213	3.3129	3.7107	0.0133	0.6911	0.0737	0.7648	0.1868	0.0693	0.2560	0.0000	1,207.054	1,207.054	0.1216	0.0000	1,210.084
2027	0.4090	3.2852	3.6064	0.0131	0.6911	0.0735	0.7646	0.1868	0.0691	0.2559	0.0000	1,191.384	1,191.384	0.1212	0.0000	1,194.415
2028	0.3953	3.2496	3.5032	0.0129	0.6884	0.0730	0.7614	0.1860	0.0686	0.2547	0.0000	1,173.284	1,173.284	0.1204	0.0000	1,176.293
2029	0.3844	3.2401	3.4321	0.0128	0.6911	0.0731	0.7641	0.1868	0.0687	0.2555	0.0000	1,165.779	1,165.779	0.1204	0.0000	1,168.788
2030	11.0524	1.8452	2.8293	9.1400e-003	0.4323	0.0307	0.4629	0.1166	0.0305	0.1471	0.0000	820.4395	820.4395	0.0409	0.0000	821.4607
Maximum	11.0524	4.7454	3.8081	0.0134	1.0348	0.2115	1.2463	0.3998	0.1945	0.5943	0.0000	1,222.030	1,222.030	0.2298	0.0000	1,225.072

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	33.74	0.00	30.61	38.05	0.00	29.71	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2021	9-30-2021	1.4628	1.4628
2	10-1-2021	12-31-2021	1.4629	1.4629
3	1-1-2022	3-31-2022	1.1694	1.1694
4	4-1-2022	6-30-2022	1.2467	1.2467
5	7-1-2022	9-30-2022	1.3998	1.3998
6	10-1-2022	12-31-2022	1.4000	1.4000
7	1-1-2023	3-31-2023	1.2203	1.2203
8	4-1-2023	6-30-2023	1.2337	1.2337
9	7-1-2023	9-30-2023	1.2473	1.2473
10	10-1-2023	12-31-2023	1.2474	1.2474
11	1-1-2024	3-31-2024	1.1607	1.1607
12	4-1-2024	6-30-2024	1.1606	1.1606
13	7-1-2024	9-30-2024	1.1733	1.1733
14	10-1-2024	12-31-2024	1.0340	1.0340
15	1-1-2025	3-31-2025	0.9360	0.9360
16	4-1-2025	6-30-2025	0.9409	0.9409
17	7-1-2025	9-30-2025	0.9513	0.9513
18	10-1-2025	12-31-2025	0.9568	0.9568
19	1-1-2026	3-31-2026	0.9253	0.9253
20	4-1-2026	6-30-2026	0.9305	0.9305
21	7-1-2026	9-30-2026	0.9407	0.9407
22	10-1-2026	12-31-2026	0.9459	0.9459
23	1-1-2027	3-31-2027	0.9151	0.9151
24	4-1-2027	6-30-2027	0.9205	0.9205
25	7-1-2027	9-30-2027	0.9306	0.9306
26	10-1-2027	12-31-2027	0.9354	0.9354

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27	1-1-2028	3-31-2028	0.9160	0.9160
28	4-1-2028	6-30-2028	0.9116	0.9116
29	7-1-2028	9-30-2028	0.9216	0.9216
30	10-1-2028	12-31-2028	0.9261	0.9261
31	1-1-2029	3-31-2029	0.8970	0.8970
32	4-1-2029	6-30-2029	0.9029	0.9029
33	7-1-2029	9-30-2029	0.9128	0.9128
34	10-1-2029	12-31-2029	0.9170	0.9170
35	1-1-2030	3-31-2030	0.7409	0.7409
36	4-1-2030	6-30-2030	0.7453	0.7453
37	7-1-2030	9-30-2030	5.2255	5.2255
		Highest	5.2255	5.2255

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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	19.7526	1.8534	83.3407	0.2396		11.8797	11.8797		11.8797	11.8797	1,576,661 ₉	654,644 ₂	2,231,306 ₂	7.4000	0.0117	2,419,784 ₈
Energy	0.2072	1.7710	0.7536	0.0113		0.1432	0.1432		0.1432	0.1432	0.0000	3,744,991 ₁	3,744,991 ₁	0.1678	0.0668	3,769,095 ₅
Mobile	4.4408	16.2203	53.8231	0.1534	14.7721	0.1396	14.9117	3.9491	0.1303	4.0794	0.0000	14,046.72 ₂₉	14,046.72 ₂₉	0.8300	0.0000	14,067.47 ₂₅
Waste						0.0000	0.0000		0.0000	0.0000	307.2146	0.0000	307.2146	18.1559	0.0000	761.1113
Water						0.0000	0.0000		0.0000	0.0000	30.3854	95.9701	126.3556	3.1282	0.0754	227.0124
Total	24.4006	19.8447	137.9173	0.4043	14.7721	12.1625	26.9346	3.9491	12.1532	16.1023	1,914,282 ₀	18,542.32 ₈₃	20,456.59 ₀₃	29.6818	0.1538	21,244.47 ₆₄

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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	11.8045	0.6759	11.1607	4.0900e-003		0.1048	0.1048		0.1048	0.1048	0.0000	654.6442	654.6442	0.0294	0.0117	658.8585
Energy	0.1948	1.6646	0.7084	0.0106		0.1346	0.1346		0.1346	0.1346	0.0000	3,608.3869	3,608.3869	0.1644	0.0643	3,631.6649
Mobile	4.3461	15.5701	50.9423	0.1436	13.7529	0.1311	13.8839	3.6767	0.1223	3.7990	0.0000	13,144.5395	13,144.5395	0.7980	0.0000	13,164.4392
Waste						0.0000	0.0000		0.0000	0.0000	230.4110	0.0000	230.4110	13.6169	0.0000	570.8335
Water						0.0000	0.0000		0.0000	0.0000	24.3084	76.7761	101.0845	2.5025	0.0603	181.6099
Total	16.3454	17.9106	62.8113	0.1583	13.7529	0.3705	14.1234	3.6767	0.3618	4.0384	254.7193	17,484.3468	17,739.0661	17.1093	0.1363	18,207.4060

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	33.01	9.75	54.46	60.85	6.90	96.95	47.56	6.90	97.02	74.92	88.69	5.71	13.28	42.36	11.42	14.30

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2021	6/1/2022	5	240	
2	Grading	Grading	6/2/2022	10/16/2024	5	620	
3	Building Construction	Building Construction	10/17/2024	7/17/2030	5	1500	
4	Paving	Paving	7/18/2030	12/4/2030	5	100	
5	Architectural Coating	Architectural Coating	7/19/2030	12/31/2030	5	118	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 1550

Acres of Paving: 0

Residential Indoor: 5,358,150; Residential Outdoor: 1,786,050; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0
(Architectural Coating – sqft)OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
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
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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
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	529.00	157.00	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	106.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2021**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					
Fugitive Dust					1.1924	0.0000	1.1924	0.6554	0.0000	0.6554	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003		0.1349	0.1349	0.1241	0.1241	0.1241	0.0000	220.6757	220.6757	0.0714	0.0000	222.4600
Total	0.2566	2.6728	1.3962	2.5100e-003	1.1924	0.1349	1.3273	0.6554	0.1241	0.7796	0.0000	220.6757	220.6757	0.0714	0.0000	222.4600

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3.2 Site Preparation - 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	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

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					0.5366	0.0000	0.5366	0.2949	0.0000	0.2949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2566	2.6728	1.3962	2.5100e-003		0.1349	0.1349		0.1241	0.1241	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597
Total	0.2566	2.6728	1.3962	2.5100e-003	0.5366	0.1349	0.6715	0.2949	0.1241	0.4191	0.0000	220.6755	220.6755	0.0714	0.0000	222.4597

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3.2 Site Preparation - 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	0.0000	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	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574
Total	4.8300e-003	3.6400e-003	0.0348	9.0000e-005	9.5400e-003	6.0000e-005	9.6100e-003	2.5400e-003	6.0000e-005	2.5900e-003	0.0000	7.8507	7.8507	2.7000e-004	0.0000	7.8574

3.2 Site Preparation - 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					
Fugitive Dust					0.9756	0.0000	0.9756	0.5363	0.0000	0.5363	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327
Total	0.1712	1.7865	1.0637	2.0500e-003	0.9756	0.0871	1.0627	0.5363	0.0801	0.6164	0.0000	180.5727	180.5727	0.0584	0.0000	182.0327

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3.2 Site Preparation - 2022

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	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	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6600e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

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					
Fugitive Dust					0.4390	0.0000	0.4390	0.2413	0.0000	0.2413	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1712	1.7865	1.0637	2.0500e-003		0.0871	0.0871		0.0801	0.0801	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325
Total	0.1712	1.7865	1.0637	2.0500e-003	0.4390	0.0871	0.5261	0.2413	0.0801	0.3214	0.0000	180.5725	180.5725	0.0584	0.0000	182.0325

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3.2 Site Preparation - 2022

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	3.6800e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002
Total	3.6800e-003	2.6600e-003	0.0259	7.0000e-005	7.8100e-003	5.0000e-005	7.8600e-003	2.0700e-003	5.0000e-005	2.1200e-003	0.0000	6.1953	6.1953	1.9000e-004	0.0000	6.2002

3.3 Grading - 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																
Fugitive Dust					1.2796	0.0000	1.2796	0.3403	0.0000	0.3403	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243	0.1143	0.1143	0.1143	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141
Total	0.2755	2.9521	2.2072	4.7200e-003	1.2796	0.1243	1.4038	0.3403	0.1143	0.4546	0.0000	414.4630	414.4630	0.1341	0.0000	417.8141

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3.3 Grading - 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	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	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

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					0.5758	0.0000	0.5758	0.1531	0.0000	0.1531	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2755	2.9521	2.2072	4.7200e-003		0.1243	0.1243		0.1143	0.1143	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136
Total	0.2755	2.9521	2.2072	4.7200e-003	0.5758	0.1243	0.7001	0.1531	0.1143	0.2675	0.0000	414.4625	414.4625	0.1341	0.0000	417.8136

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3.3 Grading - 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	0.0000	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	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957
Total	5.7200e-003	4.1600e-003	0.0405	1.1000e-004	0.0122	8.0000e-005	0.0123	3.2400e-003	7.0000e-005	3.3200e-003	0.0000	9.6882	9.6882	3.0000e-004	0.0000	9.6957

3.3 Grading - 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					
Fugitive Dust					1.6048	0.0000	1.6048	0.5191	0.0000	0.5191	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003		0.1852	0.1852		0.1704	0.1704	0.0000	708.9577	708.9577	0.2293	0.0000	714.6900
Total	0.4318	4.4870	3.6467	8.0700e-003	1.6048	0.1852	1.7899	0.5191	0.1704	0.6894	0.0000	708.9577	708.9577	0.2293	0.0000	714.6900

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3.3 Grading - 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																
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	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

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					0.7221	0.0000	0.7221	0.2336	0.0000	0.2336	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4318	4.4870	3.6467	8.0700e-003		0.1852	0.1852	0.1704	0.1704	0.1704	0.0000	708.9569	708.9569	0.2293	0.0000	714.6891
Total	0.4318	4.4870	3.6467	8.0700e-003	0.7221	0.1852	0.9073	0.2336	0.1704	0.4040	0.0000	708.9569	708.9569	0.2293	0.0000	714.6891

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3.3 Grading - 2023**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	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713
Total	9.0900e-003	6.3600e-003	0.0627	1.8000e-004	0.0209	1.3000e-004	0.0210	5.5500e-003	1.2000e-004	5.6700e-003	0.0000	15.9598	15.9598	4.6000e-004	0.0000	15.9713

3.3 Grading - 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																
Fugitive Dust					1.4482	0.0000	1.4482	0.4330	0.0000	0.4330	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389	0.1278	0.1278	0.1278	0.0000	567.0030	567.0030	0.1634	0.0000	571.5875
Total	0.3347	3.3672	2.8832	6.4600e-003	1.4482	0.1389	1.5871	0.4330	0.1278	0.5608	0.0000	567.0030	567.0030	0.1634	0.0000	571.5875

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3.3 Grading - 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							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	6.8000e-003	4.5900e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5900e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

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					0.6517	0.0000	0.6517	0.1849	0.0000	0.1949	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.3347	3.3672	2.8832	6.4600e-003		0.1389	0.1389		0.1278	0.1278	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869
Total	0.3347	3.3672	2.8832	6.4600e-003	0.6517	0.1389	0.7906	0.1949	0.1278	0.3226	0.0000	567.0024	567.0024	0.1834	0.0000	571.5869

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3.3 Grading - 2024**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	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136
Total	6.8000e-003	4.5800e-003	0.0461	1.4000e-004	0.0167	1.0000e-004	0.0168	4.4400e-003	9.0000e-005	4.5300e-003	0.0000	12.3054	12.3054	3.3000e-004	0.0000	12.3136

3.4 Building Construction - 2024**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	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5993	62.5993	0.0148	0.0000	62.9693

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3.4 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							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	9.1800e-003	0.3300	0.0662	1.1600e-003	0.0282	3.4000e-004	0.0286	8.1500e-003	3.2000e-004	8.4700e-003	0.0000	109.8274	109.8274	8.2800e-003	0.0000	110.0344
Worker	0.0467	0.0315	0.3169	9.3000e-004	0.1148	7.0000e-004	0.1154	0.0305	6.4000e-004	0.0311	0.0000	84.4988	84.4988	2.2600e-003	0.0000	84.5553
Total	0.0559	0.3614	0.3831	2.0900e-003	0.1430	1.0400e-003	0.1440	0.0386	9.6000e-004	0.0396	0.0000	194.3262	194.3262	0.0105	0.0000	194.5897

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	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693
Total	0.0397	0.3630	0.4365	7.3000e-004		0.0166	0.0166		0.0156	0.0156	0.0000	62.5992	62.5992	0.0148	0.0000	62.9693

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3.4 Building Construction - 2024**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	9.1800e-003	0.3300	0.0662	1.1600e-003	0.0282	3.4000e-004	0.0285	8.1500e-003	3.2000e-004	8.4700e-003	0.0000	109.8274	109.8274	8.2800e-003	0.0000	110.0344
Worker	0.0467	0.0315	0.3169	9.3000e-004	0.1148	7.0000e-004	0.1154	0.0305	6.4000e-004	0.0311	0.0000	84.4988	84.4988	2.2600e-003	0.0000	84.5553
Total	0.0559	0.3614	0.3831	2.0900e-003	0.1430	1.0400e-003	0.1440	0.0386	9.6000e-004	0.0396	0.0000	194.3262	194.3262	0.0105	0.0000	194.5897

3.4 Building Construction - 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					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 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	0.0432	1.5776	0.3048	5.5500e-003	0.1365	1.6000e-003	0.1381	0.0394	1.5300e-003	0.0409	0.0000	526.9024	526.9024	0.0408	0.0000	527.9212
Worker	0.2118	0.1372	1.4053	4.3400e-003	0.5546	3.2900e-003	0.5579	0.1474	3.0300e-003	0.1504	0.0000	392.4737	392.4737	9.7700e-003	0.0000	392.7178
Total	0.2550	1.7148	1.7100	9.8900e-003	0.6911	4.8900e-003	0.6960	0.1868	4.5600e-003	0.1913	0.0000	919.3761	919.3761	0.0505	0.0000	920.6390

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 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	0.0432	1.5776	0.3048	5.5500e-003	0.1365	1.6000e-003	0.1381	0.0394	1.5300e-003	0.0409	0.0000	526.9024	526.9024	0.0408	0.0000	527.9212
Worker	0.2118	0.1372	1.4053	4.3400e-003	0.5546	3.2900e-003	0.5579	0.1474	3.0300e-003	0.1504	0.0000	392.4737	392.4737	9.7700e-003	0.0000	392.7178
Total	0.2550	1.7148	1.7100	9.8900e-003	0.6911	4.8900e-003	0.6960	0.1868	4.5600e-003	0.1913	0.0000	919.3761	919.3761	0.0505	0.0000	920.6390

3.4 Building Construction - 2026**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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 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	0.0423	1.5603	0.2934	5.5200e-003	0.1365	1.5800e-003	0.1360	0.0394	1.5100e-003	0.0409	0.0000	523.4007	523.4007	0.0414	0.0000	524.4364
Worker	0.2005	0.1253	1.3182	4.2100e-003	0.5546	3.2600e-003	0.5579	0.1474	3.0000e-003	0.1504	0.0000	380.9988	380.9988	9.0300e-003	0.0000	381.2245
Total	0.2428	1.6856	1.6116	9.7300e-003	0.6911	4.8400e-003	0.6959	0.1868	4.5100e-003	0.1913	0.0000	904.3996	904.3996	0.0505	0.0000	905.6608

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2026**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	0.0423	1.5603	0.2934	5.5200e-003	0.1365	1.5800e-003	0.1360	0.0394	1.5100e-003	0.0409	0.0000	523.4007	523.4007	0.0414	0.0000	524.4364
Worker	0.2005	0.1253	1.3182	4.2100e-003	0.5546	3.2600e-003	0.5579	0.1474	3.0000e-003	0.1504	0.0000	380.9988	380.9988	9.0300e-003	0.0000	381.2245
Total	0.2428	1.6856	1.6116	9.7300e-003	0.6911	4.8400e-003	0.6959	0.1868	4.5100e-003	0.1913	0.0000	904.3996	904.3996	0.0505	0.0000	905.6608

3.4 Building Construction - 2027**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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2027**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	0.0414	1.5435	0.2828	5.4900e-003	0.1365	1.5700e-003	0.1380	0.0394	1.5000e-003	0.0409	0.0000	520.3904	520.3904	0.0419	0.0000	521.4385
Worker	0.1892	0.1144	1.2246	4.0700e-003	0.5546	3.1000e-003	0.5577	0.1474	2.8600e-003	0.1502	0.0000	368.3399	368.3399	8.1700e-003	0.0000	368.5441
Total	0.2306	1.6579	1.5074	9.5600e-003	0.6911	4.6700e-003	0.6957	0.1868	4.3600e-003	0.1911	0.0000	888.7303	888.7303	0.0501	0.0000	889.9826

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2027

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	0.0414	1.5435	0.2828	5.4900e-003	0.1365	1.5700e-003	0.1380	0.0394	1.5000e-003	0.0409	0.0000	520.3904	520.3904	0.0419	0.0000	521.4385
Worker	0.1892	0.1144	1.2246	4.0700e-003	0.5546	3.1000e-003	0.5577	0.1474	2.8600e-003	0.1502	0.0000	368.3399	368.3399	8.1700e-003	0.0000	368.5441
Total	0.2306	1.6579	1.5074	9.5600e-003	0.6911	4.6700e-003	0.6957	0.1868	4.3600e-003	0.1911	0.0000	888.7303	888.7303	0.0501	0.0000	889.9826

3.4 Building Construction - 2028

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	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4953	301.4953	0.0709	0.0000	303.2671

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3.4 Building Construction - 2028

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	0.0406	1.5245	0.2742	5.4400e-003	0.1359	1.5400e-003	0.1375	0.0393	1.4800e-003	0.0407	0.0000	516.0359	516.0359	0.0421	0.0000	517.0881
Worker	0.1769	0.1041	1.1381	3.9300e-003	0.5525	2.8800e-003	0.5554	0.1468	2.6500e-003	0.1494	0.0000	355.7532	355.7532	7.4000e-003	0.0000	355.9382
Total	0.2175	1.6286	1.4122	9.3700e-003	0.6884	4.4200e-003	0.6928	0.1860	4.1300e-003	0.1902	0.0000	871.7891	871.7891	0.0495	0.0000	873.0263
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	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
Total	0.1778	1.6211	2.0910	3.5000e-003		0.0686	0.0686		0.0645	0.0645	0.0000	301.4949	301.4949	0.0709	0.0000	303.2667
MT/yr																

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3.4 Building Construction - 2028**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	0.0406	1.5245	0.2742	5.4400e-003	0.1359	1.5400e-003	0.1375	0.0393	1.4800e-003	0.0407	0.0000	516.0359	516.0359	0.0421	0.0000	517.0881
Worker	0.1769	0.1041	1.1381	3.9300e-003	0.5525	2.8800e-003	0.5554	0.1468	2.6500e-003	0.1494	0.0000	355.7532	355.7532	7.4000e-003	0.0000	355.9382
Total	0.2175	1.6286	1.4122	9.3700e-003	0.6884	4.4200e-003	0.6928	0.1860	4.1300e-003	0.1902	0.0000	871.7891	871.7891	0.0495	0.0000	873.0263

3.4 Building Construction - 2029**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	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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3.4 Building Construction - 2029**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	0.0402	1.5174	0.2684	5.4400e-003	0.1365	1.5300e-003	0.1380	0.0394	1.4700e-003	0.0409	0.0000	515.9412	515.9412	0.0425	0.0000	517.0039
Worker	0.1657	0.0954	1.0647	3.8400e-003	0.5546	2.6900e-003	0.5573	0.1474	2.4800e-003	0.1498	0.0000	347.1834	347.1834	6.7300e-003	0.0000	347.3516
Total	0.2059	1.6128	1.3331	9.2800e-003	0.6911	4.2200e-003	0.6953	0.1868	3.9500e-003	0.1907	0.0000	863.1246	863.1246	0.0492	0.0000	864.3555

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	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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3.4 Building Construction - 2029**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	0.0402	1.5174	0.2684	5.4400e-003	0.1365	1.5300e-003	0.1380	0.0394	1.4700e-003	0.0409	0.0000	515.9412	515.9412	0.0425	0.0000	517.0039
Worker	0.1657	0.0954	1.0647	3.8400e-003	0.5546	2.6900e-003	0.5573	0.1474	2.4800e-003	0.1498	0.0000	347.1834	347.1834	6.7300e-003	0.0000	347.3516
Total	0.2059	1.6128	1.3331	9.2800e-003	0.6911	4.2200e-003	0.6953	0.1868	3.9500e-003	0.1907	0.0000	863.1246	863.1246	0.0492	0.0000	864.3555

3.4 Building Construction - 2030**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	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185
Total	0.0930	0.5634	1.1472	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6313	186.6313	7.4900e-003	0.0000	186.8185

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3.4 Building Construction - 2030

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	0.0216	0.8194	0.1432	2.9500e-003	0.0742	8.3000e-004	0.0751	0.0214	7.9000e-004	0.0222	0.0000	279.8237	279.8237	0.0232	0.0000	280.4032
Worker	0.0835	0.0471	0.5398	2.0300e-003	0.3017	1.3600e-003	0.3031	0.0802	1.2500e-003	0.0814	0.0000	184.0934	184.0934	3.3100e-003	0.0000	184.1760
Total	0.1051	0.8666	0.6829	4.9800e-003	0.3760	2.1900e-003	0.3782	0.1016	2.0400e-003	0.1037	0.0000	463.9170	463.9170	0.0265	0.0000	464.5792

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	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183
Total	0.0930	0.5634	1.1471	2.2000e-003		0.0105	0.0105		0.0105	0.0105	0.0000	186.6311	186.6311	7.4900e-003	0.0000	186.8183

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3.4 Building Construction - 2030**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	0.0216	0.8194	0.1432	2.9500e-003	0.0742	8.3000e-004	0.0751	0.0214	7.9000e-004	0.0222	0.0000	279.8237	279.8237	0.0232	0.0000	280.4032
Worker	0.0835	0.0471	0.5398	2.0300e-003	0.3017	1.3600e-003	0.3031	0.0802	1.2500e-003	0.0814	0.0000	184.0934	184.0934	3.3100e-003	0.0000	184.1760
Total	0.1051	0.8666	0.6829	4.9800e-003	0.3760	2.1900e-003	0.3782	0.1016	2.0400e-003	0.1037	0.0000	463.9170	463.9170	0.0265	0.0000	464.5792

3.5 Paving - 2030**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	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4976	120.4976	5.6500e-003	0.0000	120.6388

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3.5 Paving - 2030

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	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	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

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	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0692	0.3560	0.7925	1.4000e-003		0.0165	0.0165		0.0165	0.0165	0.0000	120.4974	120.4974	5.6500e-003	0.0000	120.6387

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3.5 Paving - 2030

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	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777
Total	1.6700e-003	9.4000e-004	0.0108	4.0000e-005	6.0300e-003	3.0000e-005	6.0500e-003	1.6000e-003	3.0000e-005	1.6300e-003	0.0000	3.6761	3.6761	7.0000e-005	0.0000	3.6777

3.6 Architectural Coating - 2030

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					
Archit. Coating	10.7618					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	10.7696	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794

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3.6 Architectural Coating - 2030

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	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674
Total	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674
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	10.7618					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7100e-003	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
Total	10.7696	0.0505	0.1061	1.8000e-004		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	15.0642	15.0642	6.1000e-004	0.0000	15.0794
MT/yr																

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3.6 Architectural Coating - 2030

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	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674
Total	0.0139	7.8500e-003	0.0899	3.4000e-004	0.0502	2.3000e-004	0.0505	0.0134	2.1000e-004	0.0136	0.0000	30.6536	30.6536	5.5000e-004	0.0000	30.6674

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Improve Pedestrian Network

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	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					
Mitigated	4.3461	15.5701	50.9423	0.1436	13.7529	0.1311	13.8839	3.6767	0.1223	3.7990	0.0000	13,144.53 95	13,144.53 95	0.7960	0.0000	13,164.43 92
Unmitigated	4.4408	16.2203	53.8231	0.1534	14.7721	0.1396	14.9117	3.9491	0.1303	4.0794	0.0000	14,046.72 29	14,046.72 29	0.8300	0.0000	14,067.47 25

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Single Family Housing	13,876.80	14,023.80	12,568.50	39,244,009		36,536,172	
Total	13,876.80	14,023.80	12,568.50	39,244,009		36,536,172	

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	Diversified	Pass-by
Single Family Housing	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
	0.534300	0.203000	0.167300	0.054500	0.001300	0.000900	0.008600	0.020700	0.000000	0.004400	0.002500	0.000700	0.001800
Single Family Housing													

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Exceed Title 24

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					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,680.552 ₄	1,680.552 ₄	0.1275	0.0290	1,692.374 ₃
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,694.033 ₀	1,694.033 ₀	0.1285	0.0292	1,705.949 ₆
NaturalGas Mitigated	0.1948	1.6646	0.7084	0.0106		0.1346	0.1346		0.1346	0.1346	0.0000	1,927.834 ₅	1,927.834 ₅	0.0370	0.0353	1,939.290 ₇
NaturalGas Unmitigated	0.2072	1.7710	0.7536	0.0113		0.1432	0.1432		0.1432	0.1432	0.0000	2,050.958 ₁	2,050.958 ₁	0.0393	0.0376	2,063.145 ₉

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5.2 Energy by Land Use - NaturalGasUnmitigated

Land Use	NaturalGas Use kBTU/yr	SO2	NOx	CO	PM10 Total	Exhaust PM10	Fugitive PM10	PM10 Total	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Single Family Housing	3.84335e+007	0.2072	1.7710	0.7536	0.1432	0.1432		0.1432	0.1432	0.1432	0.0000	2,050.9581	2,050.9581	0.0393	0.0376	2,063.1459
Total		0.2072	1.7710	0.7536	0.1432	0.1432		0.1432	0.1432	0.1432	0.0000	2,050.9581	2,050.9581	0.0393	0.0376	2,063.1459

Mitigated

Land Use	NaturalGas Use kBTU/yr	SO2	NOx	CO	PM10 Total	Exhaust PM10	Fugitive PM10	PM10 Total	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Single Family Housing	3.61263e+007	0.1948	1.6646	0.7084	0.1346	0.1346		0.1346	0.1346	0.1346	0.0000	1,927.8345	1,927.8345	0.0370	0.0353	1,939.2907
Total		0.1948	1.6646	0.7084	0.1346	0.1346		0.1346	0.1346	0.1346	0.0000	1,927.8345	1,927.8345	0.0370	0.0353	1,939.2907

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

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Single Family Housing	1.28763e+007	1,694,033.0	0.1285	0.0292	1,705,949.6
Total		1,694,033.0	0.1285	0.0292	1,705,949.6

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Single Family Housing	1.27758e+007	1,680,552.4	0.1275	0.0290	1,692,374.3
Total		1,680,552.4	0.1275	0.0290	1,692,374.3

6.0 Area Detail**6.1 Mitigation Measures Area**

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Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use only Natural Gas Hearths

	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					
Mitigated	11.8045	0.6759	11.1607	4.0900e-003		0.1048	0.1048		0.1048	0.1048	0.0000	654.6442	654.6442	0.0294	0.0117	658.8585
Unmitigated	19.7526	1.8534	83.3407	0.2396		11.8797	11.8797		11.8797	11.8797	1,576.6619	654.6442	2,231.3062	7.4000	0.0117	2,419.7848

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6.2 Area by SubCategory

Unmitigated

	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	1.0762					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.3340					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	8.0124	1.7274	72.4140	0.2390		11.8193	11.8193		11.8193	11.8193	1,576.661 ⁹	636.8149	2,213.476 ⁸	7.3828	0.0117	2,401.525 ⁴
Landscaping	0.3300	0.1260	10.9267	5.8000e-004		0.0604	0.0604		0.0604	0.0604	0.0000	17.8293	17.8293	0.0172	0.0000	18.2584
Total	19.7526	1.8534	83.3407	0.2396		11.8797	11.8797		11.8797	11.8797	1,576.661⁹	654.6442	2,231.306²	7.4000	0.0117	2,419.784⁸

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6.2 Area by SubCategory

Mitigated

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
Architectural Coating	1.0762					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	10.3340					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0644	0.5499	0.2340	3.5100e-003		0.0445	0.0445		0.0445	0.0445	0.0000	636.8149	636.8149	0.0122	0.0117	640.5991
Landscaping	0.3300	0.1260	10.9267	5.8000e-004		0.0604	0.0604		0.0604	0.0604	0.0000	17.8293	17.8293	0.0172	0.0000	18.2594
Total	11.8045	0.6759	11.1607	4.0900e-003		0.1048	0.1048		0.1048	0.1048	0.0000	654.6442	654.6442	0.0294	0.0117	858.8585

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	101.0845	2.5025	0.0603	181.6099
Unmitigated	126.3556	3.1282	0.0754	227.0124

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	95.7764 / 60.3808	126.3556	3.1282	0.0754	227.0124
Total		126.3556	3.1282	0.0754	227.0124

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7.2 Water by Land Use**Mitigated**

Land Use	Indoor/Outdoor Use	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
	Mgal	MT/yr			
Single Family Housing	76,6211 / 48,3046	101.0845	2.5025	0.0603	181.6099
Total		101.0845	2.5025	0.0603	181.6099

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	230.4110	13.6169	0.0000	570.8335
Unmitigated	307.2146	18.1559	0.0000	761.1113

8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	Tons	MT/yr			
Single Family Housing	1513.44	307.2146	18.1559	0.0000	761.1113
Total		307.2146	18.1559	0.0000	761.1113

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8.2 Waste by Land UseMitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	1135.08	230.4110	13.6169	0.0000	570.8335
Total		230.4110	13.6169	0.0000	570.8335

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary EquipmentFire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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	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
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. <i>Coccidioides immitis</i>, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques. b) Less than Significant with Mitigation Incorporation - in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The project will be subject to District Rule 9510, which is intended to mitigate the project's impact on air quality through design elements or payment of applicable off-site mitigation fees. An Air Impact Assessment application is required to be submitted to the SJVAPCD prior to issuance of a building permit. The project is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to any earthmoving activities. c) Less than Significant with Mitigation Incorporation - in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The 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	☐	☐	☒	☐