

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, February 22, 2022

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: <http://livestream.hanford.city/>

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.

1. Approval of the February 8, 2022 Minutes

PUBLIC HEARING

Conditional Use Permit No. 2021-09, a request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. chemical manufacturing facility in the I-H Heavy Industrial zone district. Mitigated Negative Declaration No. 2014-02: An addendum to the previously approved Mitigated Negative Declaration No. 2014-02 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10724 Energy Street (APN 018-242-077 and 018-242-078).

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 2/22/2022

AGENDA SECTION: 1

SUBJECT:

Approval of the February 8, 2022 Minutes

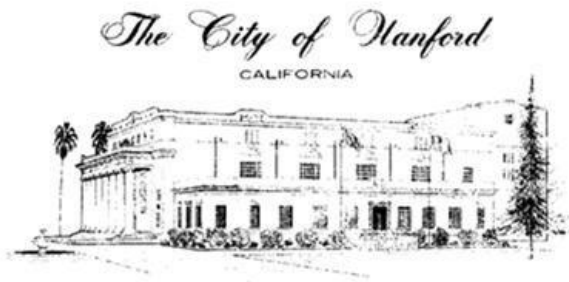
RECOMMENDATION:

Approve the minutes of the February 8, 2022 minutes.

FISCAL IMPACT:

ATTACHMENTS:

2-8-22 PC Minutes



MINUTES

PLANNING COMMISSION of the CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, February 8, 2022

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: <http://livestream.hanford.city/>

CALL TO ORDER

Chair SANCHEZ called the meeting to order at 5:33 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:12 PM
Travis Paden		Present	5:14 PM
Martin Devine	Commissioner	Present	5:15 PM
Jacob Sanchez		Present	5:15 PM

INVOCATION

There was no invocation.

FLAG SALUTE

Chair SANCHEZ led the flag salute.

PUBLIC COMMENT

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

There were no public comments.

ELECTION OF 2022 CHAIR AND VICE-CHAIR

1. Nomination

City Attorney Mizote gave instructions regarding the election process and invited nominations for Chair.

Commissioner DOUGLAS nominated Commissioner SANCHEZ.

RESULT:	FAILED [2 TO 2]
MOVER:	Richard Douglas
AYES:	Douglas, Sanchez
NAYS:	Paden, Devine

2. Nomination

Commissioner DEVINE nominated Commissioner PADEN for the position of 2022 Chair.

RESULT:	FAILED [2 TO 2]
MOVER:	Martin Devine, Commissioner
AYES:	Paden, Devine
NAYS:	Douglas, Sanchez

Due to the tie vote, Commissioner PADEN suggested that Commissioner SANCHEZ retain the Chair, and Commissioner PADEN serve as Vice-Chair. This was agreed, by consensus.

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.

1. Approval of the December 14, 2021 Minutes

2. Time Extension 2022-01, a request to extend the life of Conditional Use Permit No. 2019-06 and Site Plan Review No. 2019-32 for one year. The project is located north of Glendale Avenue, west of Aquifer Drive (APN 011-010-044).

Chair SANCHEZ called for a motion to approve the Consent Agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas, Martin Devine
SECONDER:	Travis Paden
AYES:	Douglas, Paden, Devine, Sanchez

PUBLIC HEARING

Conditional Use Permit No. 2020-05, a request to allow a self-storage facility in the R-L-5 Low Density Residential zone district. The project is located south of the intersection of Highway 43 and 10th Avenue (APN 014-080-078).

Attachment: 2-8-22 PC Minutes (2-8-22 PC Minutes)

Chair SANCHEZ opened the Public Hearing and called for the staff report. Assistant Planner Manha presented the staff report, recommended approval of the project, and invited questions of staff.

Commissioner PADEN asked if there would be a center divider or left-turn lane, to alleviate traffic congestion coming from the north. Assistant Planner Manha replied that there would be enough distance that traffic back-up should not be an issue.

Chair SANCHEZ opened Public Comment:

FAVOR

Richard Torosian, one of the owners, explained features, such as smart-phone security (no locks), that make this storage facility different than most. He referred to a brochure that was submitted to the Commissioners at the dais.

OPPOSED

Hanford citizen Bob Ramos stated that he is not opposed to the project, but would like to see some shrubbery around the facility, to enhance the appearance when coming from the north.

There being no further comments, Chair SANCHEZ invited the Commissioners to ask questions of the applicant.

Commissioner PADEN asked what the height of the block wall would be. Mr. Torosian replied that it would be six feet in height. In response to Mr. Ramos' comments, he added that they will have date palms and mature landscaping to enhance the aesthetics of the property and discourage graffiti.

Chair SANCHEZ closed the public hearing and called for a motion.

Motion to adopt Resolution 2022-01, approving Conditional Use Permit 2020-05.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Travis Paden
SECONDER:	Martin Devine, Commissioner
AYES:	Douglas, Paden, Devine, Sanchez

DIRECTOR'S COMMENTS

1. Discussion of Planning Commissioner Workshops and/or Academies

Interim Community Development Director Mary Beatie stated that Planning Commissioner workshops are offered by League of California Cities and other agencies. She will notify them when the next one opens up, and she encouraged them to attend, if possible.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner PADEN, acknowledging that it is not in the purview of the Commission, asked if there is any information he can share with citizens who contact him regarding Northstar Courts.

Ms. Beatie replied that a density bonus is available, since certain criteria were met. She also explained the ordinance-required process that this project completed. She also announced that there will be a public meeting with City Council Tuesday, March 15, 2022, 7:00 p.m.

City Attorney Mizote added that Health & Safety Code 65583 states that supportive housing must be allowed where multi-family and mixed use is allowed, regardless of City ordinances. He stated that this property is zoned for mixed use.

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Diana Black

Attachment: 2-8-22 PC Minutes (2-8-22 PC Minutes)



AGENDA STAFF REPORT

MEETING DATE: 2/22/2022	AGENDA SECTION:
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SUBJECT:

Conditional Use Permit No. 2021-09, a request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. chemical manufacturing facility in the I-H Heavy Industrial zone district. Mitigated Negative Declaration No. 2014-02: An addendum to the previously approved Mitigated Negative Declaration No. 2014-02 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10724 Energy Street (APN 018-242-077 and 018-242-078).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - CUP 2021-09

Resolution No. 2022-03

Attachment 1: Site Plan

Attachment 2: SPR 2021-47 Approval Letter

Attachment 3: Addendum No. 3

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, February 22, 2022**

PROJECT: **Conditional Use Permit No. 2021-09**, a request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. chemical manufacturing facility in the I-H Heavy Industrial zone district.

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

LOCATION: The project is located at 10724 Energy Street (APN 018-242-077 and 018-242-078).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-03, approving Conditional Use Permit No. 2021-09.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-03, approving Conditional Use Permit No. 2021-09.

PROJECT DESCRIPTION

The project is a request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. (TKI) chemical manufacturing facility in the I-H Heavy Industrial zone district. The project will create electricity to be consumed solely on site. The use of the site as a chemical manufacturing facility is permitted in the I-H Heavy Industrial zone district as an “industrial or manufacturing facility, intensive” use, which requires the approval of a Conditional Use Permit. The project is an amendment to Conditional Use Permit No. 2013-02, which approved the installation of a KTS (Potassium Thiosulfate Solution) manufacturing facility. This project is for a solar facility only and will not modify the operations of the site, approved under Conditional Use Permit No. 2013-02.

Project Location

The proposed project is located at 10724 Energy Street (APN 018-242-077 and 018-242-078) (see Figure 1, below).

Entitlement

The applicant has submitted Site Plan Review No. 2021-47 for the project, the installation a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing TKI

site (see **Attachment 1**). Site Plan Review No. 2021-47 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

The Tessengerlo Kerley, Inc. site was developed under Site Plan Review No. 2012-09, Site Plan Review No. 2013-13, Site Plan Review No. 2018-16, Site Plan Review No. 2019-30, Conditional Use Permit No. 2013-02, which allowed the use of chemical manufacturing (fertilizer mixing) at 10724 Energy Street, within the industrial park, Conditional Use Permit No. 2018-04, and Conditional Use Permit No. 2019-07 (Conditional Use Permit No. 2013-02 Amendment #1).

Site Plan Review No. 2018-16 and Conditional Use Permit No. 2018-04 approved the installation of a TDSX recycling unit. The TDSX unit cleans amines and glycols of heat stable salts that build up over time as the material is used in refinery processes. The heat stable salts prevent the materials from working efficiently, so periodically, the material must be removed from the process and either disposed of or recycled for reuse. The TDSX process removes the heat stable salts through evaporation and condensation allowing the treated material to be used back into the refinery process and not have to be sent for disposal.

Site Plan Review No. 2019-30 and Conditional Use Permit No. 2013-02 Amendment #1 approved the installation of four additional above ground, bulk storage tanks for the storage of KTS, a potassium and sulfur non-hazardous liquid fertilizer. The four tanks each have a 1-million-gallon capacity and are constructed with stainless steel. Along with the storage tanks, associated pumps, piping, instruments, etc. were installed.

Since the proposed solar facility and the chemical manufacturing facility are currently located on two separate parcels, the applicant is required to merge the two parcels through the Parcel Map Waiver process.

Figure 1:
Land Use (property outlined in red)

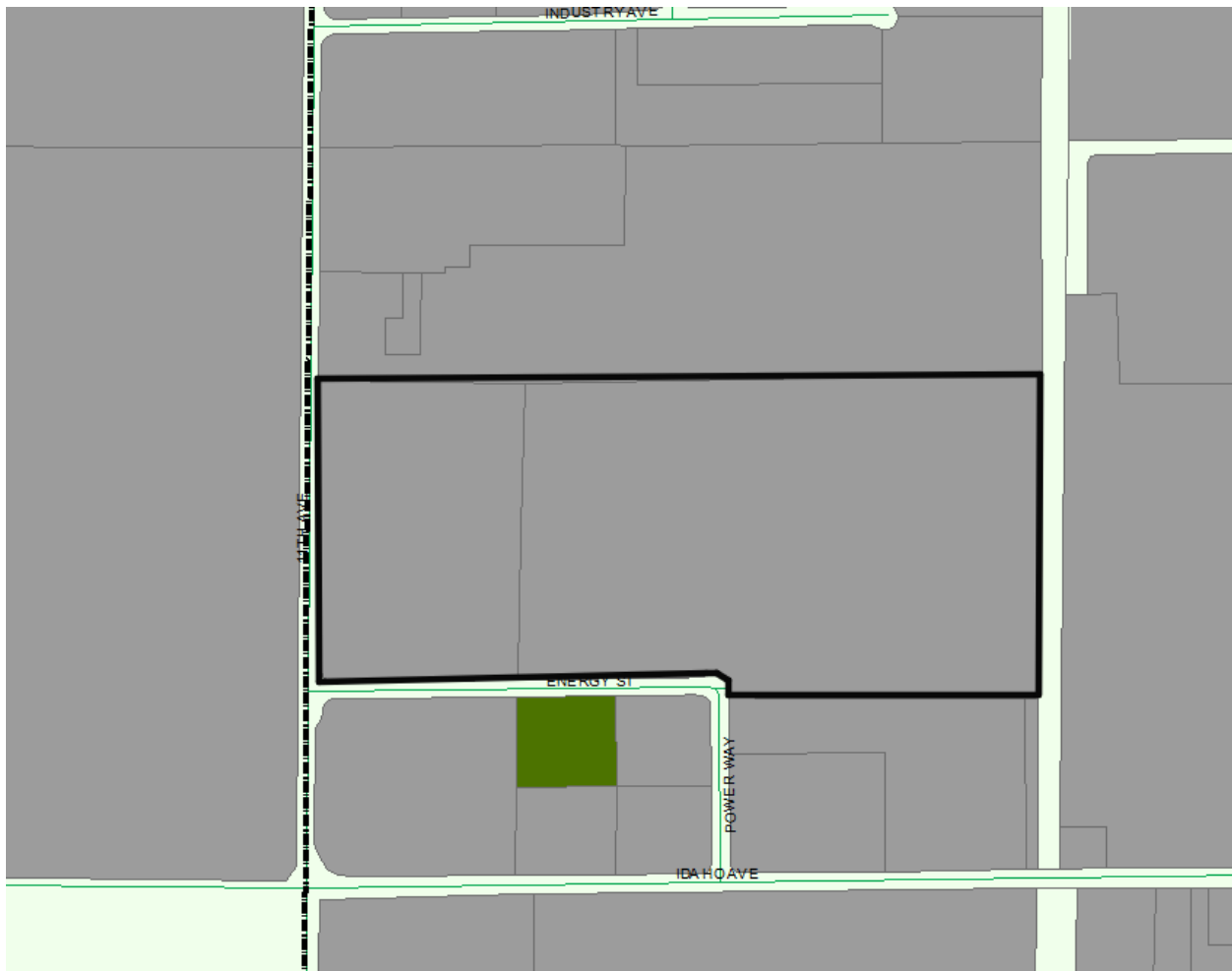


BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Heavy Industrial (see Figure 2, below). According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The solar facility will support the operations of the existing chemical manufacturing facility that is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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



Zoning Designation

The property is zoned I-H Heavy Industrial, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing chemical manufacturing facility. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, an accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use is permitted in the I-H Heavy Industrial zone district. The use of the site as a chemical manufacturing facility is permitted in the I-H Heavy Industrial zone district as an “industrial or manufacturing facility, intensive” use, which requires the approval of a Conditional Use Permit (see Figure 4, below). An “industrial or manufacturing facility, intensive” means a facility that regularly uses hazardous chemicals or procedures or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food

manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic. The site was approved for a chemical manufacturing facility under Conditional Use Permit No. 2013-02, which shall be amended to permit the use of a solar facility on site.

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

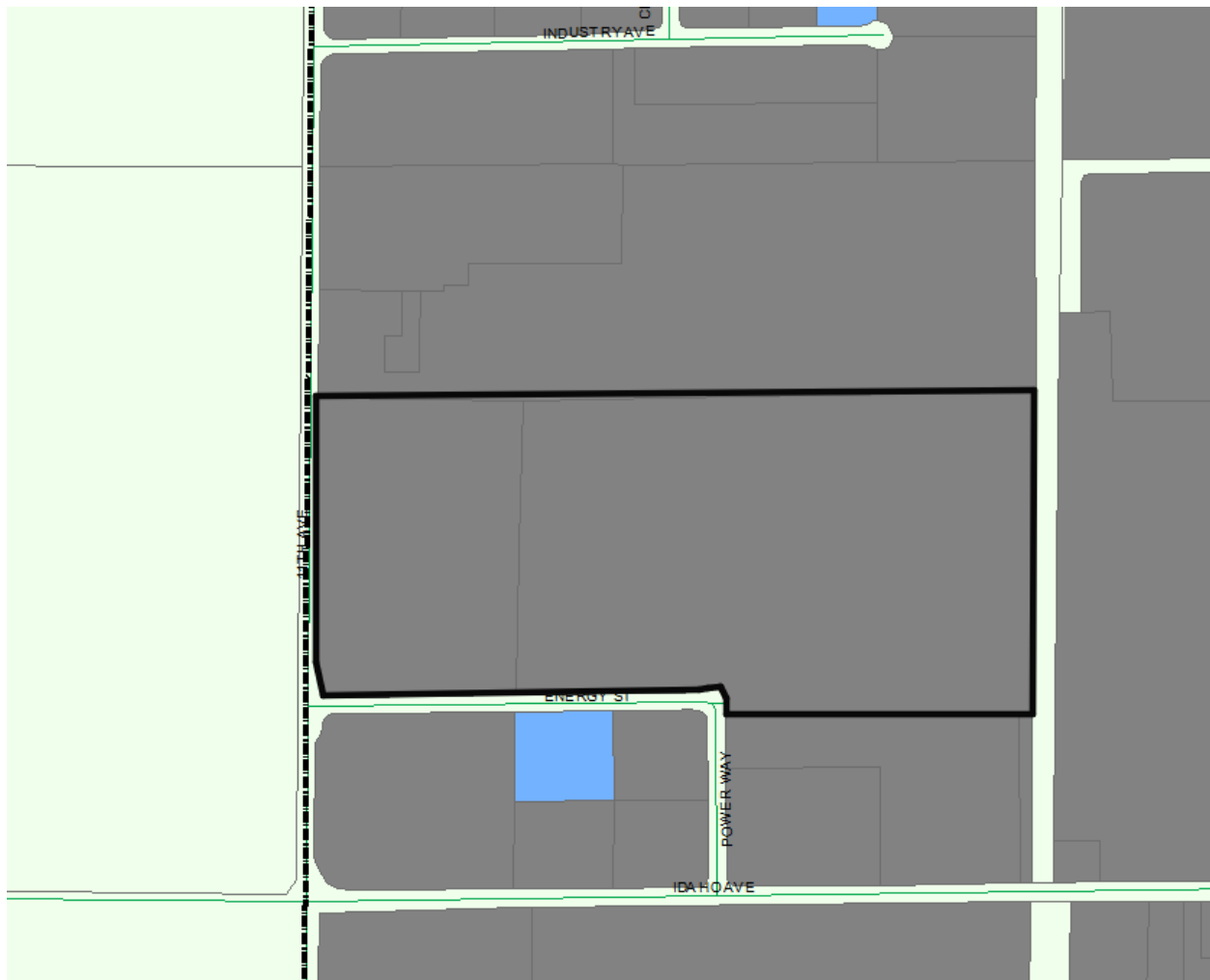


Figure 4:
Land Use Table

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

PROJECT EVALUATION

Conformance with the standards of the I-H Heavy Industrial zone district

17.36.030 Site Area

In the I-H Heavy Industrial zone district, the minimum site area shall be 20,000 square feet. The subject property is approximately 715,690 square feet, and will be approximately 2,755,605 square feet when merged. The property exceeds the site area requirement for the I-H Heavy Industrial zone district.

17.36.040 Lot Dimensions

In the I-H Heavy Industrial zone district, the minimum lot frontage shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has approximately 645 feet of street frontage along Energy Street and 1,027 feet of street frontage along 11th Avenue presently, and will have over 1,295 feet of street frontage along Energy Street and approximately 1,027 feet of street frontage along 11th Avenue when merged. The property exceeds the lot frontage requirement for the I-H Heavy Industrial zone district.

17.36.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.36.060 Building Setback Area

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

Front-Building Setback

In the I-H Heavy Industrial zone district, the front building setback area shall be a minimum of 10 feet. On corner lots, the property line adjoining the shorter street frontage shall be the front property line. In this case, Energy Street is the shorter side of the corner lot; therefore, the property line adjoining Energy Street is the front. The building setback is over 20 feet back from the front lot line, which satisfies the requirement of the I-H Heavy Industrial zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The interior side building setback is over 24 feet and the street-side building setback along 11th Ave. is over 40 feet, both of which exceed the side setback requirements for the I-H Heavy Industrial zone district.

Rear-Building Setback

The rear building setback area may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the proposed rear setback area is zero feet. The rear building setback area will be over zero feet from the rear lot line, which exceeds the requirement.

17.36.070 Distances Between Structures

In the I-H Heavy Industrial zone district, the minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no existing or proposed structures used solely for residential purposes on site.

17.36.080 Height of Structures

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

17.36.090 Driveways

In the I-H Heavy Industrial zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. Gated entrances shall be set back at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer. One driveway 24 feet in width is proposed to be located near the interior side lot line. The driveway is over 100 feet from the closest street corner. The proposed gate will be located 40 feet behind the property line, which was reviewed and approved by the City Engineer. Once merged, there will be five driveways on site; the existing four will remain unchanged. This satisfies the driveway requirements for the I-H Heavy Industrial zone district.

17.36.100 Off-Street Parking

In accordance with Section 17.54.040, parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. The total number of employees is 18 overall. Once merged, the site will provide 36 parking stalls on site, two of which are ADA- accessible, which meets the parking requirement for the use. The addition of the solar facility does not require changes to the number of employees on site. Therefore, additional parking is not required.

17.36.110 Usable Open Space

In the I-H Heavy Industrial zone district, there is no minimum requirement for usable open space. The applicant is not proposing to provide usable open space. They will not be required to provide usable open space. The site meets the usable open space requirement.

17.36.120 Landscaping

Properties in the I-H Heavy Industrial zone district shall provide and permanently maintain landscaping in a setback area not less than 10 feet from a lot line adjoining a street. The property will have a minimum of 10 feet of landscaping along the lot lines adjoining a street. The project satisfies the landscaping requirements for the I-H Heavy Industrial zone district.

17.36.130 Screening, Fences, and Walls

Properties in the I-H Heavy Industrial zone district shall meet the screening, fences, and walls standards in Section 17.28.130 of the Hanford Municipal Code. A seven-foot-high fence with six feet of chain link and one foot of barbed wire will surround the solar facility. This fence is permitted and shall be located behind any landscaped area located next to a street. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The property is only adjacent to properties in the I-H Heavy Industrial zone district; no block wall is required. The project satisfies all screening, fence, and wall regulations for the I-H Heavy Industrial zone district.

17.36.140 Signs

All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code for the I-H Heavy Industrial zone district. For permanent building signs, there is no limit to number of signs per business establishment; a maximum sign surface area of 500 sq. ft. per sign and 1,000 sq. ft. cumulative of all signs is permitted; 1 sq. ft. per lineal foot of property line adjoining a street, or 100 sq. ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face is permitted for signage. Permanent freestanding signs may have one sign per frontage maximum; a 40 sq. ft. maximum sign face size; a maximum height of 10 feet; sites within 100 feet of State Route 198 may increase the maximum sign height to 50 feet.

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

17.36.150 General Provisions and Standards

In the I-H Heavy Industrial zone district, no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title. A solar facility is permitted to operate outside a completely enclosed structure in order to capture sunlight and create power effectively.

All requirements of the I-H Heavy Industrial zone district, prescribed by Chapter 17.36 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2021-09

Conditional Use Permit No. 2021-09

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

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

ANALYSIS: The proposed use will not impair the integrity and character of the I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in Chapter 17.36 of the Hanford Municipal Code for the I-H Heavy Industrial zone district. The use of a solar facility is accessory to the chemical manufacturing facility, which is classified as an “industrial or manufacturing facility, intensive” use. This use is listed as a permitted use with the approval of a Conditional Use Permit in the I-H Heavy Industrial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: The installation of the solar facility is compatible with existing and future permitted land uses in the I-H Heavy Industrial zone district. The proposed use will be located on the Tessenderlo Kerley, Inc. site, for which Conditional Use Permit No. 2013-02 was approved to allow a chemical manufacturing facility. According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The solar facility will support the operations of the existing chemical manufacturing facility that is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

ANALYSIS: According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery

sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The solar facility will support the operations of the existing chemical manufacturing facility that is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02. Due to the addition of the solar facility on the property, Addendum No. 3 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02. The addendum is attached as **Attachment 3**.

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

ANALYSIS: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.36 of the Hanford Municipal Code. The use of this site for a solar facility is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2021-47 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on February 11, 2022 and mailed to property owners within 300 feet of the project site on February 10, 2022. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02. Due to the addition of the solar facility on the property, Addendum No. 3 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02. The addendum is attached as **Attachment 3**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-03, approving Conditional Use Permit No. 2021-09.

Applicant:

Powerflex
805 Third Avenue
New York, NY 10022

Property Owner:

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

RESOLUTION NO. 2022-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2021-09, A REQUEST TO INSTALL A 1 MW GROUND-MOUNTED TRACKER PHOTOVOLTAIC (PV) SOLAR FACILITY AS AN ACCESSORY USE TO THE EXISTING TESSENDERLO KERLEY, INC. CHEMICAL MANUFACTURING FACILITY IN THE I-H HEAVY INDUSTRIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 10724 ENERGY STREET (APN 018-242-077 AND 018-242-078).

At a regular meeting of the City of Hanford Planning Commission duly called and held on February 22, 2022 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02, the Tessengerlo Kerley, Inc. chemical manufacturing facility; and

WHEREAS, Mitigated Negative Declaration No. 2014-02 has been adopted, certifying that the project will not result in any significant environmental impacts with the incorporation of mitigation measures; and

WHEREAS, Conditional Use Permit No. 2021-09, a request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. chemical manufacturing facility in the I-H Heavy Industrial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 10724 Energy Street (APN 018-242-077 and 018-242-078); and

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

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2021-47, attached as **Exhibit A** and be subject to all conditions of approval cited in the site plan review approval letter, attached as **Exhibit B**; and

WHEREAS, due to the addition of the solar facility to the existing use, proposed under Conditional Use Permit No. 2021-09, an Addendum to the previously approved Mitigated Negative Declaration No. 2014-02 was prepared in compliance with CEQA and the CEQA Guidelines Section 15164, and the Planning Commission has considered both the prior Mitigated Negative Declaration No. 2014-02 and Addendum No. 3, and determined the addition of the solar facility on the property would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit C**, shall also be conditions of development; and

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

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

ANALYSIS: The proposed use will not impair the integrity and character of the I-H Heavy Industrial zone district. The use is consistent with the regulations set forth in Chapter 17.36 of the Hanford Municipal Code for the I-H Heavy Industrial zone district. The use of a solar facility is accessory to the chemical manufacturing facility, which is classified as an "industrial or manufacturing facility, intensive" use. This use is listed as a permitted use with the approval of a Conditional Use Permit in the I-H Heavy Industrial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: The installation of the solar facility is compatible with existing and future permitted land uses in the I-H Heavy Industrial zone district. The proposed use will be located on the Tessenderlo Kerley, Inc. site, for which Conditional Use Permit No. 2013-02 was approved to allow a chemical manufacturing facility. According to General Plan Policy L87, the purpose of the Heavy Industrial Land Use designation is to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses. According to General Plan Policy L88, typical uses in the Heavy Industrial Land Use designation include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher. The solar facility will support the operations of the existing chemical manufacturing facility that is consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

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

consistent with the purpose of the Heavy Industrial Land Use designation and compatible with the uses typically permitted in the designation.

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

ANALYSIS: In accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted on February 27, 2014 for Conditional Use Permit No. 2013-02. Due to the addition of the solar facility on the property, Addendum No. 3 was prepared. Staff has evaluated the changes proposed in the addendum to the initial study and determined that the changes would not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration No. 2014-02.

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

ANALYSIS: This application has been reviewed by the various City departments and evaluated for conformity with the requirements of Chapter 17.36 of the Hanford Municipal Code. The use of this site for a solar facility is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2021-47 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2021-09 be approved, subject to the conditions of approval for Site Plan Review No. 2021-47, attached as **Exhibit B**.

EXPIRATION

This Conditional Use Application Permit shall become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

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

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

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

I, **Mary E. Beatie**, Interim Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning

Commission of the City of Hanford at a regular meeting thereof held on the 22nd day of February 2022.

Mary E. Beatie, Interim Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2022-03 (CUP 2021-09)



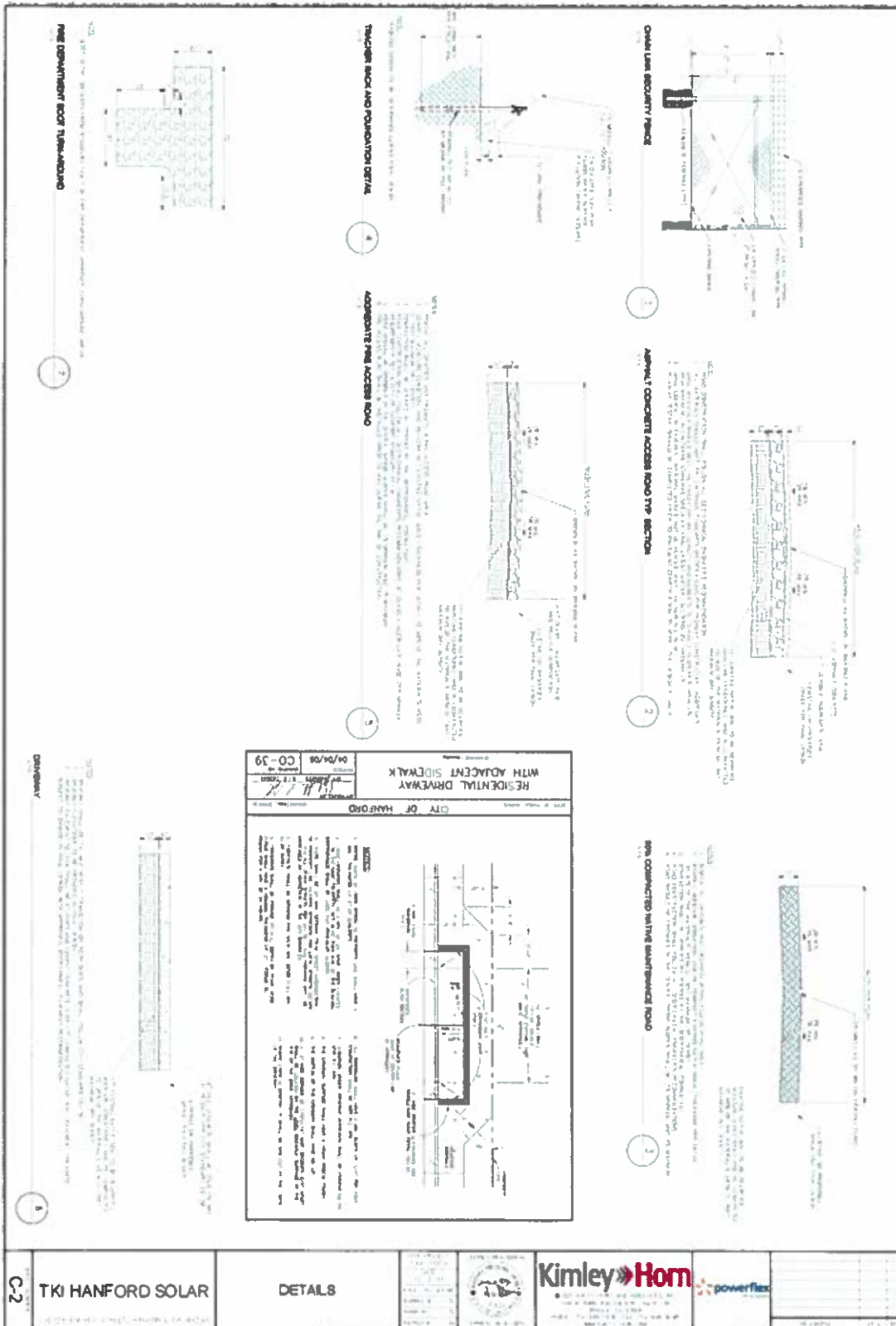


Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2022-03 (CUP 2021-09)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DIANE SHARP
VICE MAYOR
KALISH MORROW
COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTES II
CITY ATTORNEY
ROBERT M. DOWD

DATE: February 10, 2022

PROJECT: Site Plan Review 2021-47 (502-1192)

APPLICANT: Powerflex (Michael Landler)

LOCATION: 10724 Energy St. (APN 018-242-077, -078)

PROPOSAL: 1 MW ground-mount PV solar facility

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: December 22, 2021

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.

☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:

- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|--|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Mark Manha, Assistant Planner
Community Development Department

February 10, 2022
DATE

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). Due to the addition of the 1 MW ground-mount PV solar facility, proposed under Conditional Use Permit No. 2021-09, an amendment of Conditional Use Permit No. 2013-02, Addendum No. 3 was prepared and the Planning Commission has determined the solar facility on site would not result in any new or increased environmental impacts not identified in Mitigated Negative Declaration No. 2014-02.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2021-47 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: December 22, 2021

SITE PLAN NUMBER: 2021-47 (FILE 502-1192)

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

General Plan Designation: Heavy Industrial

Zoning: I-H Heavy Industrial

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

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

Required Entitlements:

- Conditional Use Permit (already applied)
- Parcel Map Waiver to merge the lots (already applied)

I-H Heavy Industrial - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2021-47 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure, except where specifically permitted by this title.
- ☒ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

Cultural Resources:

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

Building Setback Areas: (Section 17.36.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be a minimum of ten (10) feet.
 - ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
 - ☒ The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be 15 feet.

Distances Between Structures: (Section 17.36.070)

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

Height of Structures: (Section 17.36.080)

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

Driveways: (Section 17.36.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That gated entrances shall be set back at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

Off Street Parking: (Section 17.54)

- ☒ That parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. The addition of the solar facility does not require changes to the number of employees on site. Therefore, additional parking is not required.

Usable Open Space: (Section 17.36.110)

- ☒ That there is no minimum requirement for usable open space.

Landscaping: (Section 17.36.120 and 17.52)

- ☒ **That landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.**
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Signage: (Section 17.56)

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

Fencing and Walls: (Section 17.36.130 and 17.50.110)

- ☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or

maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2021-0047 (502-1192) PV Array
1-18-22
10830 Energy

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

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

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******

- 4.3 One Electronic submittal or 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance including C & D Recycle plan
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B/A.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
8. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
10. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
11. That the address will be 10830 Energy Street.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2021-47

Date: December 20, 2021

Project #: 50-0235 (Powerflex)

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please call **559-585-2545**.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 California Fire Code. Provide most current fire flow information for this location.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Please contact the Building department for submittal process.
6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted.*** Please contact the Building department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:
 - At least one man door shall be provided- only exterior door(s) are allowed
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.

- One-hour rated construction
 - Fire Sprinkler head coverage required
 - Normal and emergency back-up lighting shall be installed inside the fire riser room.
 - The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
 - For existing buildings: please contact the Fire Department.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).
17. ☒ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☒ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☐ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☒ Locked gates installed across fire department access roads:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- Downtown area (existing buildings): 4 inch numbers
- Buildings 20-ft. or less from the street: 6 inch numbers
- Buildings 21- to 40-ft. from the street: 8 inch numbers
- Buildings more than 40-ft. from street: 12 inch numbers

28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the Building department for submittal information.
29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
31. ☐ ***A fuel tank permit is required*** for underground and aboveground gasoline/LPG/Diesel.
32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.
33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
34. ☒ Provide hazardous condition identification placarding on all structures and facilities. Placarding shall comply with NFPA 704 and shall be installed at all entrances or structures.
35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing

system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to CFC 906.
38. ☐ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
39. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9

Hanford Public Works Department

Contact Public Works Director John Doyel @ 559-585-2571 or jdoyel@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2021-47

502-1192

1. Required to construct a City Standard drive approach as access to the site.

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2022-03 (CUP 2021-09)

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

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

15064.4 DETERMINING THE SIGNIFICANCE OF IMPACTS FROM GREENHOUSE GAS EMISSIONS

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

DETERMINING SIGNIFICANCE

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

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

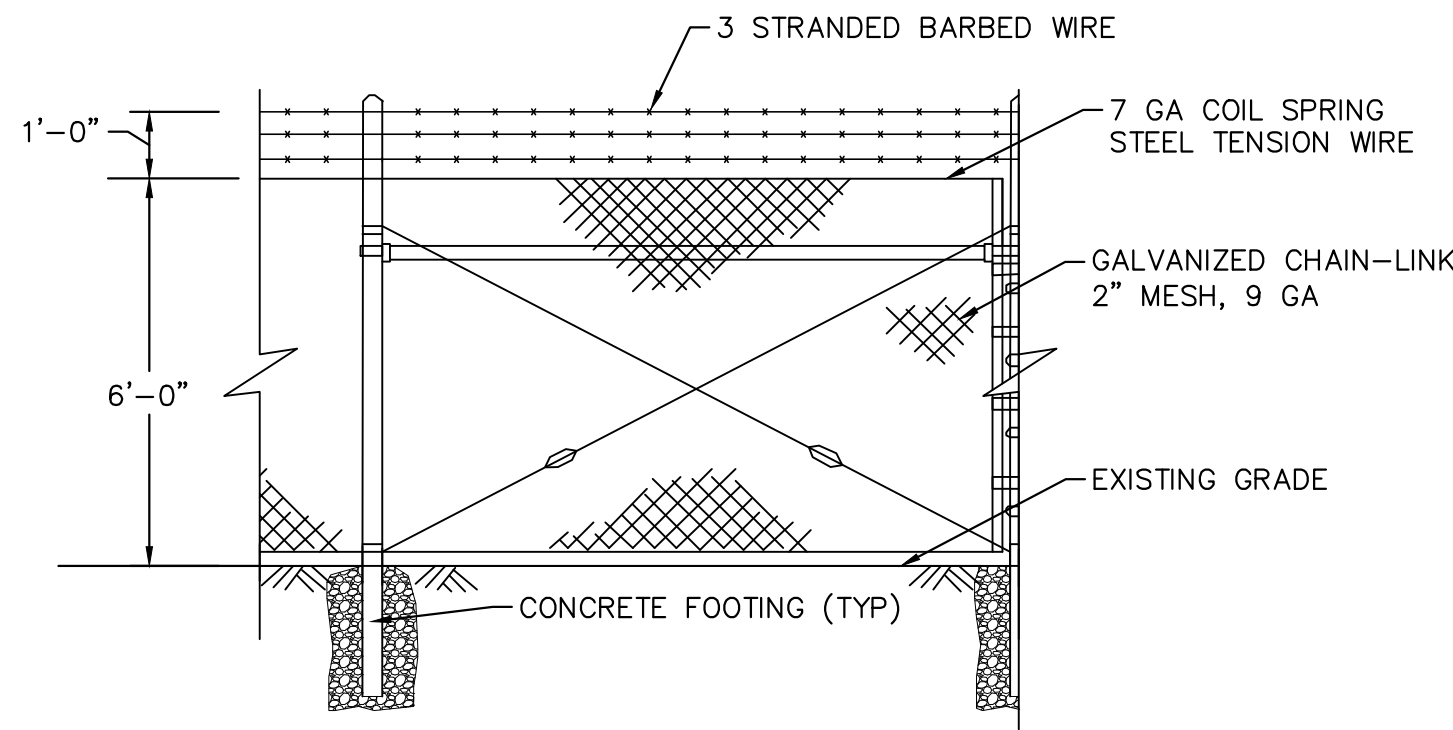
Mitigation MONITORING AND REPORTING PLAN

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

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

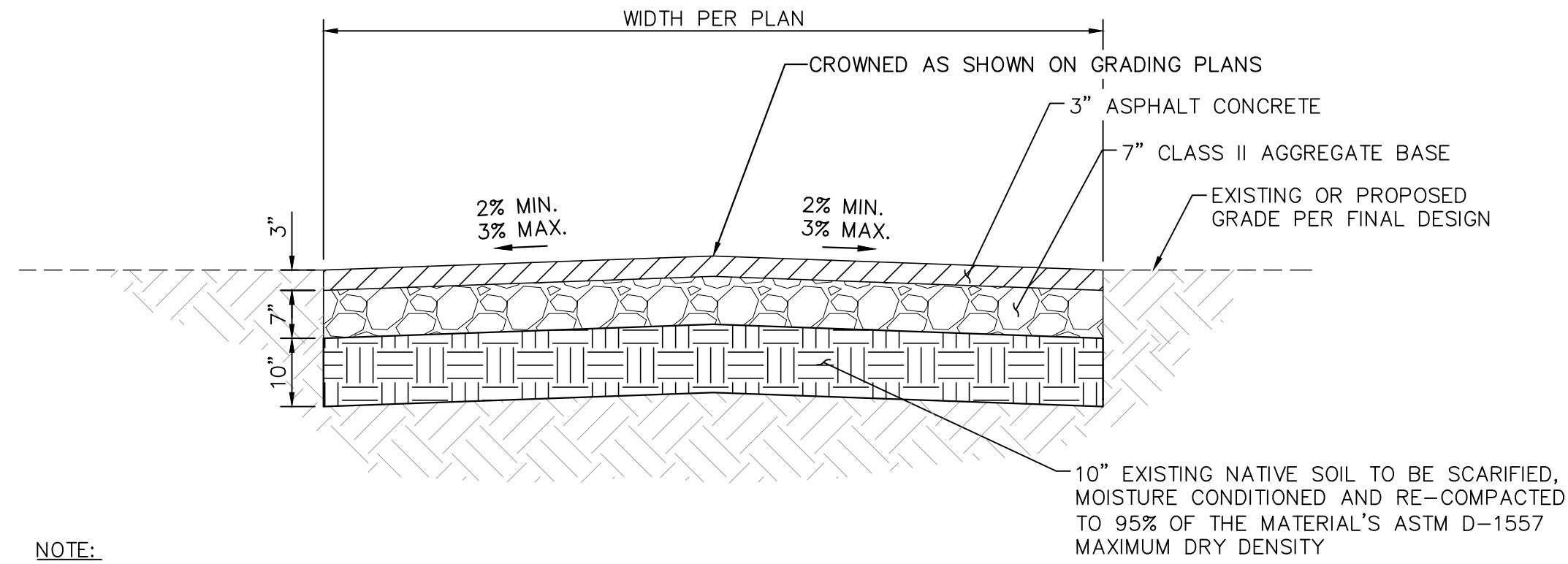
Emissions	forth by the San Joaquin Valley Air Pollution Control District for the following:) - 3,000 GALLON PER MINUTE COOLING TOWER (CT602) - (Mitigations Attached)	(Tessenderlo Kerley Inc.) must incorporate these mitigations into their development's design. The San Joaquin Valley Air Pollution Control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

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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CHAIN LINK SECURITY FENCE
N.T.S.

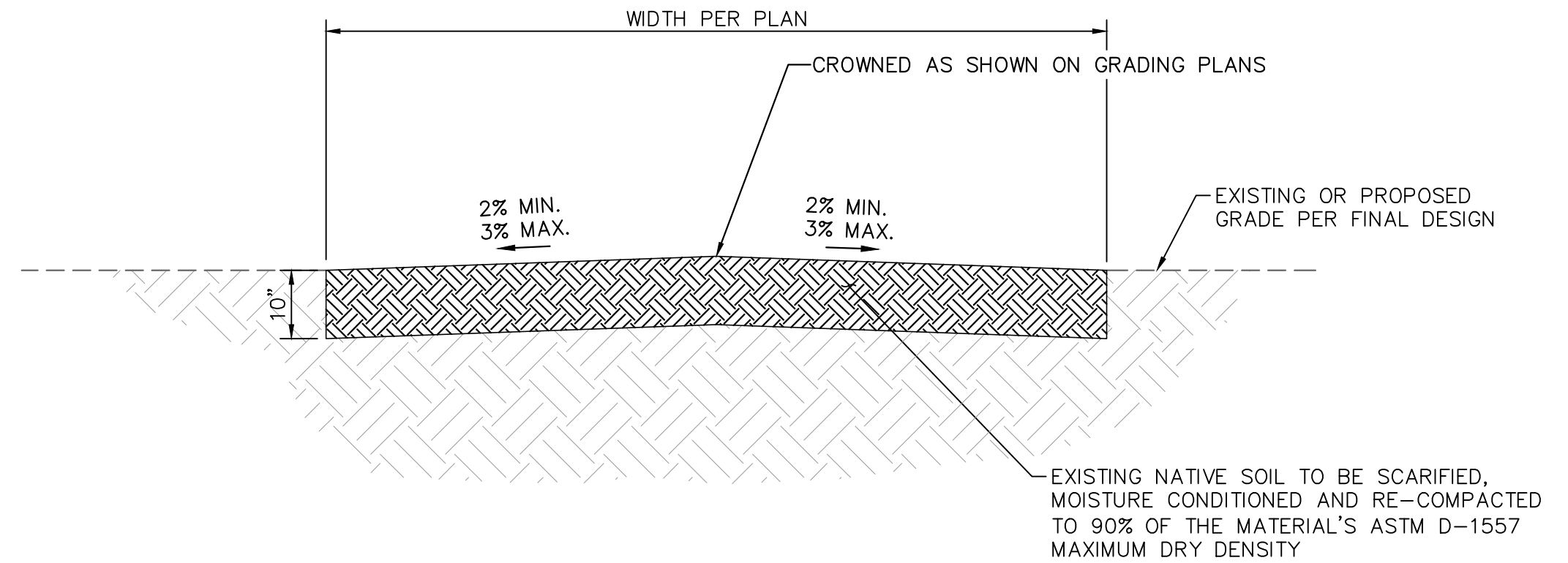
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- NOTE:
1. ROAD CONSTRUCTION SHALL FOLLOW ALL GEOTECHNICAL ENGINEER'S RECOMMENDATION
 2. ALL MATERIALS SHOULD MEET THE CALTRANS STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. AGGREGATE BASE MATERIALS SHOULD MEET THE GRADATION AND QUALITY REQUIREMENTS OF CLASS 2 AGGREGATE BASE (3/4 INCH MAXIMUM) IN CALTRANS STANDARD SPECIFICATIONS, LATEST EDITION, SECTIONS 25 THROUGH 29
 3. BASE COURSE OR PAVEMENT MATERIAL SHOULD NOT BE PLACED WHEN THE SURFACE IS WET
 4. R-VALUE TESTING SHOULD BE COMPLETED PRIOR TO PAVEMENT CONSTRUCTION TO VERIFY THE DESIGN R-VALUE

ASPHALT CONCRETE ACCESS ROAD TYP. SECTION
N.T.S.

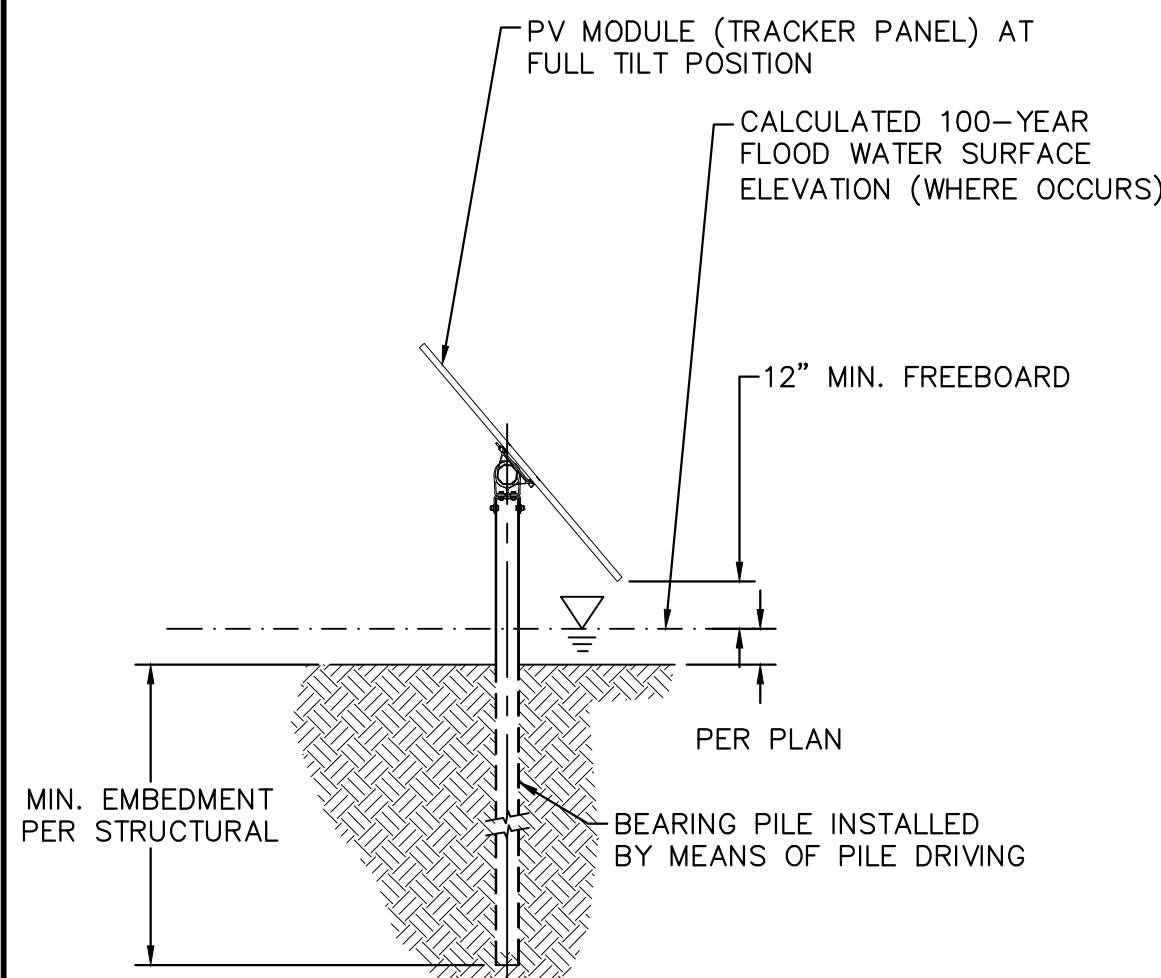
2



- NOTES:
1. REMOVE ALL GRASSES AND ORGANICS WITHIN ACCESS ROAD AREA.
 2. SCARIFY, MOISTURE CONDITION, AND RE-COMPACT EXISTING NATIVE SOILS (THICKNESS PER DETAIL) TO 90% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.
 3. COMPACTION SHALL BE VERIFIED BY TESTING BY THE GEOTECHNICAL CONSULTANT.
 4. ROAD CONSTRUCTION SHALL FOLLOW ALL GEOTECHNICAL ENGINEER'S RECOMMENDATIONS
 5. ROAD SHOULD BE CROWNED IN THE CENTER. CROSS SLOPES SHALL BE 2% MINIMUM AND 3% MAXIMUM

90% COMPACTED NATIVE MAINTENANCE ROAD
N.T.S.

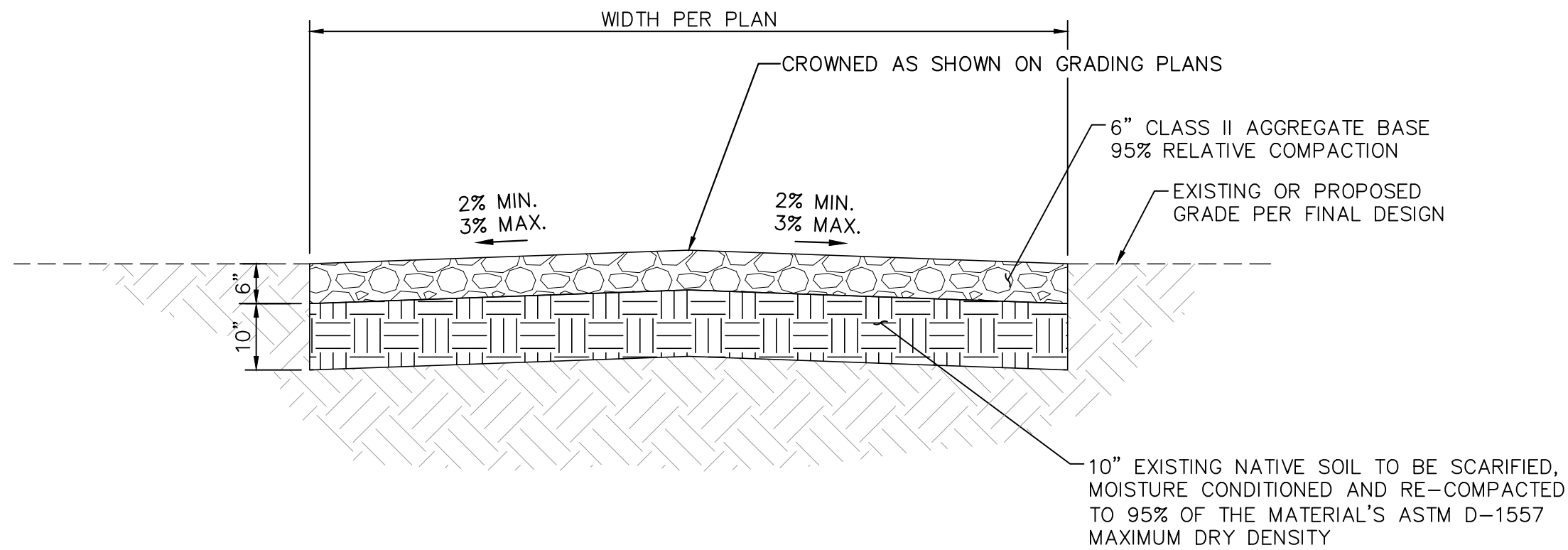
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- NOTE:
- RACKING DESIGN TO BE DETERMINED DURING FINAL DESIGN

TRACKER RACK AND FOUNDATION DETAIL
N.T.S.

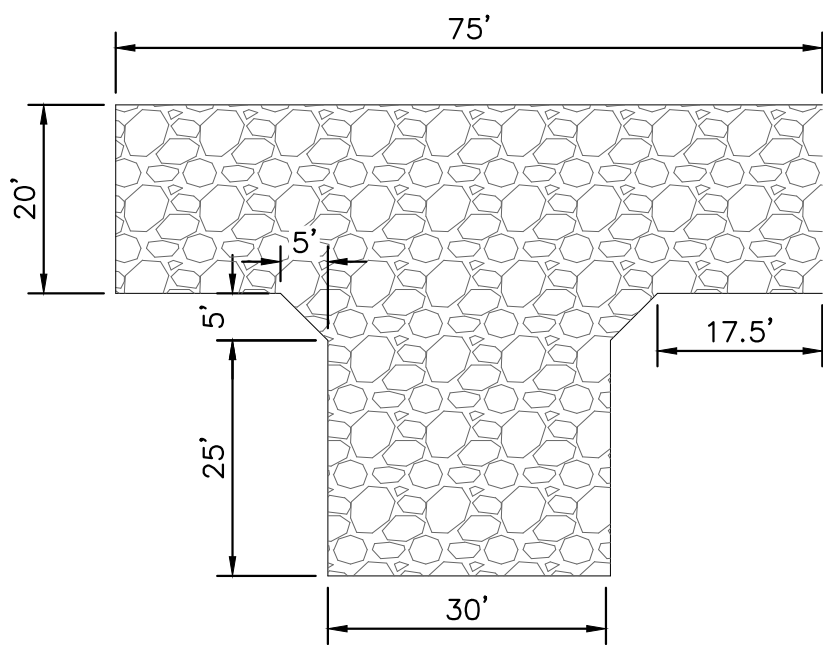
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- NOTES:
1. REMOVE ALL GRASSES AND ORGANICS WITHIN ACCESS ROAD AREA.
 2. SCARIFY, MOISTURE CONDITION, AND RE-COMPACT EXISTING NATIVE SOILS (THICKNESS PER DETAIL) TO 90% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.
 3. COMPACTION SHALL BE VERIFIED BY TESTING BY THE GEOTECHNICAL CONSULTANT.
 4. ROAD CONSTRUCTION SHALL FOLLOW ALL GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. 6" CLASS II AGGREGATE BASE PER MINIMUM REQUIREMENTS SET IN CITY OF HANFORD STANDARD ST-36.
 5. ROAD SHOULD BE CROWNED IN THE CENTER. CROSS SLOPES SHALL BE 2% MINIMUM AND 3% MAXIMUM
 6. FIRE ACCESS ROAD SHALL BE INSTALLED PRIOR TO AND DURING THE TIME OF CONSTRUCTION

AGGREGATE FIRE ACCESS ROAD
N.T.S.

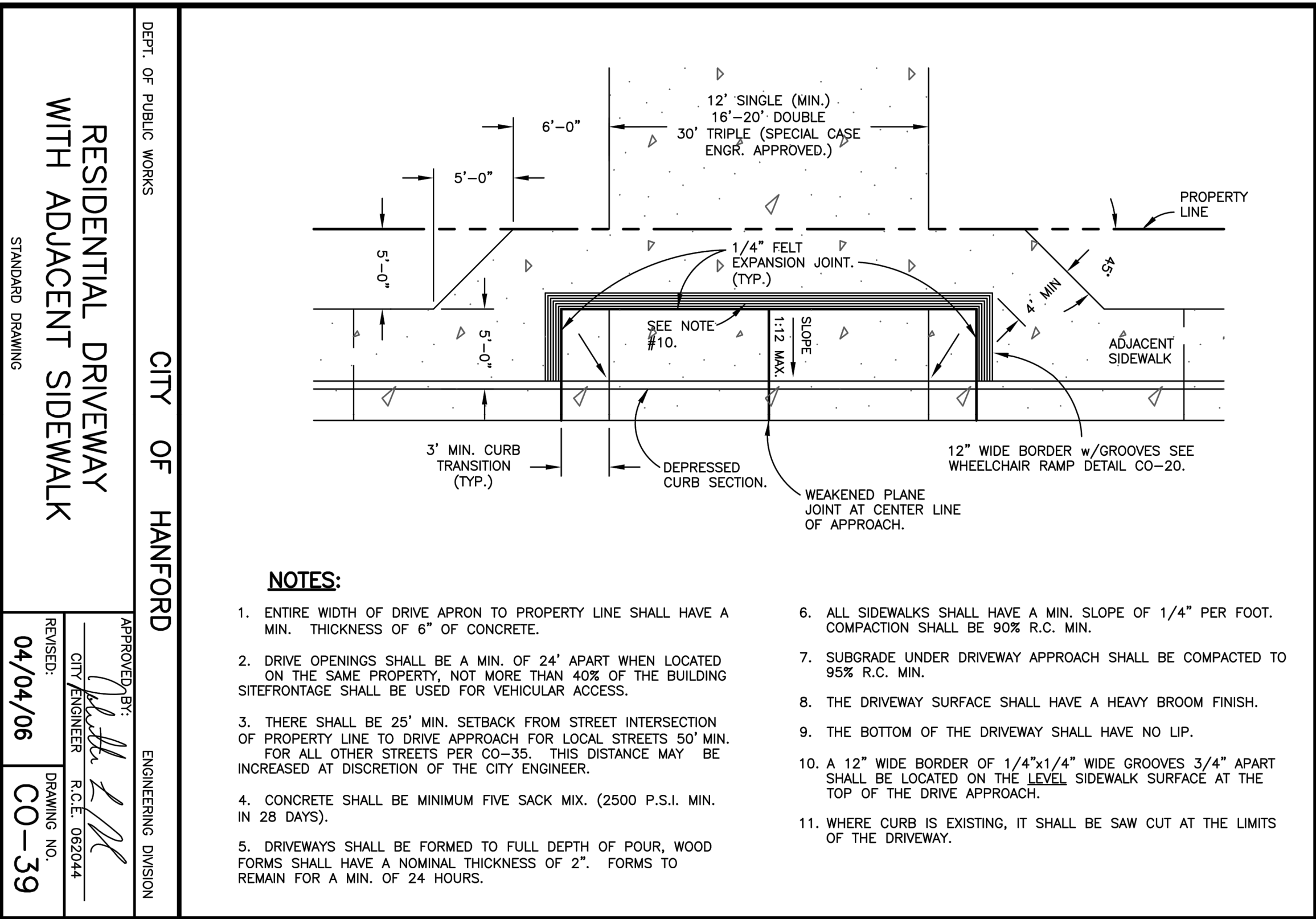
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- NOTE:
1. BOOT DETAIL OBTAINED FROM STANDARD 14.6.7 OF FIRE DEPARTMENT APPROVED TURN-AROUND AREAS

FIRE DEPARTMENT BOOT TURN-AROUND
N.T.S.

7



- NOTES:
1. ENTIRE WIDTH OF DRIVE APRON TO PROPERTY LINE SHALL HAVE A MIN. THICKNESS OF 6" OF CONCRETE.
 2. DRIVE OPENINGS SHALL BE A MIN. OF 24' APART WHEN LOCATED ON THE SAME PROPERTY, NOT MORE THAN 40% OF THE BUILDING SITEFRONTAGE SHALL BE USED FOR VEHICULAR ACCESS.
 3. THERE SHALL BE 25' MIN. SETBACK FROM STREET INTERSECTION OF PROPERTY LINE TO DRIVE APPROACH FOR LOCAL STREETS 50' MIN. FOR ALL OTHER STREETS PER CO-35. THIS DISTANCE MAY BE INCREASED AT DISCRETION OF THE CITY ENGINEER.
 4. CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. MIN. IN 28 DAYS).
 5. DRIVEWAYS SHALL BE FORMED TO FULL DEPTH OF POUR, WOOD FORMS SHALL HAVE A NOMINAL THICKNESS OF 2". FORMS TO REMAIN FOR A MIN. OF 24 HOURS.
 6. ALL SIDEWALKS SHALL HAVE A MIN. SLOPE OF 1/4" PER FOOT. COMPACTION SHALL BE 90% R.C. MIN.
 7. SUBGRADE UNDER DRIVEWAY APPROACH SHALL BE COMPACTED TO 95% R.C. MIN.
 8. THE DRIVEWAY SURFACE SHALL HAVE A HEAVY BROOM FINISH.
 9. THE BOTTOM OF THE DRIVEWAY SHALL HAVE NO LIP.
 10. A 12" WIDE BORDER OF 1/4"x1/4" WIDE GROOVES 3/4" APART SHALL BE LOCATED ON THE LEVEL SIDEWALK SURFACE AT THE TOP OF THE DRIVE APPROACH.
 11. WHERE CURB IS EXISTING, IT SHALL BE SAW CUT AT THE LIMITS OF THE DRIVEWAY.

DRIVEWAY
N.T.S.

6

KHA PROJECT 194111003		DATE 12/3/21	SCALE AS SHOWN	DESIGNED BY TC	DRAWN BY TC	CHECKED BY DB	EXPRES 09/30/2023
KIMLEY-HORN & ASSOCIATES, INC. 1100 W TOWN AND COUNTRY, SUITE 700 ORANGE, CA 92668 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM		Kimley-Horn		LICENSED PROFESSIONAL REGISTERED CIVIL ENGINEER STATE OF CALIFORNIA NO. 10000 EXPIRES: 09/30/2023		DETAILS	
TKI HANFORD SOLAR		10724 ENERGY STREET, HANFORD, CA 93230		SHEET NUMBER C-2		Attachment: Attachment 1: Site Plan (CUP 2021-09)	

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DIANE SHARP
VICEMAYOR
KALISH MORROW
COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: February 10, 2022

PROJECT: Site Plan Review 2021-47 (502-1192)

APPLICANT: Powerflex (Michael Landler)

LOCATION: 10724 Energy St. (APN 018-242-077, -078)

PROPOSAL: 1 MW ground-mount PV solar facility

ZONING: I-H Heavy Industrial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: December 22, 2021

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

- ☒ Approved subject to the following and the attached conditions of approval.
☒ Submit plans for a building permit between the hours of 8:00 a.m. and 4:00 p.m.
☒ Your Plans must be reviewed by:

- | | |
|---|---|
| ☐ City Council | ☒ Planning Commission CUP |
| ☐ Parking and Traffic Commission | ☐ Parks and Recreation Commission |
| ☐ Other: _____ | |

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

February 10, 2022
DATE

Attachment: Attachment 2: SPR 2021-47 Approval Letter (CUP 2021-09)

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). Due to the addition of the 1 MW ground-mount PV solar facility, proposed under Conditional Use Permit No. 2021-09, an amendment of Conditional Use Permit No. 2013-02, Addendum No. 3 was prepared and the Planning Commission has determined the solar facility on site would not result in any new or increased environmental impacts not identified in Mitigated Negative Declaration No. 2014-02.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2021-47 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: December 22, 2021

SITE PLAN NUMBER: 2021-47 (FILE 502-1192)

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

General Plan Designation: Heavy Industrial

Zoning: I-H Heavy Industrial

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

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

Correction(s):

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

Required Entitlements:

- Conditional Use Permit (already applied)
- Parcel Map Waiver to merge the lots (already applied)

I-H Heavy Industrial - all checked comments shall apply

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2021-47 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

- ☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure, except where specifically permitted by this title.
- ☒ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.
- ☒ That all open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.
- ☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

Cultural Resources:

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

Building Setback Areas: (Section 17.36.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be a minimum of ten (10) feet.
 - ☒ The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be 15 feet.
 - ☒ The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be 15 feet.

Distances Between Structures: (Section 17.36.070)

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

Height of Structures: (Section 17.36.080)

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

Driveways: (Section 17.36.090)

- ☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

- ☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.
- ☒ That gated entrances shall be set back at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

Off Street Parking: (Section 17.54)

- ☒ That parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. The addition of the solar facility does not require changes to the number of employees on site. Therefore, additional parking is not required.

Usable Open Space: (Section 17.36.110)

- ☒ That there is no minimum requirement for usable open space.

Landscaping: (Section 17.36.120 and 17.52)

- ☒ **That landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.**
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Signage: (Section 17.56)

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

Fencing and Walls: (Section 17.36.130 and 17.50.110)

- ☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.
- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.
- ☒ That any proposed fencing on the site be maintained in good repair.
- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or

maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Outdoor Lighting Standards: (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 30 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2021-0047 (502-1192) PV Array
1-18-22
10830 Energy

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
 2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
 3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
 4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 One electronic submittal or 6 complete sets of Drawings unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- **** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******
- 4.3 One Electronic submittal or 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance **including C & D Recycle plan**
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B/A.

6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen
8. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
9. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
10. That block walls and trash enclosures require separate submittals/permits through the Building Dept.
11. That the address will be 10830 Energy Street.

Hanford Fire Department

Contact Fire Marshal Christy Whittington @ 559-585-2594 or cwhittington@cityofhanfordca.com

concerning questions that you may have on the following conditions.

Site Plan Review: SPR 2021-47

Date: December 20, 2021

Project #: 50-0235 (Powerflex)

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please call **559-585-2545**.
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All deferred submittals shall be listed on the building plan title page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2019 California Fire Code. Provide most current fire flow information for this location.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☐ Based on the occupancy classification, an automatic sprinkler system is required for this project. **A separate fire department permit is required.** Please contact the Building department for submittal process.
6. ☐ For automatic sprinkler systems, **a separate permit must be submitted.** Please contact the Building department for submittal information.
7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser inside of it and shall have the following building elements:
 - At least one man door shall be provided- only exterior door(s) are allowed
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' X 4' room.

Attachment: Attachment 2: SPR 2021-47 Approval Letter (CUP 2021-09)

- One-hour rated construction
- Fire Sprinkler head coverage required
- Normal and emergency back-up lighting shall be installed inside the fire riser room.
- The exterior of the fire riser door shall have permanent signage stating **FIRE RISER ROOM** in a contrasting color to background.
- For existing buildings: please contact the Fire Department.

8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the Building Department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the Fire Department connection. **Knox FDC Locking Caps** are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
10. ☐ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road (as measured by an approved route around the exterior of the building) on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☐ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project: _____
14. ☐ Fire hydrant spacing shall be as follows:
- Section 507 or as required by appendix C of the 2019 CFC.
15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings (as measured by an approved route around the exterior of the building or facility).
17. ☒ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.

18. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
19. ☒ Access road turning radius for fire apparatus is as follows:
- 20 feet, 1 inch inside turning radius
 - 44 feet, 6 inch outside radius
20. ☒ Additional access roads may be required per CFC 2019 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
21. ☐ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
22. ☐ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
- **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
 - **Access roads 26 to less than 32 feet in width:** Fire lanes shall be on one side of the fire apparatus access roads.
 - **Access roads 32 feet in width or more:** No fire lanes required.
23. ☒ Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☒ Locked gates installed across fire department access roads:
- **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (See www.knoxbox.com for current models)
 - **Electric Gates** shall be equipped with an electric **Knox Key Switch**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.

- At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com. If there is an existing Know Box installed, contact the Fire Department to determine if it will suffice.

27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- | | |
|---|-----------------|
| • Downtown area (existing buildings): | 4 inch numbers |
| • Buildings 20-ft. or less from the street: | 6 inch numbers |
| • Buildings 21- to 40-ft. from the street: | 8 inch numbers |
| • Buildings more than 40-ft. from street: | 12 inch numbers |

28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the **Building** department for submittal information.

29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

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

32. ☐ Combustible high-piled storage over 12 feet ***requires a separate fire department review and permit.*** Contact the fire department for further information.

33. ☐ Provide a Knox Box for all structures and gates. In accordance to the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.

34. ☒ Provide hazardous condition identification placarding on all structures and facilities. Placarding shall comply with NFPA 704 and shall be installed at all entrances or structures.

35. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood. In accordance with the California Mechanical Code, and an automatic fire extinguishing

system that is listed and labeled for its intended use.

36. ☐ Insulated liquid carbon dioxide systems used in beverage dispensing applications with more than 100 pounds (45.4kg) of carbon dioxide shall comply with 2019 CFC 5307.3.1
37. ☒ Facility to provide minimum 2A10BC type fire extinguishers. Provide location and number of fire extinguishers to be installed in accordance to CFC 906.
38. ☐ All exiting shall comply with California Fire and Building Code requirements. Requirements shall comply with section 10 of the 2019 CFC 1004.9
39. ☐ Posting of Occupant Load sign shall be provided if room or spaces used for Assembly, Classroom, Dining, or similar purposes having an occupant load of fifty (50) or more persons. Sign shall be placed in conspicuous location and near the main exit in accordance to CFC 1004.9

Hanford Public Works Department

Contact Public Works Director John Doyel @ 559-585-2571 or jdoyel@cityofhanfordca.com concerning questions that you may have on the following conditions.

SPR 2021-47

502-1192

1. Required to construct a City Standard drive approach as access to the site.

Addendum No. 3 to
Initial Study/ Mitigated Negative Declaration No. 2014-02
For: Conditional Use Permit No. 2013-02 and Conditional Use Permit No. 2021-09

Overview

On January 28, 2014, the City of Hanford Planning Commission approved Conditional Use Permit No. 2013-02, for which an initial study was prepared and Mitigated Negative Declaration No. 2014-02 was adopted. A Notice of Determination was filed with Kings County on February 27, 2014. A request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. chemical manufacturing facility was received on December 9, 2021.

Staff determined an addendum to Initial Study and Mitigated Negative Declaration No. 2014-02 would adequately address the additions proposed under Conditional Use Permit No. 2021-09.

Purpose of an Addendum

The purpose of this addendum is to demonstrate that the addition of the solar facility, proposed under Conditional Use Permit No. 2021-09, would not result in any of the conditions under which a subsequent Environmental Impact Report (EIR) or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

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

CEQA Guidelines Section 15162(a) states:

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

- (1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
- (2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
- (3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:*
 - a. The project will have one or more significant effects not discussed in the EIR.*
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR*
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or*

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

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

The following analysis demonstrates that the amendments proposed under Conditional Use Permit No. 2021-09 do not raise any new environmental issues and requires only minor changes or additions to the previous Negative Declaration No. 2014-02 to satisfy the requirements of CEQA.

Project Description

The project is a request to install a 1 MW ground-mounted tracker photovoltaic (PV) solar facility as an accessory use to the existing Tessengerlo Kerley, Inc. chemical manufacturing facility. The project will create electricity to be consumed solely on site. This project is for a solar facility only and will not modify the operations of the site, approved under Conditional Use Permit No. 2013-02.

Project Evaluation

Aesthetics – No significant change. The site is not located in a state scenic highway area. The project would have minimal effect on public views around the area. The project site is located outside of any Airport Compatibility Zone, reducing any potential glare-related effects on any nearby aircrafts in flight. All on-site lighting is subject to the regulations set in Chapter 17.50.140 of the Hanford Municipal Code.

Agriculture and Forestry Resources – No significant change. The General Plan designates the site for industrial development. The project will not convert any existing farmland or forest land to a non-agricultural use.

Air Quality – No significant change. During project construction, any activities that may negatively impact air quality shall be limited by applying requirements established by the San Joaquin Valley Air Pollution Control District and the Air Quality Element of the Hanford General Plan.

Biological Resources – No significant change. While it is possible for migrating species to move through the area, there are no known populations of existing sensitive species on the project site. There are no riparian or wetland habitats on site.

Cultural Resources – No significant change. There is no evidence of any historic or archeological significance on the site.

Energy – Less than significant impact. The chemical manufacturing facility will shift energy usage to the solar facility. The use of on-site solar will reduce the facility's dependence on fossil fuels. The solar facility is anticipated to reduce any wasteful, inefficient, or unnecessary consumption of energy resources. Energy conservation standards shall comply with Title 24 of the California Building Code as well as the Hanford General Plan.

Geology and Soils – No significant change. The site area consists of the Hydrologic Soil C which typically has slow infiltration rates when thoroughly wet and consists mainly of soils having a layer that impedes the downward movement of water or soils of moderately fine textures or fine texture.

Hanford is far from any known faults, and consists of a stable geologic formation such that the effects of ground shaking should be minimal.

Greenhouse Gas Emissions – No significant increase. The use of solar will reduce the chemical manufacturing facility's dependence on fossil fuels. During project construction, any activities that may increase greenhouse gas emissions shall be limited by applying requirements established by the San Joaquin Valley Air Pollution Control District and the Air Quality Element of the Hanford General Plan.

Hazards and Hazardous Materials – No significant change. There are no known hazardous materials on site. The solar facility will not contain the routine transport, use, or disposal of hazardous materials. The project site is not located within one-quarter mile of any existing or proposed school or within two miles of a public airport. The site complies with the Hanford General Plan regarding any emergency response plan or emergency evacuation plan.

Hydrology and Water Quality – No significant change. The site is relatively flat and approximately 250 feet above mean sea level. According to the United States Federal Emergency Management Agency (FEMA), the property is located in Flood Zone X, which is an area determined to be outside of the 0.2% annual chance floodplain.

Land Use and Planning – No significant change. The property is located in the Heavy Industrial zone district, which permits a solar facility as an accessory structure to the existing chemical manufacturing facility.

Mineral Resources – No significant change. According to the California Geological Survey, the site is not within an area containing known mineral resources of value.

Noise – No significant change. The site is not adjacent to any sensitive land uses, including residences, schools, and churches. Construction shall take place in accordance with Chapter 9.10 of the Hanford Municipal Code and the Noise Element of the Hanford General Plan.

Population and Housing - No significant change. No substantial population or housing growth is anticipated due to the installation of the solar facility. The project will not displace any existing people or housing.

Public Services - No significant change. The site is served by the Hanford Fire and Police Departments. No substantial change is anticipated to schools or parks in the area.

Recreation - No significant change is anticipated for any recreational facilities due to the addition of the solar facility.

Transportation - No significant change. Minimal traffic is anticipated due to the installation of the solar facility. The Fire Department reviewed the proposal and imposed conditions of approval to ensure adequate emergency access to the site.

Tribal Cultural Resources – Less than significant impact. No known historical or tribal cultural resources are located on the project site. A condition of project approval is:

“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.”

Utilities and Service Systems - No significant change. The Public Works Department has reviewed the project and found that the solar facility would not significantly impact existing City utilities and service systems. The project is not anticipated to consume a significant amount of water. Solid waste shall primarily consist of solar panel infrastructure, which can last for about 25-30 years. The site is not anticipated to generate a significant amount of solid waste.

Wildfire - No impact. The site is served by the Hanford Fire Department. According to the California Department of Forestry and Fire Protection, the property is not located in a moderate, high, or very high Fire Hazard Severity Zone.

Mandatory Findings of Significance - No significant change anticipated from the installation of the solar facility.

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

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

17.36.030 Site Area

In the I-H Heavy Industrial zone district, the minimum site area shall be 20,000 square feet. The subject property is approximately 715,690 square feet, and will be approximately 2,755,605 square feet when merged. The property exceeds the site area requirement for the I-H Heavy Industrial zone district.

17.36.040 Lot Dimensions

In the I-H Heavy Industrial zone district, the minimum lot frontage shall be 60 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has approximately 645 feet of street frontage along Energy Street and 1,027 feet of street frontage along 11th Avenue presently, and will have over 1,295 feet of street frontage along Energy Street and approximately 1,027 feet of street frontage along 11th Avenue when merged. The property exceeds the lot frontage requirement for the I-H Heavy Industrial zone district.

17.36.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.36.060 Building Setback Area

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

Front-Building Setback

In the I-H Heavy Industrial zone district, the front building setback area shall be a minimum of 10 feet. On corner lots, the property line adjoining the shorter street frontage shall be the front property line. In this case, Energy Street is the shorter side of the corner lot; therefore, the property line adjoining Energy Street is the front. The building setback is over 20 feet back from the front lot line, which satisfies the requirement of the I-H Heavy Industrial zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The interior side building setback is over 24 feet and the street-side building setback along 11th Ave. is over 40 feet, both of which exceed the side setback requirements for the I-H Heavy Industrial zone district.

Rear-Building Setback

The rear building setback area may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the proposed rear setback area is zero feet. The rear building setback area will be over zero feet from the rear lot line, which exceeds the requirement.

17.36.070 Distances Between Structures

In the I-H Heavy Industrial zone district, the minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no existing or proposed structures used solely for residential purposes on site.

17.36.080 Height of Structures

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

17.36.090 Driveways

In the I-H Heavy Industrial zone district, wherever possible, developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. Gated entrances shall be set back at least 100 feet from the public right-of-way, unless a shorter distance is approved by the City Engineer. One driveway 24 feet in width is proposed to be located near the interior side lot line. The driveway is over 100 feet from the closest street corner. The proposed gate will be located 40 feet behind the property line, which was reviewed and approved by the City Engineer. Once merged, there will be five driveways on site; the existing four will remain unchanged. This satisfies the driveway requirements for the I-H Heavy Industrial zone district.

17.36.100 Off-Street Parking

In accordance with Section 17.54.040, parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. The total number of employees is 18 overall. Once merged, the site will provide 36 parking stalls on site, two of which are ADA- accessible, which meets the parking requirement for the use. The addition of the solar facility does not require changes to the number of employees on site. Therefore, additional parking is not required.

17.36.110 Usable Open Space

In the I-H Heavy Industrial zone district, there is no minimum requirement for usable open space. The applicant is not proposing to provide usable open space. They will not be required to provide usable open space. The site meets the usable open space requirement.

17.36.120 Landscaping

Properties in the I-H Heavy Industrial zone district shall provide and permanently maintain landscaping in a setback area not less than 10 feet from a lot line adjoining a street. The property will have a minimum of 10 feet of landscaping along the lot lines adjoining a street. The project satisfies the landscaping requirements for the I-H Heavy Industrial zone district.

17.36.130 Screening, Fences, and Walls

Properties in the I-H Heavy Industrial zone district shall meet the screening, fences, and walls standards in Section 17.28.130 of the Hanford Municipal Code. A seven-foot-high fence with six feet of chain link and one foot of barbed wire will surround the solar facility. This fence is permitted and shall be located behind any landscaped area located next to a street. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The property is only adjacent to properties in the I-H Heavy Industrial zone district; no block wall is required. The project satisfies all screening, fence, and wall regulations for the I-H Heavy Industrial zone district.

17.36.140 Signs

All signage must follow the standards set in Chapter 17.56 of the Hanford Municipal Code for the I-H Heavy Industrial zone district. For permanent building signs, there is no limit to number of signs per business establishment; a maximum sign surface area of 500 sq. ft. per sign and 1,000 sq. ft. cumulative of all signs is permitted; 1 sq. ft. per lineal foot of property line adjoining a street, or 100 sq. ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face is permitted for signage. Permanent freestanding signs may have one sign per frontage maximum; a 40 sq. ft. maximum sign face size; a maximum height of 10 feet; sites within 100 feet of State Route 198 may increase the maximum sign height to 50 feet.

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

17.36.150 General Provisions and Standards

In the I-H Heavy Industrial zone district, no business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title. A solar facility is permitted to operate outside a completely enclosed structure in order to capture sunlight and create power effectively.

All requirements of the I-H Heavy Industrial zone district, prescribed by Chapter 17.36 of the Hanford Municipal Code, are satisfied.

Environmental Analysis and Conclusions

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

Conclusion

There is no substantial evidence that approval of Conditional Use Permit No. 2021-09 would result in new significant environmental impact or impacts that would be more severe than described in

the previous Negative Declaration No. 2014-02. Consequently, a subsequent or supplemental EIR or IS/MND is not required.