The City of Hanford
CALIFORNIA

AGENDA

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, June 28, 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 Minutes of the September 14, 2021 Meeting**
2. **Approval of the Minutes of the April 26, 2022 Meeting**

PUBLIC HEARING

3. **Conditional Use Permit No. 2022-03, a request to establish an auto detailing business within a former pool and spa service and repair building in the MX-D Downtown Mixed Use zone district. The project is located at 208 E. Fourth St. (APN 012-093-010).**

4. **Variance No. 2022-01: a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback for a 100-unit multi-family development. Addendum No. 1 for Mitigated Negative Declaration No. 2018-04: A request to certify Addendum No. 1 to the previously approved Mitigated Negative Declaration No. 2018-04, verifying the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).**

GENERAL BUSINESS

Finding of General Plan Consistency for the acquisition of real property located at 330 N Harris Street (APN 010-276-021), in accordance with Government Code Section 65402.

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any mater within Commissioner's jurisdiction (GC 54954.2).

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: 6/28/2022	**AGENDA SECTION:** 1

SUBJECT:
Approval of the Minutes of the September 14, 2021 Meeting

RECOMMENDATION:
Approve the minutes of the September 14, 2021 meeting.

FISCAL IMPACT:

ATTACHMENTS:
09-14-21

The City of Hanford
CALIFORNIA

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty Street
5:30 p.m., Tuesday, September 14, 2021

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

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	4:29 PM
Travis Paden		Present	4:30 PM
Martin Devine		Present	4:31 PM
Jacob Sanchez		Present	4:27 PM

INVOCATION

Pastor Bud Haskell, Grace Bible Church

FLAG SALUTE

The flag salute was led by Commissioner DOUGLAS.

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.*

Attachment: 09-14-21 (09-14-21)

Mark Sherman and Rhonda Green each had questions regarding the annexation. Chairperson SANCHEZ asked them to save any questions/comments regarding Annexation 160 for the public hearing.

CONSENT CALENDAR

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

Approval of the August 24, 2021 Minutes

Motion to approve the minutes of the August 24, 2021 meeting.

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

PUBLIC HEARING

1. **Tentative Parcel Map No. 2021-02: a request to subdivide a 45.40-acre parcel into two parcels (Parcel A: 24.74 acres; Designated Remainder: 20.66 acres) in the R-L-5 Low Density Residential zone district. The property is located at the southeast corner of Centennial Drive and Fargo Avenue (APN 009-030-170 and 009-030-115).**

   Chairperson SANCHEZ opened the public hearing at 5:36 p.m. and called for the staff report. Assistant Planner Manha presented the staff report, recommended approval, and invited questions of staff. There were no questions.

   Chairperson SANCHEZ then opened Public Comment. There were no comments.

   Chairperson SANCHEZ closed the public hearing at 5:39 p.m. and called for a motion.

   Motion to adopt Resolution No. 2021-08, approving Tentative Parcel Map No. 2021-02.

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

2. **Annexation No. 160, Parts 1 through 8: A proposal to annex eight separate county islands with a combined total of 372.1 acres into the City of Hanford from the Kings County jurisdiction. Prezone No. 2021-01 through 2021-08, a request to prezone the various county islands, in accordance with their General Plan designation. The projects are located in existing county islands, fully surrounded by the City of Hanford.**

   Chair SANCHEZ opened the Public Hearing at 5:40 p.m. and called for the staff report.

   Before presenting the staff report, Senior Planner Myers announced staff's recommendation that Annexation 160, Part 7 and Prezone No. 2021-07, be continued to the September 28, 2021 meeting. She explained that this was noticed to be prezoned R-L-5, although staff intended for it to be prezoned R-L-8. Following the noticing,

Attachment: 09-14-21 (09-14-21)

staff received several comments from residents in this island, stating that it should be prezoned R-L-12, because most of the parcels are 18,000-20,000 square feet. City Attorney Mizote recommended that the Commission, by motion, continue at least this portion of the hearing, as recommended by staff.

Motion to continue Annexation 160, Part 7, and Prezone No. 2021-07 to the September 28, 2022 meeting.

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

Senior Planner Myers presented the staff report, noting an issue with Part 4. The proposal was to prezone this island to R-L-5 Low Density Residential, R-M Medium Density Residential, and MX-C Corridor Mixed Use; however, the B-1 zone of the Airport Land Use Compatibility Plan does not allow residential at a ratio greater than 1 unit per 10 acres. Due to this incompatibility, the City is in the process of changing the designation to MX-C, through a General Plan Amendment and Rezone.

Commissioner DEVINE asked how the business located at 10th Avenue and Carey Drive (Part 2 of Annexation 160) would proceed, once annexed into the City. Senior Planner Myers replied that, assuming they have a current business license and meet required standards, they would be considered legal, non-conforming, and would be allowed to continue. They would be limited to one expansion of up to 10 percent of its existing floor area, with a Condtional Use Permit. Commissioner DEVINE then asked how they would proceed if they do not meet certain requirements, such as parking. Ms. Myers stated that staff would have to look at that.

Chair SANCHEZ opened Public Comment:

IN FAVOR

April Silva (Property Owner in Annexation Island 5) - She requested clarification of "Corridor-Mixed Use." She also asked if the City would be installing sewer and sidewalks. She is in favor of annexation, due to homeless issues and sheriff response times. She also stated that she would appreciate being zoned residential, because it is currently zoned commercial.

OPPOSED

Rhonda Green (Island 3) - Stated that she, and several of her neighbors, did not receive notice. She asked if sewer will be installed. If so, how much that will cost them. She also asked if sidewalks, curbs, and street lights would be installed.

Clarence Mattos (Island 3) - He stated that at the last meeting, Public Works Director Doyel stated that if septic tanks and leach lies are in good shape, they would not be required to have City sewer. Mr. Mattos requested that in writing

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Gentleman (no name recorded) asked if street lights and sidewalks would be installed.

Woman (no name recorded - Island 1 - Fargo Place) - She stated that her property is not surrounded by City, as there is a gap. She heard that the only penalty for not annexing is that no future annexation would be permitted, and she did not want to be annexed into the City. She asked why more building is being allowed (Hwy 43 and Fargo), when the City is in a drought.

Dustin - He had questions regarding any future expansion in Areas 4 and 5.

Howard Smith (Island 5) - Owns 4.5 acres on Fifth Street (Area 5). He asked if City building permits would be more expensive than County and ifl there will be more restrictions in the City.

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Chair SANCHEZ closed Public Comment and requested staff's responses to questions posed in Public Comment.

Senior Planner Myers provided the following information:

- Regarding MX-C Corridor-Mixed Use: Corridor-Mixed Use is a combination of residential and commercial (office/retail uses).
- Regarding Fargo Place comments: Fargo Place is surrounded by the City limits.
- Regarding the penalties of not annexing County islands: Staff is unaware of the penalties of not annexing the County islands; however, this is a directive from the State. LAFCo is favorable to City annexation of islands, to reduce service inefficiencies.
- Regarding the comment about development of a triangular portion of Fargo and Hwy 43, no proposal for development is included in this application.
- Regarding City vs. County building permit process and fees: The process and fees are similar to the County's.

Public Works Director Doyel provided the following information:

- Regarding improvements: Taxes have not been collected for this area by the City; therefore, the City will not start making improvements right away. Until annexation is finalized, the County collects property taxes for this area.
- Regarding sewer connections: Per City ordinance, if a property is within 200 feet of an existing sewer and the septic system fails, the property owner is required to connect to City sewer. If the property is further than 200 feet from City sewer, the property owner can repair or replace the existing septic system.
- Regarding water connection: There is no regulation of when properties must connect to water service. Several large-lot property owners expressed concern about their ability to maintain a well after annexation. The City's position is that we do not want to extend water services to these large lots to have to irrigate two-acre-plus lots, as that would be a poor use of City-treated water. The City prepared a notice to go out to owners of these large lots, which says that, as long as the property owner is meeting the standards of the Kings County Environmental Health Department, the City will allow them to drill a new well, if the well fails.
- Regarding the Lacey Boulevard expansion: The City is in the process of widening Lacey Boulevard, from 10th Avenue to 8 3/4 Avenue. The City is finalizing the storm-drain master plan and purchasing the last two basins. Once the Master Plan is finalized, the project will be put out for design. Construction is estimated to occur around the middle to late summer of next year.
- Annexation will not increase property taxes. The only difference is that the County currently gets a larger share of the taxes.
- Because the streets in these areas have not been maintained for several years, part of the agreement with the County is that they will retain Sheriff services for two years. Due to COVID delays, that may be increased to three years.

Commissioners' Questions:

Commissioner DEVINE

- Is the City is currently providing Fire services to these areas?
  Director Doyel replied that there is a mutual-aid agreement. The City will take over Fire service in these areas, when annexation is completed.
- How is trash service provided to these islands?
  Director Doyel replied that currently, property owners can choose one of several private providers. The City will allow 12 months after annexation for property owners to change to City trash service, to allow for contract expiration, which is generally 12 months.
- Commissioner DEVINE noted that, whether or not a Commissioner agrees with or likes a project, the Planning Commissioners' job is to find it compliant or non-compliant with the General Plan.

Attachment: 09-14-21 (09-14-21)

Commissioner PADEN asked if the County will surrender the taxes and impact fees collected for the islands to the City to take care of improvements in these islands.

Director Doyel replied that there is an estimated $1.5 million deferred maintenance on the roads in the County islands. The Memorandum of Understanding (MOU) between the City and County states that the County will provide $250,000 of road dollars allocated through State funds, and maintain Sheriff service for a two-year period, which is another estimated $250,000 value. The combined funds provided by the County to the City to take over maintenance of these areas is approximately $500,000.

There being no further questions, Chair SANCHEZ called for a motion.

Motion to adopt the Notice of Exemption, in accordance with California Environmental Quality Act (CEQA).

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

Motion to adopt Resolution No. 2021-09, recommending approval of Prezone No. 2021-01 to the City Council.

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

Motion to adopt Resolution No. 2021-10, recommending approval of Prezone No. 2021-02 to the City Council.

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

Motion to adopt Resolution No. 2021-11, recommending approval of Prezone No. 2021-03 to the City Council.

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

Motion to adopt Resolution No. 2021-12, recommending approval of Prezone No. 2021-04 to the City Council.

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

Attachment: 09-14-21 (09-14-21)

Motion to adopt Resolution No. 2021-13, recommending approval of Prezone No. 2021-05 to the City Council.

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

Motion to adopt Resolution No. 2021-14, recommending approval of Prezone No. 2021-06 to the City Council.

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

Motion to adopt Resolution No. 2021-16, recommending approval of Prezone No. 2021-08 to the City Council.

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

Motion to adopt Resolution No. 2021-17, finding the proposed Annexation No. 160, Parts 1 through 8, **except Part 7,** is consistent with the Hanford General Plan Policies L15, L16, and L17 and forward Annexation No. 160, Parts 1 through 8, **except Part 7,** to the City Council, with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.

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

GENERAL BUSINESS

None.

DIRECTOR'S COMMENTS

Acting Director Myers reiterated that there will be a meeting September 28, which will include Annexation 160, Part 7, and Prezone 2021-07, as well as other items.

Commissioners' Items of Interest

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any mater within Commissioner's jurisdiction (GC 54954.2).

No Items of Interest.

Attachment: 09-14-21 (09-14-21)

ADJOURNMENT

Chairperson SANCHEZ adjourned the meeting at 6:38 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 09-14-21 (09-14-21)

AGENDA
STAFF REPORT

MEETING DATE: 6/28/2022	**AGENDA SECTION:** 2

SUBJECT:
Approval of the Minutes of the April 26, 2022 Meeting

RECOMMENDATION:
Approve the minutes of the April 26, 2022 meeting.

FISCAL IMPACT:

ATTACHMENTS:
04-26-22

The City of Hanford
CALIFORNIA

MINUTES

PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, April 26, 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 5:30 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	5:08 PM
Travis Paden		Present	5:07 PM
Martin Devine		Present	5:09 PM
Jacob Sanchez		Present	5:06 PM

INVOCATION

Pastor Bud Haskell, Grace Bible Church, led the invocation.

FLAG SALUTE

Vice-chair PADEN 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.

Attachment: 04-26-22 (04-26-22)

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.

Regarding his comment No. 2 under Commissioners' Items of Interest, Commissioner PADEN requested that the minutes be amended, omitting the applicant's name.

Approval of the Minutes of the April 12, 2022 Meting

Vice-Chair PADEN requested a change in his Comment #2, under Commissioners' Items of Interest, replacing "Mr. Neves" with "the property owner," as he did not mention the name in his comment.

Motion to approve the minutes of the April 12, 2022 meeting, as amended.

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

PUBLIC HEARING

Conditional Use Permit No. 2022-01, a request to convert a former restaurant into a 3,500-square foot dental office in the C-R Regional Commercial zone district. The project is located at 150 N. 12th Avenue, Suite 109 (APN 011-020-020).

Chair SANCHEZ opened the public hearing at 5:35 p.m. and called for the staff report. Assistant Planner Manha presented the staff report, recommended approval of the project, and invited questions of staff.

There being no questions, Chair SANCHEZ opened Public Comment.

IN FAVOR

Hanford resident Bob Ramos expressed concern about approving a medical/dental office in the C-R zone district, without a more clearly defined list of services permitted. He stated that he is not opposed to a dental office at this location but would like to see clarification to the list of permitted uses under Medical Facilities, in order to avoid a controversial issue, such as recently occurred in Visalia.

Applicant Jim Sanders, representing the developer, addressed Mr. Ramos' concern, stating that this dental group is already located in some of their other shopping centers. He noted that their operational statement is clear, and there have been no issues at the other locations. He requested approval of the project.

Hanford resident John Warmerdam expressed the same concern as Mr. Ramos.

OPPOSED

No one spoke in opposition to the project.

Chair SANCHEZ invited Commissioners' questions.

Attachment: 04-26-22 (04-26-22)

Commissioner PADEN noted that this is the first medical or dental project to come before the Planning Commission since City Council adopted the Zone Text Amendment allowing these offices in the C-R zone district. He asked if City Attorney Mizote, or staff, could provide the Commission with some insight.

City Attorney Mizote stated that what was being requested by the public [clarification of services permitted in the definition of "medical" in the use "Office: medical, dental, or optometry"] would require an amendment to the Municipal Code, which the Planning Commission does not have authority to do. He added that there is no list of prohibited services in the Municipal Code definition, as of this date, and the Commission's decision on this project must be based on the definition as it is. Any amendment to the Municipal Code would be initiated by the City Council.

Commissioner PADEN asked staff that, if this Conditional Use Permit (CUP) is approved, but for some reason, the applicant does not go through with the plan to go into this location, would another medical, dental, or optometry office be able to go in, or would they have to apply for another CUP? Senior Planner Myers stated that the permit runs with the land, and that, if the approved use does not commence within a year from date of approval, then a new CUP would be required.

In response to comments regarding the recent issue in Visalia, Applicant Sanders stated that the controversial business was right in front of property owned by the developer he represents. He added that they were concerned and were the ones who filed the appeal, as they did not feel that an abortion clinic would be appropriate in that area; they feel that a dental office is appropriate in this location.

There being no further comments, Chair SANCHEZ closed the Public Hearing at 5:52 p.m. and called for a motion.

Motion to adopt Resolution No. 2022-09, approving Conditional Use Permit 2022-01.

RESULT:	**APPROVED [2 TO 0]**
MOVER:	Richard Douglas
SECONDER:	Jacob Sanchez
AYES:	Douglas, Sanchez
ABSTAIN:	Paden, Devine

GENERAL BUSINESS

Finding of General Plan Consistency for the declaration of surplus and disposition of real city property located at 113 Court Street (Courthouse), a portion of APN 010-265-001.

Senior Planner Myers presented the staff report, recommended a Finding of Consistency, and invited questions.

Commissioner DEVINE asked how much of the grounds around the Courthouse are included in this proposal, stating that he was concerned that it might be sold to someone who would restrict use of some of the area by Main Street Hanford or the Parks and Community Services Department. Ms. Myers replied that thet has not been specified. City Attorney Mizote replied that, even if a larger portion of the property were requested to be sold (more than just the Courthouse building), the Planning Commission would look to the General Plan for inconsistency. He added that, if the Planning Commission would like to identify areas not involved with the General Plan, they could encourage the City Council to not consider those areas.

Vice-Chair PADEN asked if the area outlined in red is what is being considered. Ms. Myers replied that the red outline calls out the location, but does not specify the boundaries of the portion to be sold. She added that that would be considered in negotiations, and this step is the beginning of the process. She further explained that, once a Finding of Consistency has been made, City Council can declare the property surplus, or they can find that it is needed for an intended use. It is currently zoned Downtown Mixed Use, not Public Facility, and the City has no intended use for the property.

Attachment: 04-26-22 (04-26-22)

Interim Community Development Director Beatie noted that the background information in the staff report states, "If declared as surplus and dispositioned, the property will be parceled out, through the Tentative Parcel Map process, which is subject to Planning Commission review." City Attorney Mizote explained that "parcel out" means that the building would be on its own parcel.

There being no further questions, Chair SANCHEZ called for a motion.

Motion to find that the declaration of surplus and disposition of the property is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

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

DIRECTOR'S COMMENTS

None.

Commissioners' Items of Interest

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any mater within Commissioner's jurisdiction (GC 54954.2).

None

ADJOURNMENT

Chair SANCHEZ adjourned the meeting at 6:05 p.m.

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 04-26-22 (04-26-22)

AGENDA
STAFF REPORT

MEETING DATE: 6/28/2022	**AGENDA SECTION:** 3

SUBJECT:
Conditional Use Permit No. 2022-03, a request to establish an auto detailing business within a former pool and spa service and repair building in the MX-D Downtown Mixed Use zone district. The project is located at 208 E. Fourth St. (APN 012-093-010).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report - CUP 2022-03 auto detailing
Resolution No. 2022-19
Attachment 1: Site Plan
Attachment 2: SPR 2020-39 Approval Letter
Attachment 3: Central Parking Improvement District Boundary
Attachment 4: Notice of Exemption No. 2021-03

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, June 28, 2022

PROJECT: **Conditional Use Permit No. 2022-03,** a request to establish an auto detailing business within a former pool and spa service and repair building in the MX-D Downtown Mixed Use zone district.

LOCATION: The project is located at 208 E. Fourth St. (APN 012-093-010).

PLANNER: Mark Manha, Assistant Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-19, approving Conditional Use Permit No. 2022-03.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-19, approving Conditional Use Permit No. 2022-03.

PROJECT DESCRIPTION

The project is a request to establish an auto detailing business within a former pool and spa service and repair building located in the MX-D Downtown Mixed Use zone district, as shown in **Attachment 1**. This includes the use of the building for the sale of auto detailing products and accessories. The business is classified as a “motor vehicle repair or service, minor” use. The use of the site for the minor service of motor vehicles requires a conditional use permit in the MX-D Downtown Mixed Use zone district.

Project Location

The proposed project is located at 208 E. Fourth Street (APN 012-093-010) (see Figure 1, below).

Entitlement

The applicant submitted Site Plan Review No. 2020-39 for the project, which proposed to convert the existing building into a retail space to sell auto detailing products and accessories. Site Plan Review No. 2020-39 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.

Figure 1:
Land Use (property outlined in red)

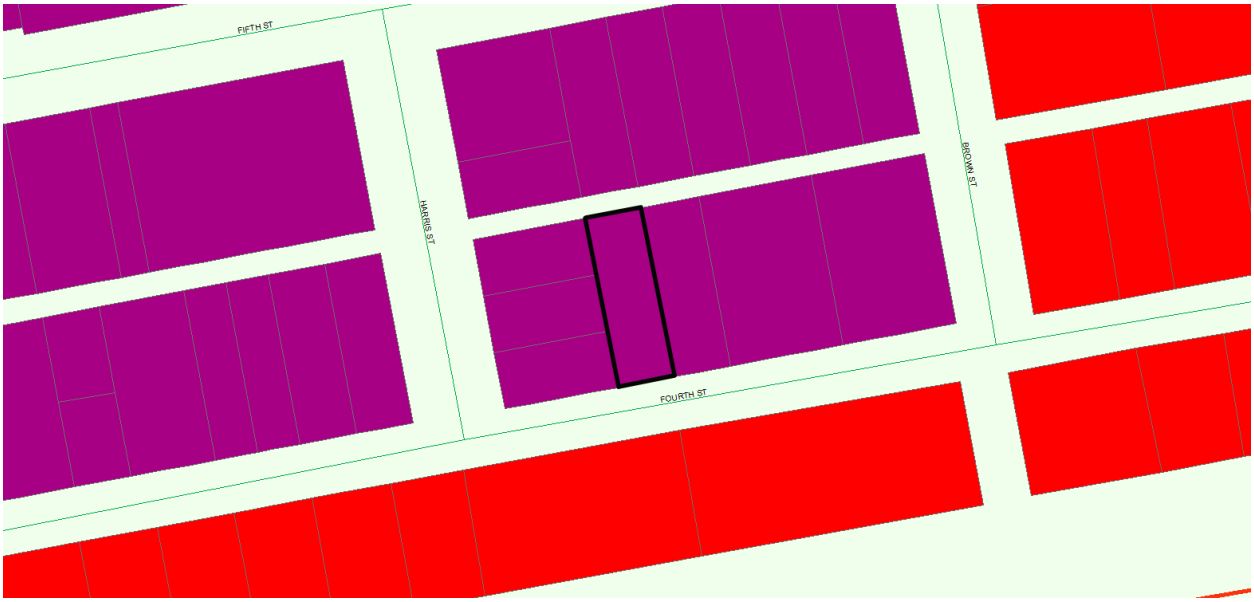
BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Downtown Mixed Use (see Figure 2, below). In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site for the minor repair and service of motor vehicles supports this policy, as it is a service activity similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

Attachment: Staff Report - CUP 2022-03 auto detailing (CUP 2022-03)

Figure 2:
General Plan Designation (property outlined in bold)
Downtown Mixed Use



Zoning Designation

The property is zoned MX-D Downtown Mixed Use, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow an auto detailing business in the MX-D Downtown Mixed Use zone district. The business is classified as a “motor vehicle repair or service, minor” use. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, “motor vehicle repair or service, minor” businesses require a Conditional Use Permit in the MX-D Downtown Mixed Use zone district (see Figure 4, below). A “motor vehicle repair or service, minor” means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement.

Figure 3:
Zoning Designation (property outlined in bold)
MX-D Downtown Mixed Use

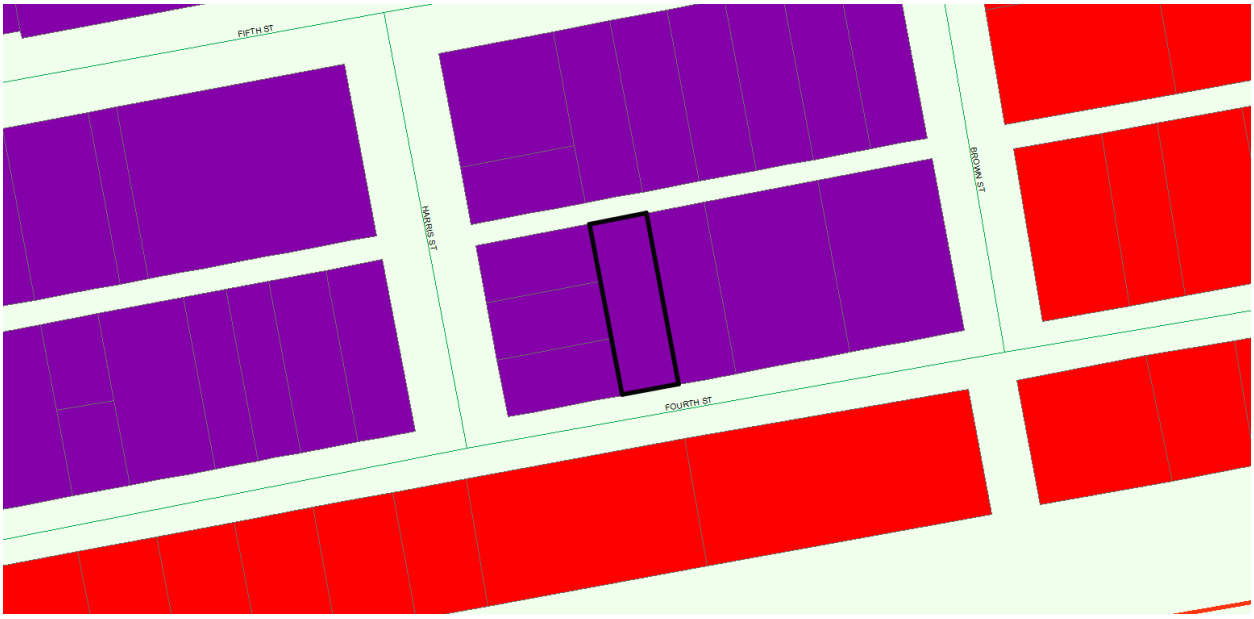


Figure 4:
Land Use Table

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	Specific Land Use Standards (See Identified Section)
A5	Motor vehicle repair or service, minor		C	P	P		P	C			P					

PROJECT EVALUATION

Conformance with the standards of the MX-D Downtown Mixed Use zone district

17.28.030 Site Area

In the MX-D Downtown Mixed Use zone district, the minimum site area shall be 5,000 square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80. The subject property is an approximately 7,500-square-foot existing site. The property exceeds the site area requirement for the MX-D Downtown Mixed Use zone district.

Attachment: Staff Report - CUP 2022-03 auto detailing (CUP 2022-03)

17.28.040 Lot Dimensions

In the MX-D Downtown Mixed Use zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office. The project site has 50 feet of street frontage along E. Fourth Street. The property exceeds the lot frontage requirement for the MX-D Downtown Mixed Use zone district.

17.28.050 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 setback, open space, and off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.28.060 Building Setback Area

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

Front-Building Setback

In the MX-D Downtown Mixed Use zone district, there is no required front building setback area. The building setback is approximately 20 feet from the front lot line along E. Fourth Street, which satisfies the requirement for the MX-D Downtown Mixed Use zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts 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. Since the property is not adjacent to any of the stated zone districts, the side setback area is zero feet. The side setback from the western lot line is zero feet, and the existing side setback from the eastern lot line is approximately 20 feet. The side setback requirement for the MX-D Downtown Mixed Use zone district is satisfied.

Rear-Building Setback

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. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the required rear setback area is zero feet. The building setback is zero feet from the rear lot line, which meets the requirement for the MX-D Downtown Mixed Use zone district.

17.28.070 Distances Between Structures

All distances allowed by the building code are allowed. The project was reviewed by the Building Department during the Site Plan Review process and found to meet all distances allowed by the building code.

17.28.080 Height of Structures

The maximum height of structures in the MX-D Downtown Mixed Use zone district is 100 feet. The existing building is a single-story structure. There are no changes proposed to the existing building height. The single-story structure does not exceed the zone district height limitations.

17.28.090 Driveways

In the MX-D Downtown Mixed Use 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. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible. There is one existing driveway on site, which will remain for site access. A rolling gate along the back of the property provides access to the alley. No new driveways are proposed. The applicant shall ensure the existing driveway complies with Public Works Standard CO-41 for commercial driveways. This satisfies the driveway requirements for the MX-D Downtown Mixed Use zone district.

17.28.100 Off-Street Parking

There is one existing parking space on site. Chapter 17.54.040 of the Hanford Municipal Code requires 1 space per 300 square feet of building space for all service commercial uses. For changes of use in the Central Parking and Business Improvement District, as shown in **Attachment 3**, parking requirements are based on the difference between the proposed use and the previous use. Additional parking or the payment of an in-lieu fee if additional parking is not provided will be required only if the proposed use requires more on-site parking than the previous use. Based on the calculation for parking requirements for a change of use stated below, no additional parking is required.

Calculation:

CALCULATING PARKING REQUIREMENT AND PARKING IN LIEU FEES IN THE DOWNTOWN PARKING IMPROVEMENT DISTRICT

Proposed Use	Motor vehicle repair or service, minor
Total Square Feet	1,200 sq. ft.
Parking Requirement Per Municipal Code	1 space per 300 square feet
Total Parking Required	**(A) 4**

Previous Use	Specialty construction or trade service
Total Square Feet	1,200 sq. ft.
Parking Requirement of Previous Use	1 space per 300 square feet
Total Parking Credit	**(B) 4**

Parking Requirement

Total Parking Required (A) Less Total Parking Credit (B) equals New Parking Demand (C)

(A) 4 - (B) 4 = (C) 0; No Parking Spaces Required

17.28.110 Usable Open Space

Attachment: Staff Report - CUP 2022-03 auto detailing (CUP 2022-03)

In the MX-D Downtown Mixed Use zone district, there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval. 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.

17.28.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped. The front of the property is covered by parking and a driveway, and the required setback area from the public right-of-way is zero feet. Any existing landscaping on site shall be maintained. The site meets the landscaping requirements for the MX-D Downtown Mixed Use zone district.

17.28.130 Screening, Fences, and Walls

Properties in the MX-D Downtown Mixed Use zone district shall meet the screening, fences, and walls standards of Section 17.28.130, as well as Section 17.50.110, of the Hanford Municipal Code. There are two existing six ft. high chain link gates between the building and the side property line, as well as a combination of walls and fences surrounding the site. 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 MX-D Downtown Mixed Use zone district; no block wall is required. No fence or wall shall be placed in front of or within any landscaped area located next to a street. There is no existing or proposed fence or wall in front of or within a landscaped area adjacent to a street. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall. As a condition of approval for this project, any future outdoor storage and related outdoor activities shall be screened with a solid wall or fence. The proposal satisfies all screening, fence, and wall regulations for the MX-D Downtown Mixed Use zone district.

17.28.140 Signs

All signage shall meet the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is a size limit of two sq. ft. per one lineal foot of building frontage up to 100 sq. ft. on primary building frontage, and one sq. ft. per one lineal foot up to 100 sq. ft. on secondary building frontage; signs may only have external illumination or exposed neon illumination. Permanent freestanding signs are not permitted in the MX-D Downtown Mixed Use zone district.

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

17.28.150 General Provisions and Standards

In the MX-D Downtown Mixed Use zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. Section 17.50.090 states that suitable area shall be provided on-site for collection of trash and recyclable materials for all commercial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the

Attachment: Staff Report - CUP 2022-03 auto detailing (CUP 2022-03)

minimum recommended dimensional standards as determined by the City Engineer. The trash enclosure shown in **Attachment 1** was reviewed and approved by the City Engineer as part of the site plan review process.

All requirements of the MX-D Downtown Mixed Use zone district, prescribed by Chapter 17.28 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 2022-03

Conditional Use Permit No. 2022-03

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

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

   ANALYSIS: That the proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. The use of motor vehicle repair or service, minor is listed as a permitted use with the approval of a Conditional Use Permit in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are existing motor vehicle repair or service businesses in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That the proposed use of the site for the minor service of motor vehicles is compatible with existing and future permitted land uses in the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site for the minor repair and service of motor vehicles supports this policy, as it is a service activity similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district. There are existing motor vehicle repair or service businesses in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That in accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services,

convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site for the minor repair and service of motor vehicles supports this policy, as it is a service activity similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**. Any use of water on site shall comply with Section 13.04.150 of the Hanford Municipal Code.

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

   ANALYSIS: That this application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.28 of the Hanford Municipal Code. The use of this site for an auto detailing business is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2020-39 and the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on June 17, 2022 and mailed to property owners within 300 feet of the project site on June 16, 2022. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4.**

CONDITIONS OF APPROVAL

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

<u>Conditional Use Permit No. 2022-03:</u>

1. That parking areas, aisles, and access drives, including areas used for the service of vehicles, shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water.

2. That any future outdoor storage and related outdoor activities shall be screened with a solid wall or fence.

3. That all on-site noise shall meet the regulations set forth in Chapter 9.10 of the Hanford Municipal Code.

4. That any use of water on site shall comply with Section 13.04.150 of the Hanford Municipal Code.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-19, approving Conditional Use Permit No. 2022-03.

Applicant:
Rudy Ramos
2202 Cottonwood Ct.
Hanford, CA 93230

Property Owner:
Frank Giannola
208 E. Fourth St.
Hanford, CA 93230

RESOLUTION NO. 2022-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2022-03, A REQUEST TO ESTABLISH AN AUTO DETAILING BUSINESS WITHIN A FORMER POOL AND SPA SERVICE AND REPAIR BUILDING IN THE MX-D DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT IS LOCATED AT 208 E. FOURTH ST. (APN 012-093-010).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 28, 2022 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2022-03, a request to establish an auto detailing business within a former pool and spa service and repair building in the MX-D Downtown Mixed Use 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 208 E. Fourth St. (APN 012-093-010); and

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

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

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

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

   ANALYSIS: That the proposed use will not impair the integrity and character of the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth in Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. The use of motor vehicle repair or service, minor is listed as a permitted use with the approval of a Conditional Use Permit in the MX-D Downtown Mixed Use zone district, as prescribed in the Land Use Table in Section 17.08.030. There are existing motor vehicle repair or service businesses in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That the proposed use of the site for the minor service of motor vehicles is compatible with existing and future permitted land uses in the MX-D Downtown Mixed Use zone district. The use is consistent with the regulations set forth Chapter 17.28 of the Hanford Municipal Code for the MX-D Downtown Mixed Use zone district. In accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use

designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site for the minor repair and service of motor vehicles supports this policy, as it is a service activity similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district. There are existing motor vehicle repair or service businesses in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: That in accordance with General Plan Policy L70, Hanford shall define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged. The use of this site for the minor repair and service of motor vehicles supports this policy, as it is a service activity similar to other existing permitted uses in the MX-D Downtown Mixed Use zone district.

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

   ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared. Any use of water on site shall comply with Section 13.04.150 of the Hanford Municipal Code.

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

   ANALYSIS: That this application has been reviewed by various City departments and evaluated for conformity with the requirements of Chapter 17.28 of the Hanford Municipal Code. The use of this site for an auto detailing business is compliant with the Hanford Municipal Code. Any improvements or mitigations required for public health, safety, and welfare have been applied to the project as conditions of approval in Site Plan Review No. 2020-39 and the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2022-03 be approved, subject to the conditions of approval for Site Plan Review No. 2020-39, attached as **Exhibit B**, the conditions of approval for the Kings County Department of Public Health, attached as **Exhibit C**, and the conditions below:

1. That parking areas, aisles, and access drives, including areas used for the service of vehicles, shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water.

2. That any future outdoor storage and related outdoor activities shall be screened with a solid wall or fence.

3. That all on-site noise shall meet the regulations set forth in Chapter 9.10 of the Hanford Municipal Code.

4. That any use of water on site shall comply with Section 13.04.150 of the Hanford Municipal Code.

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

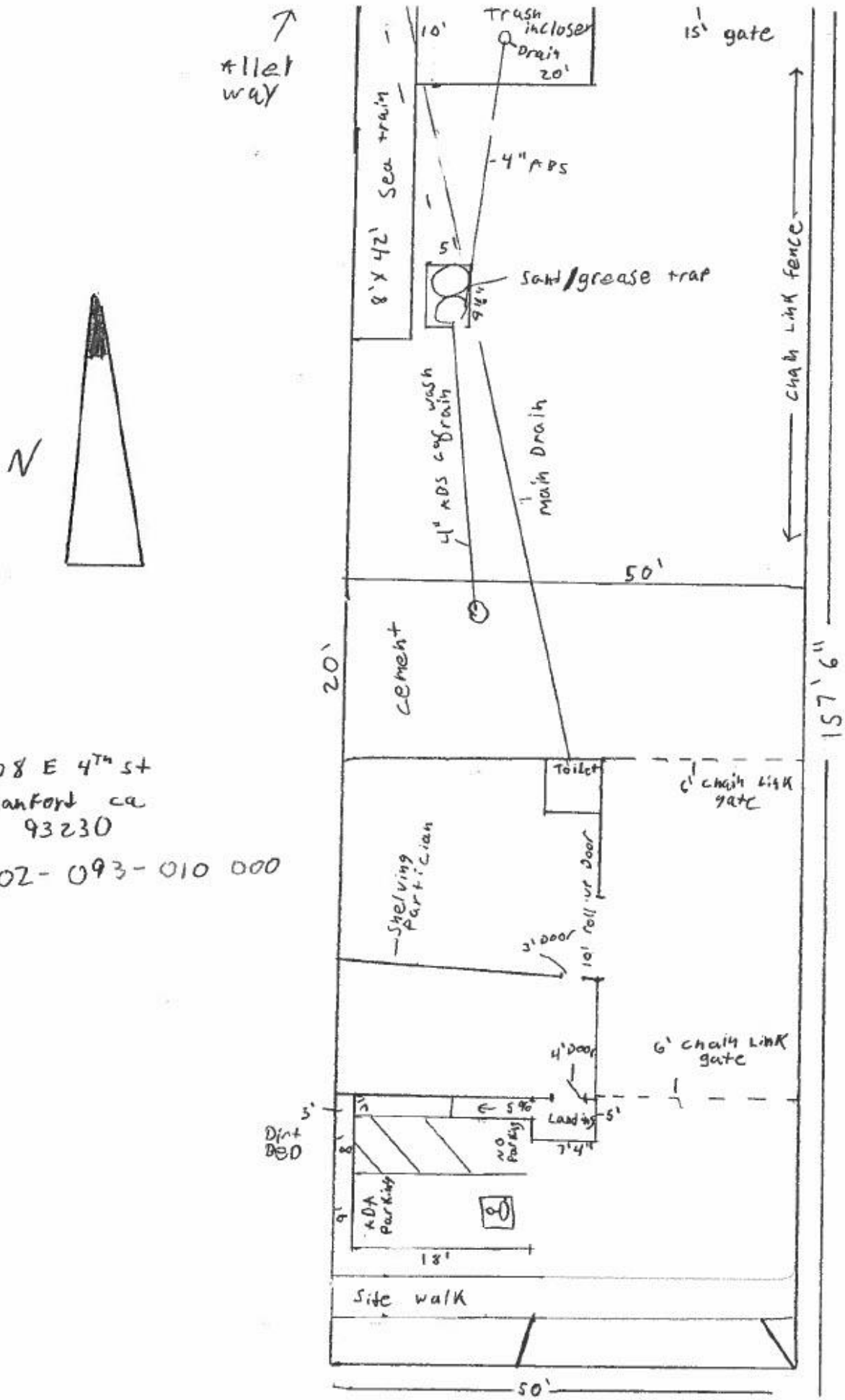
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

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 28th day of June 2022.

Mary E. Beatie, Interim Secretary

Exhibit A
Site Plan

Attachment: Resolution No. 2022-19 (CUP 2022-03)



208 E 4TH St
Hanford ca
93230
02-093-010 000

Attachment: Resolution No. 2022-19 (CUP 2022-03)

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

Attachment: Resolution No. 2022-19 (CUP 2022-03)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
FRANCISCO RAMIREZ
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
JOHN DRAXLER
KALISH MORROW
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: April 7, 2021

PROJECT: Site Plan Review 2020-39 (502-1140) Revision 1

APPLICANT: Rodolfo Ramos

LOCATION: 208 E. Fourth Street (APN 012-093-010)

PROPOSAL: Change of use to retail sales

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: December 23, 2020; March 24, 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
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

April 7, 2021
DATE

Attachment: Resolution No. 2022-19 (CUP 2022-03)

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2021-03**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2020-39 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

Attachment: Resolution No. 2022-19 (CUP 2022-03)

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: December 23, 2020; March 24, 2021
SITE PLAN NUMBER: 2020-39 (FILE 502-1140) REVISION 1
CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Condition(s):

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

- Provide a dustless surface for the unpaved area in the back of the site. If the unpaved area will be driven/parked on, the area shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water.

Required Entitlements:

- N/A

MX-D Downtown Mixed Use - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-39 Revision 1 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except

Attachment: Resolution No. 2022-19 (CUP 2022-03)

upon application for, and approval of, modification of this application according to all procedures and requirements thereof. The current use of the site shall be for sales.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Building Setback Areas: (17.28.060)

☒ That no structure shall be placed within a building setback area.

☒ That there is no front building setback area.

☒ That the rear building setback may be zero feet from the rear lot line.

☒ That the side building setback area shall be zero feet.

Distance between Structures: (Section 17.28.070)

☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Driveways: (Section 17.28.090)

☒ 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 sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.54)

☒ That all parking on site remain. No additional square footage is proposed.

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ In all mixed use zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten feet.

☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.

☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.

☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

Usable Open Space: (Section 17.28.110)

☒ That there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

Landscaping: (Section 17.28.120 and 17.52)

☒ **That landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.**

☒ That all building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.

☒ That all areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter.

☒ 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.

Attachment: Resolution No. 2022-19 (CUP 2022-03)

☒ 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.

Fences and Walls: (Sections 17.28.130 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 the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (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.

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.**

Trash Collection Areas: (Section 17.50.090)

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

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That 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 in height when located more than 150 feet from any residential zone district.

☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

- ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
- ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2020-039 (502-1140 Business to Mercantile
2-9-21
208 E Fourth St

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 6 complete sets of Drawings, unless noted, including:
      4.2.1 Reserved
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Reserved
      4.2.9 Planning Dept. “Conditions of Approval” or “Resolution” printed on the drawings and part of the drawing submittal
      4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

   4.3 2 complete sets of documentation, unless noted, including:
      4.3.1 Architectural Specifications
      4.3.2 Structural Calculations
      4.3.3 Electrical Calculations, if not included on the drawings
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B**.

Attachment: Resolution No. 2022-19 (CUP 2022-03)

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 each of these drawings apply to any/all work done to the structure at this time.

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR 2020-39 (502-1140) – 208 E. Fourth Street -Change of Use

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Greenfield Street shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off of Fourth Street and shall be bored.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Bob Williams 04/07/2021
UTILITIES SUPERVISOR (559) 585-2560 DATE

City of Hanford
Department of Public Works

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

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four-inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within the Alley.

2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Bob Williams 04/07/2021

UTILITIES SUPERVISOR (559) 585-2560 DATE

Attachment: Resolution No. 2022-19 (CUP 2022-03)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2020-39 (502-1140) – 208 E. Fourth Street -Change of Use

General Requirements:

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

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is **NOT** subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

Luis Verdugo 04/07/2021
Assistant Engineer (559) 585-2582 DATE

Attachment: Resolution No. 2022-19 (CUP 2022-03)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Access Road Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits**. (Building area: 150 sf – Industrial – Site Area: 0.04 Acres)**

A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Luis Verdugo 04/07/2021
Assistant Engineer (559) 585-2582 DATE

City of Hanford
Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-39 (502-1140) – 208 E. Fourth Street -Change of Use

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs

6. That the trash enclosure shall be located as shown on plan for ease of access for refuse collection.

Tyler Martinez 04/07/2021
Refuse Supervisor (559) 585-2586 DATE

Exhibit C
Kings County Department of Public Health – Conditions of Approval

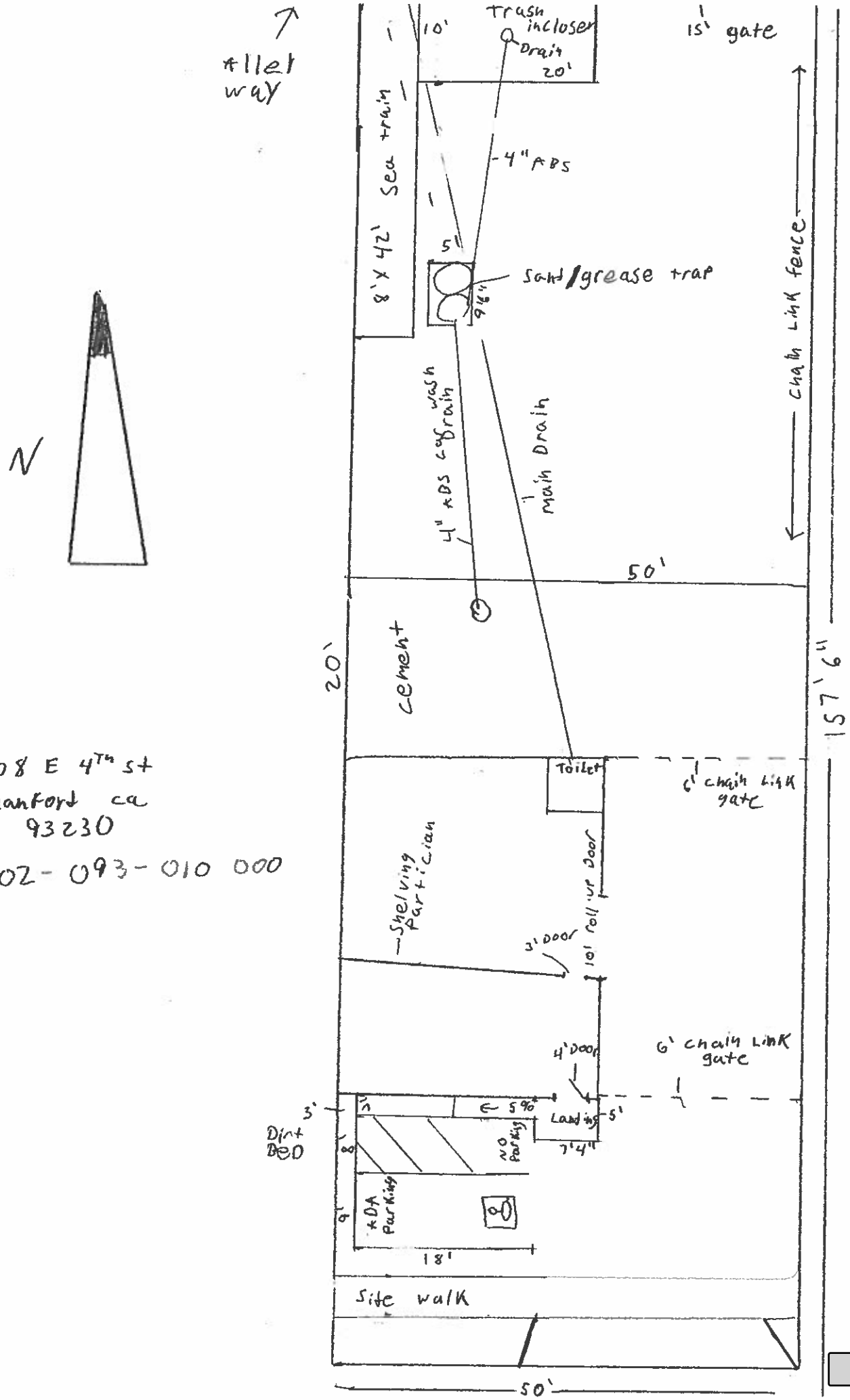
Kings County Department of Public Health

Contact Environmental Health Officer Liliana Stransky @ 559-852-2628 or Liliana.Stransky@co.kings.ca.us concerning questions that you may have on the following conditions.

Rudy Ramos – Auto Detailing, 208 E. Fourth Street, Hanford, CA (CUP 2022-03)

- If hazardous materials at or above threshold reporting quantities (55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a gas) will be kept on site, the facility must file a Hazardous Materials Business Plan online at http://cers.calepa.ca.gov within 30 days of beginning operations. Hazardous materials are broadly defined, and include fuel, lubricants, antifreeze, motor vehicle batteries, welding gases, paints, solvents, glues, agricultural chemicals, etc. Please contact our office if you require assistance with the online registration process.

- Any quantities of hazardous wastes generated by the facility operation must be managed in accordance with Federal, State, and local laws and regulations. Hazardous wastes cannot be disposed of into the municipal waste stream or onsite sewage disposal system. The owner/operator must contact our office at with any questions regarding proper management and reporting of hazardous wastes, such as waste oil/filters, associated with this operation.



208 E 4TH st
Hanford ca
93230
02-093-010 000

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
FRANCISCO RAMIREZ
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
JOHN DRAXLER
KALISH MORROW
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II
CITY ATTORNEY
ROBERT M. DOWD

DATE: April 7, 2021

PROJECT: Site Plan Review 2020-39 (502-1140) Revision 1

APPLICANT: Rodolfo Ramos

LOCATION: 208 E. Fourth Street (APN 012-093-010)

PROPOSAL: Change of use to retail sales

ZONING: MX-D Downtown Mixed Use

SITE PLAN REVIEW COMMITTEE REVIEW DATE: December 23, 2020; March 24, 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
- ☐ Fire
- ☐ Solid Waste
- ☐ Wastewater
- ☐ Building
- ☐ Engineering
- ☐ Police
- ☐ Parks and Recreation

☒ **REVISE AND PROCEED**

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

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

Signed,

Mark Manha

Mark Manha, Assistant Planner
Community Development Department

April 7, 2021
DATE

Attachment: Attachment 2: SPR 2020-39 Approval Letter (CUP 2022-03)

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070). **Exemption No. 2021-03**

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2020-39 Revision 1 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: December 23, 2020; March 24, 2021
SITE PLAN NUMBER: 2020-39 (FILE 502-1140) REVISION 1
CONTACT: Mark Manha, Assistant Planner: (559) 585-2583

General Plan Designation: Downtown Mixed Use

Zoning: MX-D Downtown Mixed Use

Other Special Districts: N/A

Planning Division Recommendation ☒ Revise and Proceed ☐ Resubmit

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

Condition(s):

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

- Provide a dustless surface for the unpaved area in the back of the site. If the unpaved area will be driven/parked on, the area shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water.

Required Entitlements:

- N/A

MX-D Downtown Mixed Use - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2020-39 Revision 1 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except

Attachment: Attachment 2: SPR 2020-39 Approval Letter (CUP 2022-03)

upon application for, and approval of, modification of this application according to all procedures and requirements thereof. The current use of the site shall be for sales.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That mechanical equipment shall be located a minimum of five feet from a rear or side lot line that abuts a R-L, R-M, R-H, OR, O, PF, AP, or CO zone district

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

☒ That the Mixed Use Downtown zone district shall be designed to provide and encourage walking within the commercial uses between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six-foot wide pedestrian path of travel between site entrances and the public sidewalk.

Cultural Resources:

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

Building Setback Areas: (17.28.060)

☒ That no structure shall be placed within a building setback area.

☒ That there is no front building setback area.

☒ That the rear building setback may be zero feet from the rear lot line.

☒ That the side building setback area shall be zero feet.

Distance between Structures: (Section 17.28.070)

☒ That all distances allowed by the building code are allowed.

Height of Structures: (Section 17.28.080)

☒ That the maximum structure height shall be 100 feet.

Driveways: (Section 17.28.090)

☒ 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 sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

Off Street Parking: (Section 17.54)

☒ That all parking on site remain. No additional square footage is proposed.

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ In all mixed use zone districts, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four lineal parking stalls. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten feet.

☒ That all parking areas shall have ingress and egress to and from a street or alley as required by the City's standard specifications.

☒ That sufficient room for turning and maneuvering vehicles shall be provided on the site.

☒ That the parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

☒ That developed parking areas are to be utilized by all vehicles associated with or visiting the site.

☒ That entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

☒ That parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

☒ That no commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

☒ That parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

Usable Open Space: (Section 17.28.110)

☒ That there is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

Landscaping: (Section 17.28.120 and 17.52)

☒ **That landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.**

☒ That all building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.

☒ That all areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter.

☒ 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.

Attachment: Attachment 2: SPR 2020-39 Approval Letter (CUP 2022-03)

☒ 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.

Fences and Walls: (Sections 17.28.130 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 the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (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.

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.**

Trash Collection Areas: (Section 17.50.090)

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

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That 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 in height when located more than 150 feet from any residential zone district.

☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

- ☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.
- ☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.
- ☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

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

☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2020-039 (502-1140 Business to Mercantile
2-9-21
208 E Fourth St

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 6 complete sets of Drawings, unless noted, including:
      4.2.1 Reserved
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Reserved
      4.2.9 Planning Dept. “Conditions of Approval” or “Resolution” printed on the drawings and part of the drawing submittal
      4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

   4.3 2 complete sets of documentation, unless noted, including:
      4.3.1 Architectural Specifications
      4.3.2 Structural Calculations
      4.3.3 Electrical Calculations, if not included on the drawings
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance **including C & D Recycle plan**
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B**.

Attachment: Attachment 2: SPR 2020-39 Approval Letter (CUP 2022-03)

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 each of these drawings apply to any/all work done to the structure at this time.

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Utilities Division Comments

PROJECT: SPR 2020-39 (502-1140) – 208 E. Fourth Street -Change of Use

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Utilities and Engineering Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition. All Utility connections located within Greenfield Street shall be bored.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.

2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off of Fourth Street and shall be bored.

3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.

4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.

5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Bob Williams 04/07/2021
UTILITIES SUPERVISOR (559) 585-2560 DATE

Attachment: Attachment 2: SPR 2020-39 Approval Letter (CUP 2022-03)

City of Hanford
Department of Public Works

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

Sewer:

1. If an existing sanitary sewer lateral is not serviceable, the developer shall furnish and install a minimum four-inch diameter sanitary sewer lateral to serve the project site. New sewer lateral shall be connected to the sanitary sewer main located within the Alley.

2. That the developer shall furnish, install and maintain a grease trap assembly on all sewer laterals receiving process water from commercial food preparation facilities, if applicable. Grease trap assemblies shall conform to the requirements of the Uniform Plumbing Code, latest edition, and shall be approved by the City Building Official prior to installation.

Bob Williams 04/07/2021

UTILITIES SUPERVISOR (559) 585-2560 DATE

Attachment: Attachment 2: SPR 2020-39 Approval Letter (CUP 2022-03)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR 2020-39 (502-1140) – 208 E. Fourth Street -Change of Use

General Requirements:

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

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is **NOT** subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

Luis Verdugo 04/07/2021
Assistant Engineer (559) 585-2582 DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Access Road Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 6, 2020. All fees are payable prior to issuance of building permits**. (Building area: 150 sf – Industrial – Site Area: 0.04 Acres)**

A. That the development is **NOT** subject to a **Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is **NOT** subject to a **Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is **NOT** subject to a **Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is **NOT** subject to a **Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is **NOT** subject to a **Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Luis Verdugo 04/07/2021
Assistant Engineer (559) 585-2582 DATE

City of Hanford
Department of Public Works

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

Refuse Division Comments

PROJECT: SPR 2020-39 (502-1140) – 208 E. Fourth Street -Change of Use

General Requirements:

1. That a 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

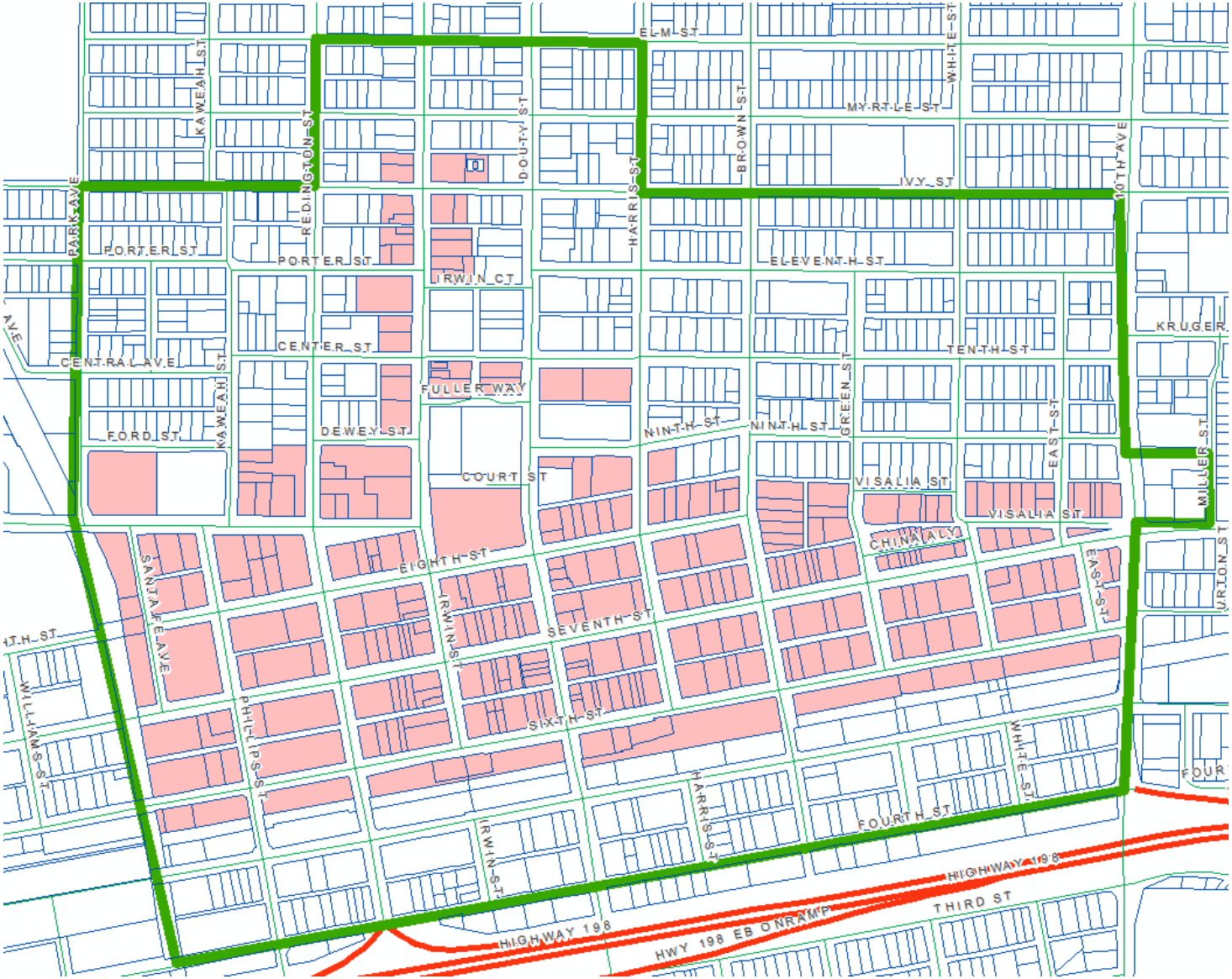
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs

6. That the trash enclosure shall be located as shown on plan for ease of access for refuse collection.

Tyler Martinez 04/07/2021
Refuse Supervisor (559) 585-2586 DATE

Central Parking Improvement District Boundary



Legend:

- Central Parking Improvement District Boundary
- Downtown Commercial Zone District

Notice of Exemption 2021-03

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

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

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

Project Title: Conditional Use Permit 2022-03

Project Location – 208 E. Fourth St. (APN 012-093-010)

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

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 2022-03, a request to establish an auto detailing business within a former pool and spa service and repair building in the MX-D Downtown Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Rudy Ramos

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:
The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion.

Lead Agency
Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: June 28, 2022 Title: Assistant Planner

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

AGENDA
STAFF REPORT

MEETING DATE: 6/28/2022	**AGENDA SECTION:** 4

SUBJECT:
Variance No. 2022-01: a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback for a 100-unit multi-family development. Addendum No. 1 for Mitigated Negative Declaration No. 2018-04: A request to certify Addendum No. 1 to the previously approved Mitigated Negative Declaration No. 2018-04, verifying the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report - Variance No. 2022-01
Resolution No. 2022-20
Attachment 1 - Site Plan Review 2022-23
Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval
Attachment 3 - ISMND 2018-04
Attachment 4 - Addendum 1

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, June 28, 2022

PROJECT: **Variance No. 2022-01:** a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback for a 100-unit multi-family development.

Addendum No. 1 for Mitigated Negative Declaration No. 2018-04: An addendum to the previously approved Mitigated Negative Declaration No. 2018-04 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 north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Addendum No. 1 for Mitigated Negative Declaration No. 2018-04, verifying the project will not have a significant effect on the environment with the incorporation of mitigation measures.

2. Make the appropriate findings and adopt Resolution No. 2022-20 approving Variance No. 2022-01.

RECOMMENDED MOTION

1. I move to certify Addendum No. 1 for Mitigated Negative Declaration No. 2018-04.

2. I move to adopt Resolution No. 2022-20, approving Variance No. 2022-01.

PROJECT DESCRIPTION

The project is a request, by the Village at Hanford Square, LLC, to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces to be located within the rear-yard setback for a 100-unit multi-family development, as shown in Site Plan Review No. 2022-23, attached as **Attachment 1.**

In accordance with the Hanford Municipal Code, Section 17.14.130, off-street parking shall be provided on the site for each use, as prescribed in Chapter 17.54. Required parking spaces may not be provided within any front, side, or rear building setback area. The applicant proposes to locate required parking spaces five feet from the rear property line, encroaching 20 feet within the required rear yard setback area.

Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

BACKGROUND INFORMATION

Entitlement

The applicant has submitted Site Plan Review No. 2022-23 for the project, proposing the development of a 100-unit multi-family apartment complex – **Attachment 1.** Site Plan Review No. 2022-23 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.

Previous Entitlements

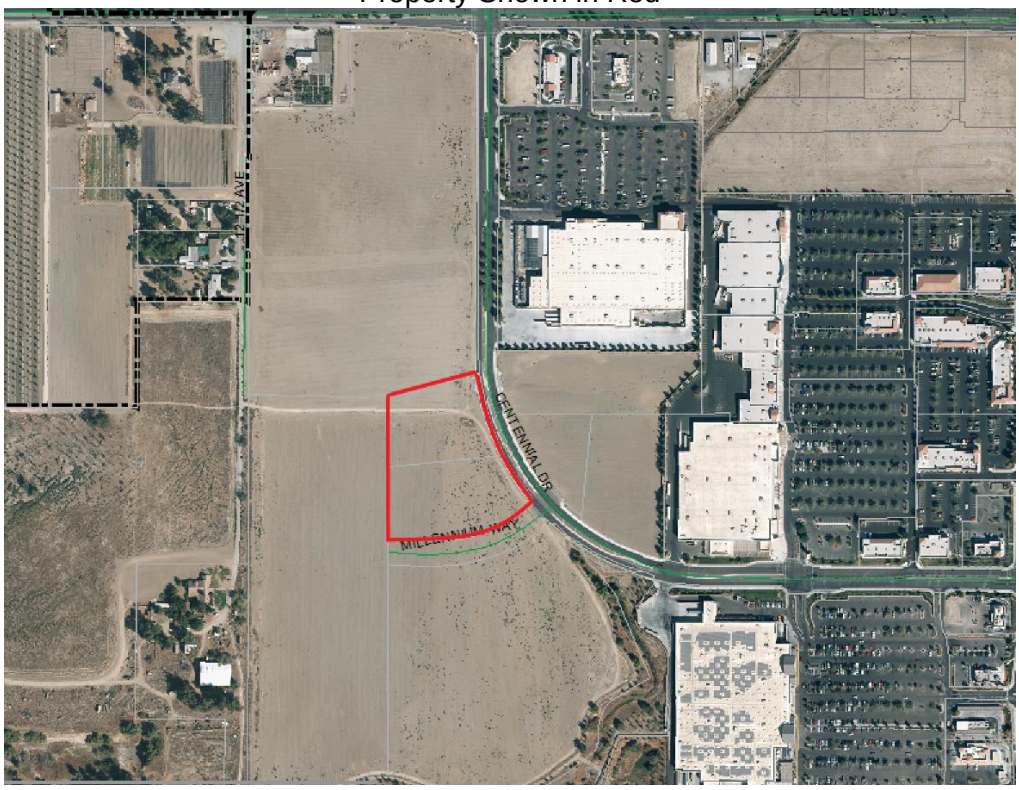
On May 8, 2018, the Planning Commission certified Variance No. 2018-01 for the same development project, proposed under Site Plan Review No. 2017-16, and variance request. The entitlements expired prior to the applicant submitting building permits.

The applicant has submitted building permits, necessitating a new site plan review and variance request. This project is substantially similar to that approved in 2018.

Project Location

The project is located west of Centennial Drive, north of the future Millennium Way (APN 011-020-043 and 011-020-044). See Figure 1.

Figure 1 – Land Use
Property Shown in Red



Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

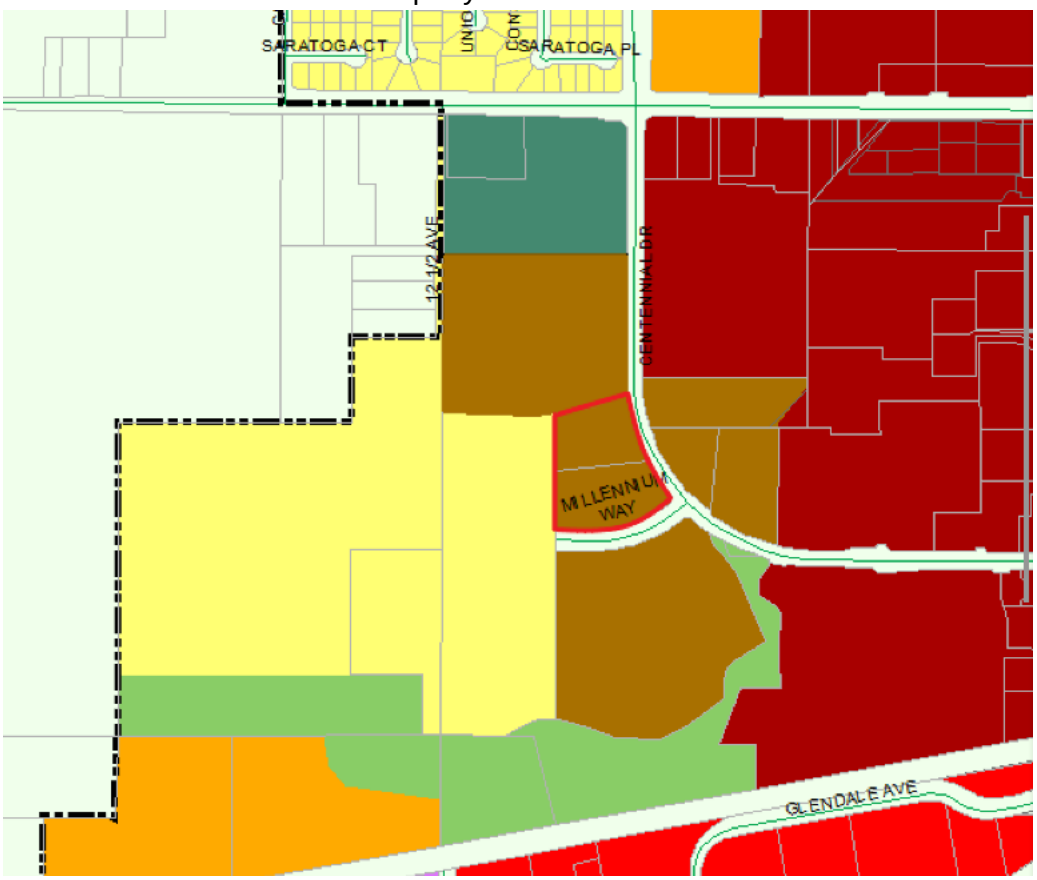
General Plan Designation

The proposed project site is designated by the General Plan as High-Density Residential; see Figure 2. In accordance with Policy L38 and 39, the purpose of the High-Density Residential land use designation is primarily for multi-family apartments and condominium development in proximity to arterial streets, commercial and recreational facilities, and employment centers. Typical uses in the High-Density Residential land use designation include multi-family residential dwellings in apartment buildings complexes. The project is consistent with the General Plan by proposing a 100-unit apartment in close proximity to commercial recreation facilities and a major employment center.

Zoning

The project site is zoned R-H High-Density Residential, in accordance with the General Plan designation; see Figure 3. In accordance with the Residential Land Use Table presented in Section 17.08.020, Multi-family units are a permitted use in the R-H High-Density Residential zone district; see Figure 4.

Figure 3 – Zoning R-H High-Density Residential
Property Shown in Red



Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

Figure 4

Table 17.08.020

Residential 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	Single-Family Residential Zones			Multifamily Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See Identified Section)
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for 6 or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A			17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090
9	Mobilehome park				C		17.60.100
10	Multifamily dwelling, 2 units per building (duplex)			C	P	P	17.10.020
11	Multifamily dwelling, 3 or 4 units per building (triplex or fourplex)			C	P	P	17.10.020
12	Multifamily dwelling, 5 or more units per building				P	P	

PROJECT EVALUATION

Site Plan Review No. 2022-23

The development was reviewed for conformance with the Hanford Municipal Code Section 17.14 High-Density Residential.

17.14.030 Lot Area

In the R-H High-Density Residential zone district, the minimum lot area shall be 5,000 square feet. The project site is comprised of two parcels, totaling x acres. The project site exceeds the minimum lot area required for the R-H High-Density Residential zone district.

17.14.040 Lot Dimensions

Lot Frontage

The minimum lot frontage required in R-H High-Density Residential is 40 feet. The property has lot frontage on Centennial Drive (approximately 490 feet) and Millennium Way (530 feet).

Lot Width

Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

The minimum lot width shall be 50 feet for interior lots and 60 feet for corner lots. “Lot Width” means the horizontal distance between side lot lines, measured at the front setback line.

The front lot line is along Centennial Drive. The project has a minimum lot width of 468 feet.

Lot Depth

The minimum lot depth shall be 90 feet. “Lot depth” is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

The lot depth is 509 feet.

17.14.050 Site Area Per Dwelling Unit

The minimum site area per dwelling unit shall be 1,500 square feet in the R-H High-Density Residential zone district.

100 units are proposed under Site Plan Review No. 2022-23. The property totals 4.58 acres, 199,505 square feet. The minimum site area per dwelling unit is exceeded for the proposed project.

17.14.060 Coverage

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements. The requirements for building setback requirements, accessory structure limitations, and open space requirements are satisfied. A variance is sought for the off-street parking setback requirements. The variance is evaluated below.

17.14.070 Building Setback Areas

No structure shall be placed within a building setback area.

Front Building Setback

The front building setback area shall be 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable building space.

On a corner lot, the short side of the lot shall be determined as the front property line; therefore, the front setback shall be measured from Centennial Drive.

All portions of the apartment buildings are setback a minimum of 15 feet from the front property line measured on Centennial Drive.

Rear Building Setback

The rear building setback shall be 15 feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot, then the rear building setback shall be 20

feet. The rear building setback shall be increased by 10 feet for buildings over one story high. Since the apartments feature a second story, the rear building setback area shall be 25 feet.

The rear property line is defined as the lot line not intersecting the front lot line, which is most distant from, and most closely parallel to the front lot line. For this property, the western property line is considered the rear.

The building is setback 28 feet and two inches from the rear property line at the minimum dimension.

The parking area encroaches into the rear setback area. A variance is sought for this encroachment and detailed in the off-street parking section.

Side Building Setback Area

The side building setback area shall be five feet from an interior side lot line and 10 feet from a street side property line. The northern property line is considered the interior side lot line. The building is setback a minimum five feet from the northern property line. The street-side lot line is the southern lot line, along Millennium Way. All portions of the apartment buildings are setback a minimum 10 feet from the street-side lot line along Millennium Way.

All building setbacks are satisfied for the project.

17.14.080 Distances between Structures

The minimum distance between structures shall be 10 feet, except as provided by the building code. At a minimum, structures are separated by eight feet, but are permitted to do so based on compliance with the building code.

17.14.090 Height of Structures

The maximum height of structures in the R-H High Density Residential zone district is 35 feet. The maximum proposed height is 32.5 feet, which satisfies the height requirement for the R-H High Density Residential zone district.

17.14.100 Driveways

The width of a driveway and any paved area in the R-H High Density Residential zone district shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot. Due to the size of the development, two entrances are required to the site. The location and size of the entrances have been approved by the Engineering Division. The cumulative width of the entrances is significantly below the 40% lot-width maximum.

17.14.130 Off-Street Parking

Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

The applicant proposes to develop 100 multi-family residential units. There will be four studio units, 56 one-bedroom units, 36 two-bedroom units, and four three-bedroom units. Additionally, there will be a clubhouse, totaling 3,101 square feet.

Parking is required for each unit type and the community building, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

The applicant provides 174 total parking spaces for the site, 89 of which are covered and seven of which are ADA-accessible, which satisfies the parking requirement of the Hanford Municipal Code Section 17.54.040.

According to the Hanford Municipal Code Section 17.14.130, required parking spaces may not be provided within any front, side, or rear building setback area. Uncovered parking spaces are proposed within the rear-yard setback, set back a minimum of five feet along the western property line. The applicant proposes to deviate from the Hanford Municipal Code Section 17.14.130, in order to permit required uncovered parking spaces within the required 25-foot rear-yard setback.

17.14.140 Usable Open Space

In the R-H High Density Residential zone district, lots with five or more dwelling units shall provide for a usable open space area equal to five percent of the lot area. The site requires a minimum of 9,975 square feet of usable open space. The plan proposes a resident clubhouse, pool, and two dog run areas to serve as the usable open space to meet the Municipal Code requirement, totaling approximately 19,000 square feet.

17.14.150 Landscaping

In the R-H High Density Residential zone district, except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area, or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces. Landscaping will be provided by the applicant in all yard and setback areas visible from each street.

17.14.160 Screening, Fences, and Walls

According to the Hanford Municipal Code Sections 17.50.110 and 17.50.120, “no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty percent (50%) or more open shall be planted, placed, or maintained within the twenty-

Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

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;" and fences and walls in the R-H zone district shall be constructed or installed along a rear lot line not exceeding seven feet in height, along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line, along the street side lot line not exceeding seven feet in height beginning at 25 feet from the front lot line on a corner lot (with a five-foot setback from the street side lot line on a reverse corner lot), along a front lot line not exceeding three feet in height or four feet in height when the upper one foot is 50% or more open, and 10 feet back from the front lot line not exceeding six feet in height. All proposed fencing shall meet the fence regulations stated in the Hanford Municipal Code.

All requirements of the R-H High Density Residential zone district, prescribed by Chapter 17.14 of the Hanford Municipal Code, are satisfied, with the exception of the request to provide off-street parking within the rear-yard setback requirement. The applicant proposes to locate uncovered parking stalls within the required 25-foot rear-yard setback. For this reason, the variance has been submitted.

Variance No. 2022-01

The project proposed parking within the rear-yard setback, which is prohibited under Section 17.14.130 C, which states, "Required parking spaces may not be provided within any front, side, or rear building setback area." The applicant's site plan proposes parking spaces within the 25-feet rear-yard setback area. Parking is shown five feet from the rear property line, with vehicle overhang extending to three feet from the rear property line.

Since the applicant's request deviates more than can be permitted through a minor deviation, which limits the extent of deviation to ten percent, the applicant has submitted a variance for approval by the Planning Commission, in accordance with section 17.84.030 of the Hanford Municipal Code.

Under the previous 2002 Zoning Ordinance, parking was allowed to be located within the rear-yard setbacks. When the Zoning Ordinance was updated in June 2017, parking within the front, side, and rear building setback area became prohibited. Prior to the updating of the Municipal Code, multiple multi-family projects were permitted to locate parking within the rear-yard setback area.

Example 1: Site Plan Review No. 2015-05 – Bajun American Properties. Under Site Plan Review No. 2015-05, parking was permitted to be located within the 25-foot rear-yard setback area for a multi-family development in the R-H High Density Residential zone district. (Note: the site plan has since expired).

Figure 5: Bajun Apartments

Example 2: Condominium project located on Greenfield Drive and Cameron Street. The project features parking within the rear-yard setback area.

Figure 6: Condominium Project

Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

The City requires setbacks between structures for several reasons:

Safety:

Maintaining setbacks between building and uses is important for safety reasons. Having adequate setbacks between structures and uses provides access for the Fire Department to reach fires, in cases of emergency. The Fire Department has reviewed the application and determined that the reduced parking setback provided by the applicant will not be detrimental to safety. The Fire Department still has adequate access to serve the project site in cases of emergency.

Noise:

Setbacks also are in place to reduce noise impacts. Locating parking with the setback area, as proposed, will not impact noise to neighboring properties, as the parking spaces are inhabitable. A masonry concrete block wall along the rear property line is provided by the applicant and will further mitigate noise between uses. All noise generated from the property would be required to meet the Noise Emission standards prescribed by the General Plan.

Preventing Crowding:

Another reason setbacks are required by the City is to reduce crowding and provide separation between uses and structures. As a barrier between uses between parking and low-density residential to the west, the applicant has provided a masonry concrete wall to physically divide the uses and provide separation. All buildings meet and exceed the required setbacks for the R-H High-Density Residential zone district.

Providing Open Space Areas:

Within the City of Hanford, there are requirements for open space – this is generally accommodated in the required setback area. In the R-H High Density Residential zone district on lots with five or more dwelling units, the open space requirement is five percent of the lot area. Five percent of the lot area is 9,975 sq. ft. The applicant proposes to provide approximately 19,000 sq. ft. of usable open space.

Allowing the variance will not have impacts to safety, noise, the prevention of crowding, or providing open space areas.

The variance can be supported by staff, due to the previous granting of Variances No. 2018-01(for this project), 2018-04, and 2020-04 for the same variance request, allowing parking to be located within the 25-foot rear-yard setback.

In accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standard of the Hanford Municipal Code, when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. The granting of Variance No. 2022-01 would be consistent with the purpose of the variance process, as other properties in the vicinity and within the same zone district enjoy the privilege of allowing parking within the rear-yard setback area.

FINDINGS FOR APPROVAL

Section 17.84.050

Development Regulations. The Planning Commission may grant a variance to the development regulations identified in this chapter as proposed in the variance application or in modified form if, based upon the application and the evidence submitted at the public hearing, the Planning Commission makes all of the following findings:

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

   That the special circumstance applicable to the property is the shape of the site. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 45 feet; therefore, Centennial Drive is the front property line, and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking within the 25-feet rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking.

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

   That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking.

   There are other properties within the same zone district that possess the right to locate parking within the rear-yard setback area. Three variances have been approved since the 2017 Municipal Code adoption allowing parking spaces to encroach into the required rear-yard setback. The variances applied to multi-family projects in the R-H High-Density Residential zone district, as well. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and R-H High Density Residential zone designation.

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

   That allowing parking to encroach within the required rear yard setback will not create a safety hazard. The Fire Department has reviewed the application and determined that the parking setbacks provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the setbacks provided by the applicant will not conflict with the requirements of the California Building

Attachment: Staff Report - Variance No. 2022-01 (Variance No. 2022-01 Village at Hanford Square)

Code. The applicant provides a block wall along the rear property line, which will provide a physical barrier between the future residential property to the west and the parking stalls.

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

   That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking. The granting of this variance does not constitute a special privilege, because this lot faces a limitation the others do not possess. Additionally, there are other properties within the same zone district that possess the right to locate parking within the rear-yard setback area. Three variances have been approved since the 2017 Municipal Code adoption allowing parking spaces to encroach into the required rear-yard setback. The variances applied to multi-family projects in the R-H High-Density Residential zone district, as well. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and R-H High Density Residential zone designation.

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

   That the variance applies to the rear-yard setback for parking stalls associated with a 100-unit multi-family development. Multi-family residences are a permitted use in the R-H High-Density Residential zone district. All other development regulations specified in Section 17.14 for the R-H High-Density Residential zone district have been met.

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

   That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. Typical R-H High Density Residential lots do not share the configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking, or reducing the width of the adjacent drive aisle. Additionally, variances have been granted for similar situations in the past. The granting of this variance does not constitute a special privilege, because this lot faces a limitation others do not possess and preserves the right granted to other properties to encroach into the rear setback area. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking inconveniences on neighboring residents. However, allowing the variance will not have detrimental impacts to safety, noise, the prevention of crowding, or providing open space areas.

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

   That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential

building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

ENVIRONMENTAL ASSESSMENT

As discussed earlier, the proposed project was originally entitled in 2017/2018 through approval of Site Plan Review No. 2017-16 and Variance No. 2018-01. The previous entitlements were for the exact same project. The project has not changed. The previous entitlements expired, thus necessitating the need for a new site plan review and variance application. Mitigated Negative Declaration No. 2018-04 was certified for the project on May 8, 2018.

The original environmental initial study and mitigated negative declaration are attached for the Commission's review – **Attachment 3.**

For the aforementioned Project, the City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in 2018, which analyzed the potential environmental impacts of the proposed Project. The analysis determined that as proposed, the Project's impacts were considered less than significant with the implementation of the recommended mitigation measures related to Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Geology, Hazards, Hydrology, Land Use, Noise, Public Services, Recreation, Traffic and Utilities. A total of 37 mitigation measures were recommended to reduce Project impacts to a less than significant level. The City Planning Commission considered and adopted the Project on May 8, 2018 including the IS/MND and associated Mitigation Monitoring and Reporting Program (MMRP). By virtue of the adoption, the City determined through the analysis in the IS/MND that the Project, as proposed, would have no impacts, or that potential impacts can be reduced to a level that is less than significant through the implementation of specific mitigation measures.

When a proposed project is changed, or there are changes in the environmental setting, a determination must be made by the lead agency as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines §15162 and §15164 set forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of the environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon provided information in **Attachment 4**, the changes to the approved project will not result in any new significant impacts or substantially increase the severity of impacts previously identified in the IS/MND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in §15162(a)(3) are present. Therefore, an Addendum is appropriate, and the Addendum has been prepared to address the environmental effects of the refinements to the project.

Addendum 1 is attached for the Planning Commission's review as **Attachment 4.**

PUBLIC COMMENTS

Noticing of the project was published in the newspaper on June 17, 2022 and mailed to property owners within 300 feet on June 16, 2022. No public comments have been received, as of the date of the preparation of this staff report.

CONDITIONS OF APPROVAL

Conditions of Approval have been addressed in Resolution No. 2022-20.

1. All conditions of approval for Site Plan Review No. 2022-23, shall also be conditions of the variance.

2. That all mitigations cited in the Mitigation Monitoring and Reporting Program (MMRP) for Mitigated Negative Declaration No. 2018-04, shall also apply.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Certify Addendum No. 1 for Mitigated Negative Declaration No. 2018-04, verifying the project will not have a significant effect on the environment with the incorporation of mitigation measures.

2. Make the appropriate findings and adopt Resolution No. 2022-20, approving Variance No. 2022-01.

Project Applicant/Property Owner:
Village at Hanford Square, LLC
17 Mayfair Drive
Rancho Mirage, CA 92270

RESOLUTION NO. 2022-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO VARIANCE NO. 2022-01, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE HANFORD MUNICIPAL CODE SECTION 17.14.130, IN ORDER TO PERMIT REQUIRED PARKING SPACES WITHIN THE REAR-YARD SETBACK FOR A 100-UNIT MULTI-FAMILY DEVELOMPENT. THE PROJECT IS LOCATED NORTH OF MILLENNIUM WAY AND WEST OF CENTENNIAL BOULEVARD (APN 011-020-043 AND 011-020-044).

At a regular meeting of the City of Hanford Planning Commission duly called and held on June 28, 2022 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Variance No. 2022-01, a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback for a 100-unit multi-family development, filed by Village at Hanford Square, LLC, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2022-23 attached as **Exhibit A** and be subject to all conditions of approval cited in the site plan review approval letter, attached as **Exhibit B;** and

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

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Initial Study was prepared and Mitigated Negative Declaration No.2018-04 was adopted on May 9, 2018 for Variance No. 2018-04 and Site Plan Review No. 2017-16; and

WHEREAS, Addendum No. 1 was prepared and the Planning Commission has determined the proposed project will not result in any new or increased environmental impacts that were not identified in Mitigated Negative Declaration 2018-04; and

WHEREAS, Mitigated Negative Declaration No. 2018-04 has been adopted, certifying that the project will not result in any significant environmental impacts with the incorporation of mitigation measures; and

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

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

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

   Analysis: That the special circumstance applicable to the property is the shape of the site. In accordance with the Hanford Municipal Code, on a corner lot, the front lot line means the shorter lot line abutting a street. The shorter lot line is along Centennial Drive, by approximately 45 feet; therefore, Centennial Drive is the front property line, and the property line parallel is deemed the rear property line. The lot configuration is not a typical corner lot shape; therefore, restricting parking within the 25-feet rear-yard setback presents a hardship for the property owner to develop the lot without eliminating residential units or required parking.

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

   Analysis: That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking.

   There are other properties within the same zone district that possess the right to locate parking within the rear-yard setback area. Three variances have been approved since the 2017 Municipal Code adoption allowing parking spaces to encroach into the required rear-yard setback. The variances applied to multi-family projects in the R-H High-Density Residential zone district, as well. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and R-H High Density Residential zone designation.

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

   Analysis: That allowing parking to encroach within the required rear yard setback will not create a safety hazard. The Fire Department has reviewed the application and determined that the parking setbacks provided by the applicant will not be detrimental to safety. Additionally, the Building Division has reviewed the application and determined that the setbacks provided by the applicant will not conflict with the requirements of the California Building Code. The applicant provides a block wall along the rear property line, which will provide a physical barrier between the future residential property to the west and the parking stalls.

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

   Analysis: That typical R-H High-Density Residential lots do not share the challenging configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking. The granting of this variance does not constitute a special privilege, because this lot faces a

limitation the others do not possess. Additionally, there are other properties within the same zone district that possess the right to locate parking within the rear-yard setback area. Three variances have been approved since the 2017 Municipal Code adoption allowing parking spaces to encroach into the required rear-yard setback. The variances applied to multi-family projects in the R-H High-Density Residential zone district, as well. The variance is necessary for the preservation and enjoyment of that property right possessed by other properties within the same vicinity and R-H High Density Residential zone designation.

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

   Analysis: That the variance applies to the rear-yard setback for parking stalls associated with a 100-unit multi-family development. Multi-family residences are a permitted use in the R-H High-Density Residential zone district. All other development regulations specified in Section 17.14 for the R-H High-Density Residential zone district have been met.

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

   Analysis: That in accordance with Section 17.84.010, the purpose of a variance is to allow deviations from the development standards of the Hanford Municipal Code when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district. Typical R-H High Density Residential lots do not share the configuration unique to this lot. Since the property has an irregular shape, it is difficult to meet the setbacks of the site without eliminating residential units or required parking, or reducing the width of the adjacent drive aisle. Additionally, variances have been granted for similar situations in the past. The granting of this variance does not constitute a special privilege, because this lot faces a limitation others do not possess and preserves the right granted to other properties to encroach into the rear setback area. The rationale supporting a 25-foot rear-yard setback is to lessen the impact of parking inconveniences on neighboring residents. However, allowing the variance will not have detrimental impacts to safety, noise, the prevention of crowding, or providing open space areas.

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

   Analysis: That the General Plan has been reviewed, and the granting of this variance would be consistent with the goals, policies, and objectives of the General Plan, specifically, Residential Land Use Designations Goal L8, which aims to provide a range of residential building types suitable for a variety of lifestyles, ages, affordability levels, and design options.

THEREFORE, BE IT RESOLVED that Variance No. 2022-01 be approved, subject to the conditions of approval for Site Plan Review No. 2022-23, attached as **Exhibit B**, and the Mitigation Monitoring and Reporting Program for Mitigated Negative Declaration No. 2018-04, attached as **Exhibit C.**

EXPIRATION

That this Variance approval 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

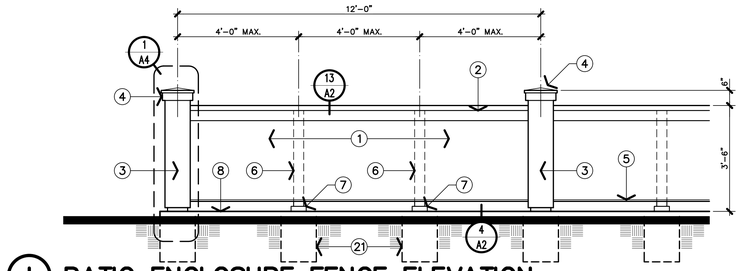
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

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 28th day of June 2022.

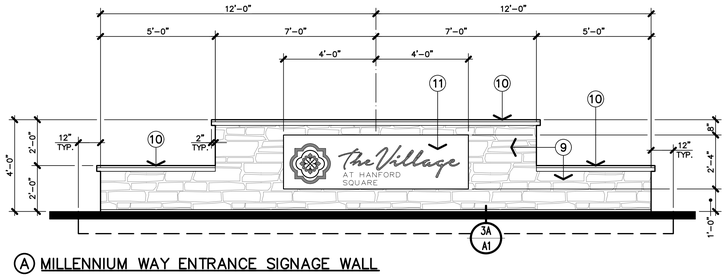
Mary E. Beatie, Interim Secretary

DIMENSIONED SITE PLAN

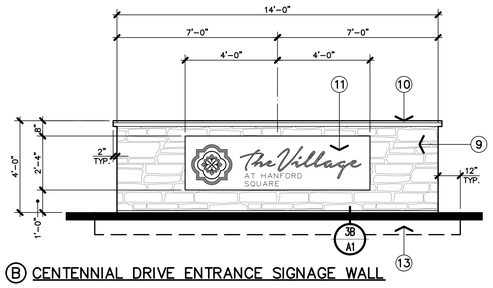
1" = 30'-0"



1 PATIO ENCLOSURE FENCE ELEVATION

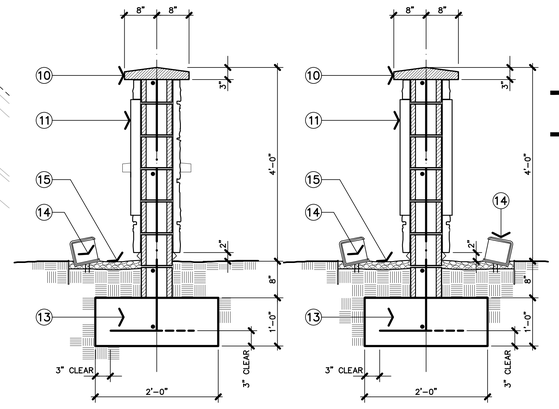


A MILLENNIUM WAY ENTRANCE SIGNAGE WALL



B CENTENNIAL DRIVE ENTRANCE SIGNAGE WALL

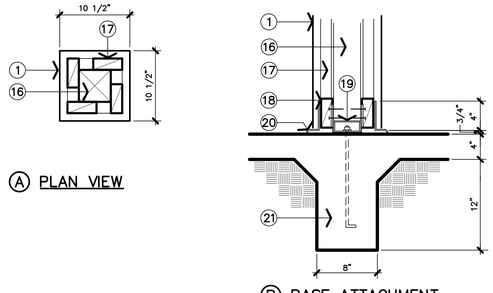
2 ENTRANCE SIGNAGE ELEVATIONS



A SECTION VIEW

B SECTION VIEW

3 ENTRANCE SIGNAGE SECTIONS



A PLAN VIEW

B BASE ATTACHMENT

4 PATIO ENCLOSURE FENCE POST

SYMBOLS

SYMBOL	DESCRIPTION
	BUILDING FOOTPRINT
1	BUILDING NUMBER
2	BUILDING TYPE
3	ELECTRICAL METER LOCATION
4	STAIRWAYS
5	GROUND MOUNTED HEAT PUMP UNIT
CPT.-20	CARPORT LOCATIONS — MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG TO BE INSTALLED UNDER SEPARATE PLAN CHECK AND PERMITS.
	TRASH ENCLOSURE — TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35
K	KNOX BOX LOCATION — INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS
	PROPOSED FIRE HYDRANT LOCATION
	EXISTING STREET LIGHT — PER CITY OF HANFORD PUBLIC WORKS STANDARDS

NOTES

1. A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE HANFORD CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER AND ZONING ADMINISTRATOR TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
3. FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION.
4. ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH A "MEDECO" GATE LOCKS / MECHANISMS FOR POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF HANFORD POLICE DEPARTMENT.
5. UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEPT CLEAN, SEALED AND RESTRIPED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
6. COORDINATE THE LOCATIONS OF ACCESSIBLE PARKING STALLS AND FUTURE EV CHARGING STATION LOCATIONS WITH THE REFERENCE SITE PLAN, SHEET T-5.
7. ALL FRONTAGE IMPROVEMENTS MUST BE INSTALLED WITH PHASE 1 OF THE WORK.
8. ALL SITE FEATURES MUST BE INSTALLED BEFORE PERMIT FINAL INCLUDING OFF-SITES.

KEYNOTES

1. CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH OVER 2 x 4 FRAMING AT 16 INCHES ON-CENTER / TYPICAL
2. COMPOSITE WOOD TRIM INSTALLED OVER TWO (2) LAYERS CLASS 'D' BUILDING PAPER AT THE TOP OF THE ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
3. FURRED SUPPORT POSTS WITH 10 1/2" x 10 1/2" FINISHED DIMENSION AND CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
4. PRE-CAST CONCRETE COLUMN CAP INSTALLED OVER THE CEMENT PLASTER BROWN AND SCRATCH COATS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
5. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THE BOTTOM OF THE FINISHED ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
6. INDICATES THE LOCATION(S) OF INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE (SHOWN DASHED). COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
7. INDICATES THE LOCATION(S) OF SIMPSON AB44 POST BASES INSTALLED AT THE INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
8. INDICATES THE LOCATION(S) OF FINISHED CONCRETE PATIO SLAB OR MOW STRIP BELOW THE ENCLOSURE FENCE. COORDINATE THE WORK WITH THE UNIT AND COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE / TYPICAL
9. INDICATES THE LOCATION(S) OF THIN-SET STONE VENEER (TO MATCH THE BUILDINGS) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
10. INDICATES THE LOCATION(S) OF THIN-SET STONE WALL CAP INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
11. INDICATES THE LOCATION OF THIN-SET ETCHED STONE PANEL(S) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
12. INDICATES THE LOCATION OF 8" x 8" x 16" CONCRETE MASONRY UNITS IN A RUNNING BOND WITH #4 BARS AT 24 INCHES ON-CENTER EACH WAY. PROVIDE #4 DOWELS TO THE FOOTING TO ALIGN WITH VERTICAL BARS. GROUT THE WALL SOLID/ TYPICAL
13. INDICATES THE LOCATION OF CONTINUOUS CONCRETE FOOTING EXTENDING 12 INCHES PAST EACH END OF THE SIGNAGE WALL. PROVIDE (1) #4 BAR HORIZONTAL IN THE FOOTING/ TYPICAL
14. INDICATES THE LOCATION OF GROUND MOUNTED LIGHTING TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE ELECTRICAL DRAWINGS / TYPICAL
15. INDICATES THE LOCATION OF 2 INCH THICK x 1'-0" WIDE GRAVEL FILL TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS / TYPICAL
16. INDICATES THE LOCATION OF 6 x 6 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) POST / TYPICAL
17. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) VERTICAL FURRING INSTALLED AS INDICATED IN THE PLAN VIEW AT ACCENT POSTS / TYPICAL
18. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) HORIZONTAL FURRING INSTALLED AT THE TOP AND BOTTOMN OF THE POST / TYPICAL
19. INDICATES THE LOCATION(S) OF SIMPSON AB66 POST BASE INSTALLED AT THE ACCENT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 4B, SHEET A-1 / TYPICAL
20. INDICATES THE LOCATION(S) OF 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THYE BASE OF THE POST. LAP THE BUILDING PAPER AND LATH OVER THE VERTICAL FLANGE OF THE SCREED / TYPICAL
21. INDICATES THE LOCATION(S) OF 8 INCH DIAMETER x 12 INCH DEEP CAST-IN-PLACE CONCRETE FOOTING AT ACCENT SUPPORT POSTS / TYPICAL

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	
△	

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=30'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 05.20.21

Sheet Number:

A1

Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\A1 - Dimensioned Site Plan.dwg, 6/9/2021 1:27:37 PM, lurii

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
KALISH MOROW
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II

DATE: May 27, 2022

PROJECT: Site Plan Review 2022-23 (502-1219)

APPLICANT: Village at Hanford Square, LLC.

LOCATION: Centennial Drive, north of Millennium Way
(APN 011-020-043 and 011-020-044)

PROPOSAL: Construct 100 multi-family units and associated usable open-space/recreation

ZONING: R-H High-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: May 4, 2022

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. You project must return to the Site Plan Review Committee for review of the revised plans.

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

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

☒ **REVISE AND PROCEED**

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

  - ☐ City Council
  - ☐ Parking and Traffic Commission
  - ☐ Other: _____
  - ☒ Planning Commission – **VARIANCE**
  - ☐ Parks and Recreation Commission

Signed,
Gabrielle Myers
Gabrielle Myers, Senior Planner
Community Development Department

May 27, 2022
DATE

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

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).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

☐ ADMINISTRATION
☒ 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. 2022-23 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: May 4, 2022
SITE PLAN NUMBER: 2022-23
CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: High-Density Residential

Zoning: R-H High-Density Residential

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards, and other codes and policies, with approval of a variance application for the parking proposed in the setback area.

Correction(s):

Required Entitlements:

- Variance (applied)

R-H High-Density Residential

General: the following comments are considered draft until final approval of the site plan review application

☒ 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. 2022-23 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Requirements:

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

☒ **That the project is subject to approval of a variance, in order to allow parking to encroach into the rear-yard setback.**

☒ **That a parcel map waiver be recorded in order to merge the properties into one.**

Cultural Resources:

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

Building Setback Areas (17.14.070)

☒ That the appropriate setbacks be maintained, as follows for a two-story structure:

- ☒ Front: 15 feet from the front lot line for livable buildings pace and 20 feet for other non-livable building space
- ☒ Rear: 25 feet
- ☒ Interior Side: 5 feet
- ☒ Street Side: 10 feet *measured from easement*

Distances between Structures: (Section 17.14.080)

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

Height of Structures (Section 17.14.090)

☒ That the maximum structure height shall be 35 feet.

Usable Open Space (Section 17.14.150)

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

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

Off Street Parking: (Section 17.54).

☒ That the applicant shall provide 169 parking stalls on site (minimum), as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

☒ That a minimum of 78 stalls shall be covered parking stalls.

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and **marked for compact cars** (Section 17.54.110 B. and C).

☒ That there shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ That the required parking spaces may not be provided within any front, side, or rear building setback area. **A variance is sought to deviate from this requirement.**

Signage: (Section 17.56).

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

☒ **R-H zones with five or more residences per site**

☒ Building Signs

☒ 1 sign per street frontage maximum
☒ 30 sq. ft. maximum size per sign
☒ Placement a minimum five feet below roofline
☒ External illumination only

☒ Freestanding signs

☒ 1 sign per site maximum

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

☒ 20 sq. ft. maximum size
☒ 6 feet high maximum
☒ External illumination only

Fencing and Walls: (Section 17.50.110 and 17.50.120).

☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:

☒ Along a rear lot line not exceeding seven feet in height

☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.52.060).

☒ 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.

☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Trash Collection Areas (Section 17.50.090).

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

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment (Section 17.50.100)

☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

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

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2022-023(502-1219) 100 Unit Apt Complex
5-26-2022
2060 Millennium Way

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 set 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 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 set 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 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B/A**.

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in “tif” format, to the Building Division prior to Final Inspection.

12. That block walls, carports, Solar Carports, EV chargers and trash enclosures require separate submittals/permits through the Building Dept.

13. That separate water, sewer, electrical and gas services be provided to each building.

14. That the buildings will be addressed off of Millennium Dr based on final site plan submittal.

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 2022-23

Date: May 26, 2022

Project #: 502-1219 (Village at Hanford Square)

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 Ca.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 fire sprinkler system is required for this project. ***A separate fire department permit is required.*** Please contact the Building department for submittal process on fire underground lines and fire sprinkler system.

6. ☒ For automatic sprinkler systems, ***a separate permit must be submitted***. Please contact the Building department for submittal information. All residential units shall comply with NFPA 13R.

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

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

- 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 507or 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. See attached detail.

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

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.

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

- 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 premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

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.

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

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

City of Hanford
Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 2022-23 (502-1219) – Village at Hanford Square– Millennium Way & Centennial Dr.

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

4. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.

2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to both the existing public water main located within Millennium Way and Centennial Drive.

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.

4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.

5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.

Bob Williams 5/13/22
UTILITIES MANAGER (559) 585-2560 DATE

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
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6. That the developer shall extend a minimum 12 inch diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's water master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for the City review/approval prior to commencing work per City Standards.

7. That all City of Hanford water system impact fees and any applicable water construction reimbursement charges shall be payable prior to permitting connection to the public water system.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)

2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.

3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. Floor drain run through a sand/grease interceptor and shall be connected via sanitary sewer lateral to City's Sanitary Sewer System.

4. That the developer shall extend a minimum 8 inch diameter sanitary sewer main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's sanitary master plan.

5. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.

Bob Williams 5/13/22
UTILITIES MANAGER (559) 585-2560 DATE

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 2022-23 (502-1219) – Village at Hanford Square – Millennium Way & Centennial Dr.

General Requirements:

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

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$4,400.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

6. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24” X 36” size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

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

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Easement Requirements:

1. That a 10 foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and Millennium Way.

2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.

2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations along the Millennium Way and Centennial Drive project frontage shall be determined by the City Engineer in accordance with City Standard GE-56.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Centennial project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs and gutters installed in conformance with City Standard CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

2. That new sidewalk shall be installed in conformance with City Standard CO-15 along the Millennium Way project frontage and shall be shown on the engineered site improvement plans

Drive Approach Requirements:

1. That the project entrances on Millennium Way and Centennial Drive may be located as shown on the site plan. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/ egress to the development site.

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

Parking Lot Requirements:

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

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

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.

2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, which ever occurs first.

3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2017. All fees are payable prior to issuance of building permits**. (Building area: 107,968 sf – 100 Multi-Family Units – Site Area: 4.58 Acres).**

A. That the development is subject to a **$273,201.00 Circulation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$84,011.00 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$155,158.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$13,278.02 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$15,432.00 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$14,219.00 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$6,978.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

H. That the development is subject to a **$216,795.00 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

I. That the development is subject to a **$4,483.91 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 2022-23 (502-1219) – Village at Hanford Square– Millennium Way & Centennial Dr.

General Requirements:

1. That a four (4) 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.

7. That a revised site plan showing all proposed refuse enclosure locations must be submitted for approval by the Community Development Department and the Public Works Department before building permits are issued. The latest site plan was missing one enclosure.

Nick Mechem 5/13/22
REFUSE SUPERVISOR (559) 585-7992 DATE

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

Kings County Department of Public Health

Contact Environmental Health Officer Liliana Stransky @ 559-852-2628 or Liliana.Stransky@co.kings.ca.us concerning questions that you may have on the following conditions.

Village at Hanford Square, LLC at 2060 Millennium Way (SPR 2022-23)

- If a pool installation is proposed for this project, prior to the construction of the pool, the owner/operator(s) must first submit three sets of plans to our division for our review and approval. For information regarding the pool requirements visit: https://www.kcdph.com/rechealth .

- *Coccidiodes immiti*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/ValleyFeverFactSheet.pdf . Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

PROPOSED LUXURY APARTMENT HOMES:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

SYMBOLS

- A / A3 — SECTION IDENTIFICATION / BUILD BUILD SECTION KEY / SHEET NUMBER
- 1 / A4 — SECTION IDENTIFICATION / WALL SECTION KEY / SHEET NUMBER
- 1 / A5 — DETAIL NUMBER / DETAIL KEY / SHEET NUMBER
- A — FRAMING REFERENCE KEY: LINE LETTER OR NUMBER
- A / B AB D C O.H. — ELEVATION / INTERIOR ELEVATION KEY / SHEET NUMBER; NOTE: WHERE NOTED O.H., ELEVATIONS ARE OPPOSITE HAND
- ELEVATION TARGET: INDICATES HEIGHT IN RELATION TO DATUM 0'-0"
- F-1 — FINISH SCHEDULE KEY
- 2 — WINDOW SCHEDULE KEY
- A — DOOR SCHEDULE KEY
- 2 — REVISION KEY

ABBREVIATIONS

ABOVE	ABV.	LAMINATE	LAM.
ACOUSTIC(AL)	ACOUST.,ACT.	LAVATORY	LAV.
ADJACENT	ADJ.	LEFT HAND	L.H.
ADJUSTABLE	ADJUST.	LINOLEUM	LINO.
AIR CONDITIONING	A/C	LONG	LG.
ALUMINUM	ALUM.;AL		
ANCHOR BOLT	AB.	MACHINE BOLT	M.B.
ARCHITECTURAL	ARCH.	MACHINE SCREW	M.S.
ASPHALT CONCRETE	A.C.	MANUFACTURER	MFGR.
		MATERIAL	MATL.
BEAM	BM.	MAXIMUM	MAX
BENCH MARK	B.M.	MECHANICAL	MECH.
BETWEEN	BTWN.	MEDIUM	MED.
BLOCK	BLK.	MEMBRANE	MBNE.
BOTTOM	BTM.,BTTM.	METAL	MTL.
BUILDING	BLDG.	MICROWAVE	MICRO.
		MILLIMETER	MM.
CABINET	CAB.	MINIMUM	MIN.
CADMIUM	CAD.	MISCELLANEOUS	MISC.
CARPET	CPT.	MULLION	MULL.
CARRIAGE BOLT	C.B.		
CAST IRON	C.I.	NOT IN CONTACT	N.I.C.
CEILING	CLG.	NOT TO SCALE	N.T.S.
CEILING DIFFUSER	C.D.	NUMBER	NO., #
CEILING GRILLE	C.G.		
CEILING REGISTER	C.R.	OPPOSITE HAND	O.H.
CEMENT	CEM.	OPPOSITE	OPP.
CENTERLINE	C.L.	ON-CENTER	O.C.
CERAMIC TILE	C.T.	OPENING	OPG.
CIRCUIT	CRT.	OUTSIDE DIAMETER/ DIMENSION	O.D.
CLEANOUT	C.O.		
CLEAR	CLR.	OVAL HEAD	O.H.
COLD WATER	C.W.		
COLUMN	COL.	OVER (ON)	O/
COMBINATION/COMBUSTION	COMB.	OVERFLOW	OVFL.
COMPOSITION	COMP.		
CONCRETE	CONC.		
CONCRETE MASONRY UNIT	C.M.U.	PAINT	PT.
CONDITION	COND.	PAIR	PR.
CONNECTION	CONN.	PLASTIC	PLAS.
CONSTRUCTION	CONST.	PLATE	PL.
CONSTRUCTION JOINT	C.J.	PLATED	PLTD.
CONTINUOUS	CONT.	PLUMBING	PLBG.
CONTRACTOR	CONTR.	PLYWOOD	PLYWD.
COUNTERSINK	CSK.	POINT	PT.
		POUND	LB., #
DEPARTMENT	DEPT.	POUND PER SQUARE FOOT	P.S.F.
DEPTH	D.	POUND PER SQUARE INCH	P.S.I.
DETAIL	DET., DTL.		
DIAGONAL	DIAG.	QUARTER	QTR.
DIAMETER	DIA.		
DIMENSION	DIM.	RADIUS	R., RAD.
DISPENSER/DISPOSAL	DISP.	RAINWATER LEADER	R.W.L.
DIVISION	DIV.	RECEPTACLE	RECEPT.
DOOR	DR.	REFRIGERATOR	REF.
DOUBLE	DBL.	REINFORCING	REINF.
DOWN	DN.	REMOVEABLE	REMOV.
DOWNSPOUT	D.S.	REQUIRED	REQ.'D.
DRAWING	DRWG.	RESILIENT	RES.
DRINKING FOUNTAIN	D.F.	REVISE/REVISION	REV.
		RIGHT HAND	R.H.
EACH	EA.	ROOF DRAIN	R.D.
ELECTRICAL	ELEC.	RUBBER TOPSET BASE	R.T.B.
ELECTRIC DRINKING FOUNTAIN	E.D.F.	SCHEDULE	SCH.
ELEVATION	ELEV.	SEAT COVER DISPENSER	S.C.D.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQUIP.	SHEATHING	SHTG.
ESTIMATE	EST.	SHEET	SHT.
EXHAUST	EXH.	SHEET METAL	S.M.
EXHAUST FAN	E.F.	SHEET METAL & AIR CONDITIONING	
EXISTING	(E), EXIST.	CONTRACTOR NATIONAL	
EXPANSION	EXP.	ASSOCIATION	SMACNA.
EXPANSION JOINT	E.J.		
EXTERIOR	EXT.	SHEET METAL SCREWS	S.M.S.
		SIMILAR	SIM.
FACE OF BLOCK	F.O.B.	SINK	S.
FACE OF CONCRETE	F.O.C.	SPECIFICATION	SPEC.
FACE OF POST	F.O.P.	SPLASH	SPL.
FACE OF STUD	F.O.S.	SQUARE	SQ.
FACE OF WALL	F.O.W.	STAINLESS STEEL	S.S.
FACTORY FINISH	F.F.	STANDARD	STD.
FEET/FOOT	FT.	STEEL	STL.
FIBERGLASS	F.G., FIBERGL	STORAGE	STOR.
FIRE EXTINGUISHER	F.E.	STIFFENER	STIFF.
CABINET	F.E.C.	STRUCTURAL	STRUCT., ST.
FIRE RATED GYPSUM BOARD	F.R.G.B.	SUSPENDED	SUSP.
FIXED GLASS	F.G.	SWITCH	SW.
FLAT HEAD	F.H.		
FLOOR	FLR.	TELEPHONE	TEL., TELE.
FLOOR DRAIN	F.D.	THICK	THK.
FLUORESCENT	FLUOR.	THRESHOLD	THR.
FOOTING	FTG.	TOILET PAPER HOLDER	T.P.H.
FOUNDATION	FDN	TOLERANCE	TOL.
FRAMING	FRM'G.	TRANSFORMER	TRANS.
		TYPICAL	TYP.
GAGE/GAUGE	GA.		
GALVANIZE(D)	GALV.	UNDERWRITERS LABORATORY	U.L.
GALVANIZED IRON	G.I.	URINAL	UR.
GLASS	GL.		
GRAB BAR	G.B.	VENTILATE/VENTILATION	VENT.
GRADE	GR.	VENT THROUGH ROOF	V.T.R.
GROUND	GRND	VERTICAL	VERT.
GYPSUM	GYP.	VINYL COMPOSITION TILE	V.C.T.
GYPSUM BOARD	G.B., GYP.BD.	VINYL WALL COVERING	V.W.C.
		VOLUME	VOL.
HARDWARE	HDWR.		
HEAD	HD.	WATER CLOSET	W.C.
HEADER	HDR.	WATER PROOF	W.P.
HEIGHT	HT., H.	WATER RESISTANT	W.R.
HOLLOW METAL	H.M.	WIDTH	W.
HORIZONTAL	HORIZ.	WIRE GLASS	W.GL.
HOT WATER	H.W.		
HOUR	HR.		
HOSE BIBB	H.B.		
INCH	IN.		
INSIDE DIAMETER/ DIMENSION	I.D.		
INSULATION	INSUL.		
INTERIOR	INT.		
JAMB	JB.		
JOINT	JT.		

CODE REFERENCE

1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL BUILDING AUTHORITY:
   - A. CALIFORNIA BUILDING CODE; (2019 CBC).
   - B. CALIFORNIA ELECTRIC CODE; (2019 CEC).
   - C. CALIFORNIA PLUMBING CODE; (2019 CPC).
   - D. CALIFORNIA MECHANICAL CODE; (2019 CMC).
   - E. TITLE 24 CCR; 2019 CALIFORNIA ENERGY CONSERVATION REGULATIONS.
   - F. CALIFORNIA FIRE CODE; (2019 CFC)
   - G. CALIFORNIA GREEN BUILDING STANDARDS CODE; (2019 CGBSC).
2. DESIGN LOADING: PER THE MOST RECENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE (2019 CBC)
   - a. WALL DEAD LOADS
     - 1. EXTERIOR = 14 PSF
     - 2. INTERIOR = 10 PSF
   - b. ROOF LIVE LOAD = 20 PSF
   - c. ROOF DEAD LOAD = 19 PSF
   - d. FLOOR LIVE LOAD = 40 PSF
   - e. FLOOR DEAD LOAD = 18 PSF
   - f. WIND LOAD = 110 MPH, RISK II BUILDING EXPOSURE C
   - g. SITE CLASS = C
   - h. CONCRETE DESIGN VALUE = 2,500 PSI
   - i. SEISMIC DESIGN CATEGORY = D
   - j. SOIL BEARING PRESSURE
     - 1. WALL FOOTINGS, DEAD + LIVE LOAD = 1,500 PSF
     - 2. COLUMN FOOTINGS, DEAD + LIVE LOAD = 2,500 PSF
     - 3. ALLOWABLE TRANSIENT LOAD INCREASE FOR WIND AND SEISMIC = 33%
3. ACCESSIBILITY REQUIREMENTS
   - a. BUILDING A,B AND C — CBC CHAPTER 11A
   - b. BUILDING D — CBC CHAPTER 11B

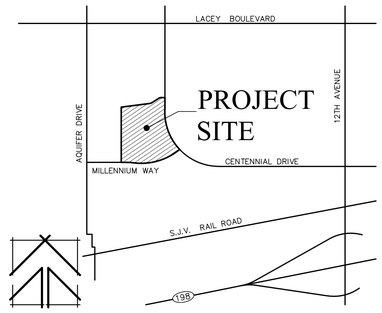
DEFERRED APPROVALS

1. THE FOLLOWING ITEMS SHALL BE REVIEWED AS DEFERRED APPROVALS. THE PROJECT ARCHITECT SHALL REVIEW ALL DEFERRED DRAWINGS, PLACE A SHOP DRAWING REVIEW STAMP ON EACH SHEET, AND SUBMIT THE DRAWING TO THE BUILDING DEPARTMENT FOR THEIR REVIEW AND APPROVAL.
   - a. PRE-FABRICATED STAIRS AND RAILS
   - b. LANDSCAPING AND IRRIGATION
2. PORTIONS OF THIS PROJECT TO BE COMPLETED UNDER SEPARATE PERMIT AND REVIEW:
   - a. CARPORTS
   - b. SWIMMING POOL AND SPA
   - c. SIGNAGE

IMPORTANT

1. COPIES OF THESE DRAWINGS ARE SUPPLIED TO THE OWNER, THE CONTRACTOR AND OTHERS FOR USE ON THIS PROJECT IN PARTICULAR, ALL DRAWINGS, SPECIFICATIONS AND COPIES OF SUCH PREPARED BY SCOTT A. VINCENT, ARCHITECT ARE, AND SHALL REMAIN THE PROPERTY OF SCOTT A. VINCENT, AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SCOTT A. VINCENT © 01 MARCH 2021.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS FOR CONFORMANCE WITH THE PLANS. SHOULD THE CONTRACTOR FIND ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS WITH RESPECT TO THE FIELD OBSERVATIONS OR OTHER PARTS OF THE PLANS, THE ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. THE CONTRACTOR AND THE ARCHITECT SHALL RESOLVE ALL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING THAT PORTION OF THE WORK. ALL CHANGES TO THE PLANS SHALL REQUIRE THE SIGNATURES OF THE ARCHITECT AND OWNER.
3. APPROVED TRUSS DRAWINGS SHALL BE ON-SITE FOR INSPECTION PURPOSES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ASSOCIATED DEVELOPMENT COSTS, INCLUDING FEES, PERMITS, AND IMPROVEMENTS REQUIRED ON AND OFF SITE FOR THIS PROJECT PRIOR TO SUBMITTING BIDS. BIDS SHALL INCLUDE THE COSTS FOR THESE ITEMS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
6. SIGNS REQUIRE SEPARATE REVIEWS AND PERMITS AND ARE NOT A PART OF THIS WORK.
7. THE GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION MANAGEMENT PLAN TO THE CITY OF HANFORD BUILDING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (FOR COMMERCIAL PROJECTS; CALCULATE THE AMOUNT OF MATERIALS DIVERTED BY WEIGHT OR VOLUME, BUT NOT BY BOTH).
9. A PRE-CONSTRUCTION KICK-OFF MEETING BETWEEN THE HERS RATER AND ASSOCIATED SUBCONTRACTORS SHALL BE CONDUCTED.

VICINITY MAP



DIRECTORY

PROJECT OWNER	ASPIRE HOMES 480 EAST BOGERT TRAIL PALM SPRINGS, CALIFORNIA 92264 (210) 601-2601
PROJECT ARCHITECT	THE VINCENT COMPANY ARCHITECT'S, INC. 1500 WEST SHAW AVENUE, SUITE 304 FRESNO, CALIFORNIA 93711 (559) 225-2602
STRUCTURAL DESIGN	SHUCRI YAGHI STRUCTURAL ENGEERING 112 EAST CAPMAN AVENUE, SUITE D ORANGE, CALIFORNIA 92866 (714) 997-9120
CIVIL ENGINEER	ZUMWALT HANSEN, INC. 609 WEST IRWIN STREET HANFORD, CALIFORNIA 93230 (559) 584-4143
LANDSCAPE DESIGN	DAVID BIGLER & ASSOCIATES 516 WEST SHAW AVENUE, SUITE 101 FRESNO, CALIFORNIA 93704 (559) 276-9495
MECHANICAL DESIGN	MARK SCHWEITZER 1560 SANTA ANA CLOVIS, CALIFORNIA 93611 (559) 291-8818
ELECTRICAL DESIGN	JMPE ELECTRICAL ENGINEERING 156 WEST ALAMAR AVENUE, SUITE B SANTA BARBARA, CALIFORNIA 93105 (805) 569-2405
FIRE SPRINKLER DESIGN	RMK ENGINEERING, INC. 323 WEST CROMWELL, SUITE 105 FRESNO, CALIFORNIA 93711 (559) 974-5952

STATISTICS

PROJECT PROPOSAL	100 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
PROJECT LOCATION	2038 MILLENNIUM WAY HANFORD, CALIFORNIA
FUNDING SOURCE	PRIVATE
ASSESSOR'S PARCEL(S)	011-020-043 & 011-020-044
CURRENT ZONING	R-H HIGH DENSITY RESIDENTIAL
SITE AREA	199,505 S.F. (4.58 ACRES)
REQUIRED SETBACKS	
a. FRONT YARD (EAST PROPERTY LINE)	15 FEET FROM PROPERTY LINE
b. REAR YARD (WEST PROPERTY LINE)	15 FEET FROM PROPERTY LINE (INCREASED BY 10' FOR BUILDINGS OVER 1 STORY)
c. SIDE YARD (SOUTH PROPERTY LINE)	10 FEET FROM PROPERTY LINE
d. SIDE YARD (NORTH PROPERTY LINE)	5 FEET FROM PROPERTY LINE
PROJECT COVERAGE	
a. BUILDING AREA (INCLUDES CARPORTS)	70,872 S.F. (35.5%)
b. PARKING/PAVED SURFACE AREA (EXCLUDES CARPORTS)	33,919 S.F. (17.0%)
c. LANDSCAPE AREA	94,717 S.F. (47.5%)
SITE DENSITY	21.83 UNITS PER ACRE
UNIT STATISTICS	
a. **UNITS TYPE C** (1 BR, 1 BA 794 S.F.)	24 UNITS
b. **UNITS TYPE D** (1 BR, 1 BA 833 S.F.)	12 UNITS
c. **UNITS TYPE F** (2 BR, 2 BA 1,095 S.F.)	20 UNITS
d. **UNITS TYPE G** (3 BR, 2 BA 1,433 S.F.)	4 UNITS
e. **UNITS TYPE H** (STUDIO, 1 BA 560 S.F.)	4 UNITS
f. **UNITS TYPE I** (1 BR, 1 BA 655 S.F.)	8 UNITS
g. **UNITS TYPE J** (2 BR, 2 BA 1,006 S.F.)	8 UNITS
h. **TOTAL UNITS**	100 UNITS
BUILDING AREA CALCULATIONS	
a. (2) BUILDING TYPE 'A' (22,230 S.F./ BUILDING)	44,460 S.F.
b. (1) BUILDING TYPE 'B' (23,478 S.F./ BUILDING)	23,478 S.F.
c. (2) BUILDING TYPE 'C' (19,362 S.F./ BUILDING)	38,724 S.F.
d. TOTAL RESIDENTIAL BUILDINGS	126,024 S.F.
e. NON-RESIDENTIAL BUILDINGS	
1. CARPORTS	14,094 S.F.
2. COMMUNITY BUILDING	3,382 S.F.
f. TOTAL BUILDING AREA	143,662 S.F.
h. GROUND FLOOR AREA	70,872 S.F.

PARKING REQUIRED	TOTAL STALLS	COVERED STALLS
a. PARKING STALLS REQUIRED		
1. STUDIO UNITS (4 UNITS AT 1 STALL/UNIT)	4 STALLS	0 STALLS
b. ONE BEDROOM UNITS (56 UNITS AT 1.5 STALLS/UNIT)	84 STALLS	42 STALLS
c. TWO BEDROOM UNITS (36 UNITS AT 1.75 STALLS/UNIT)	63 STALLS	32 STALLS
d. THREE BEDROOM UNITS (4 UNITS AT 2 STALLS/UNIT)	8 STALLS	4 STALLS
e. COMMUNITY BUILDING (AT 1 STALL / 300 S.F.)	10 STALLS	0 STALLS
f. TOTAL PARKING REQUIRED	169 STALLS	78 STALLS
b. ACCESSIBLE STALLS REQUIRED		
1. CARPORTS (ASSIGNED) (69 ACTUAL STALLS AT 2%)	2 STALLS	
2. OPEN STALLS (85 STALLS @ 5%)	5 STALLS	
c. COMPACT STALLS ALLOWED (172 STALLS @ 30%)	52 STALLS	

PARKING PROVIDED	
a. PARKING STALLS PROVIDED	
1. CARPORTS	89 STALLS
2. OPEN STALLS	
a. STANDARD	52 STALLS
b. COMPACT	31 STALLS
c. MOTORCYCLE	2 STALLS
3. TOTAL STALLS PROVIDED	174 STALLS
b. ACCESSIBLE STALLS PROVIDED	
1. CARPORTS	2 STALLS
2. OPEN STALLS	5 STALLS
3. TOTAL ACCESSIBLE STALLS	7 STALLS

OCCUPANCY TYPES	
a. COMMUNITY BUILDING	B/ A-3/ S-2
b. BUILDING TYPES 'A','B' AND 'C'	R-2
CONSTRUCTION TYPES	
a. COMMUNITY BUILDING	V-B
b. BUILDING TYPES 'A', 'B' AND 'C'	V-A WITH NFPA 13-R AUTOMATIC FIRE SPRINKLER SYSTEM

NOTES:
1. REFER TO THE BUILDING STATISTICS FOR EACH BUILDING TYPE (SHEETS A-14, A-20 AND A-26) FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	COVER SHEET; STATISTICS; SYMBOLS
T-2	GENERAL NOTES; SITE NOTES; CALGREEN CHECKLIST
T-3	ACCESSIBILITY GRAPHIC STANDARDS
T-4	BUILDING FOOTPRITNS; FIRE NOTES
T-5	REFERENCE SITE PLAN
CIVIL (REFERANCE ONLY)	
C-1	COVER SHEET
C-2	TITLE, INDEX, AND QUANTITIES SHEETS
C-3	TOPOGRPHIC SURVEY AND DEMOLITION PLAN
C-4	GRADING PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	MILLENNIUM WAY PLAN AND PROFILE
C-8	MILLENNIUM WAY PLAN AND PROFILE
C-9	12 1/2 AVENUE PLAN AND PROFILE
C-10	12 1/2 AVENUE PLAN AND PROFILE
C-11	BLOCK WAY WEST PLAN AND PROFILE
C-12	STRIPING PLAN
C-13	NOTES AND DETAILS
C-14	STANDARD DETAILS
ARCHITECTURAL	
A-1	DIMENSIONED SITE PLAN
A-1.1	NOTED SITE PLAN
A-2	SITE DETAILS
A-3	SITE DETAILS
A-4	SITE DETAILS POOL AREA
A-5	UNIT 'C' FLOOR PLAN AND INTERIOR ELEVATIONS
A-6	UNIT 'D' FLOOR PLAN AND INTERIOR ELEVATIONS
A-7	UNIT 'F' FLOOR PLAN AND INTERIOR ELEVATIONS
A-8	UNIT 'G' FLOOR PLAN AND INTERIOR ELEVATIONS
A-9	UNIT 'H' FLOOR PLAN AND INTERIOR ELEVATIONS
A-10	UNIT 'I' FLOOR PLAN AND INTERIOR ELEVATIONS
A-11	UNIT 'J' FLOOR PLAN AND INTERIOR ELEVATIONS
A-12	FINISH, DOOR AND WINDOW SCHEDULES
A-13	FINISH NOTES, PAINT SYSTEMS, EXTERIOR COLORS, TOILET ACCESSORIES, APPLIANCE SCHEDULE
A-14	BUILDING 'A' GROUND FLOOR PLAN
A-15	BUILDING 'A' SECOND FLOOR PLAN
A-16	BUILDING 'A' GROUND FLOOR CEILING PLAN
A-17	BUILDING 'A' SECOND FLOOR CEILING PLAN
A-18	BUILDING 'A' ROOF PLAN
A-19	BUILDING 'A' EXTERIOR ELEVATIONS
A-20	BUILDING 'B' GROUND FLOOR PLAN
A-21	BUILDING 'B' SECOND FLOOR PLAN
A-22	BUILDING 'B' GROUND FLOOR CEILING PLAN
A-23	BUILDING 'B' SECOND FLOOR CEILING PLAN
A-24	BUILDING 'B' ROOF PLAN
A-25	BUILDING 'B' EXTERIOR ELEVATIONS
A-26	BUILDING 'C' GROUND FLOOR PLAN
A-27	BUILDING 'C' SECOND FLOOR PLAN
A-28	BUILDING 'C' GROUND FLOOR CEILING PLAN
A-29	BUILDING 'C' SECOND FLOOR CEILING PLAN
A-30	BUILDING 'C' ROOF PLAN
A-31	BUILDING 'C' EXTERIOR ELEVATIONS
A-32	BUILDING 'D' DIMENSIONED FLOOR PLAN
A-32.1	BUILDING 'D' NOTED FLOOR PLAN
A-33	BUILDING 'D' INTERIOR ELEVATIONS
A-34	BUILDING 'D' FLOOR CEILING PLAN
A-35	BUILDING 'D' ROOF PLAN
A-36	BUILDING 'D' EXTERIOR ELEVATIONS AND SECTIONS
A-37	WALL SECTIONS AND FIRE ASSEMBLES
A-38	BUILDING 'A' SECTIONS
A-39	BUILDING 'B' SECTIONS
A-40	BUILDING 'C' SECTIONS
A-41	DETAILS
A-42	DETAILS
A-43	STAIR DETAILS
STRUCTURAL	
S-1	GENERAL NOTES AND DETAILS
S-2.1A	BUILDING 'A' FOUNDATION PLAN
S-2.2A	BUILDING 'A' FOUNDATION PLAN
S-3.1A	BUILDING 'A' SECOND LEVEL FRAMING PLAN
S-3.2A	BUILDING 'A' SECOND LEVEL FRAMING PLAN
S-4.1A	BUILDING 'A' ROOF FRAMING PLAN
S-4.2A	BUILDING 'A' ROOF FRAMING PLAN
S-2.1B	BUILDING 'B' FOUNDATION PLAN
S-2.2B	BUILDING 'B' FOUNDATION PLAN
S-3.1B	BUILDING 'B' SECOND LEVEL FRAMING PLAN
S-3.2B	BUILDING 'B' SECOND LEVEL FRAMING PLAN
S-4.1B	BUILDING 'B' ROOF FRAMING PLAN
S-4.2B	BUILDING 'B' ROOF FRAMING PLAN
S-2.1C	BUILDING 'C' FOUNDATION PLAN
S-2.2C	BUILDING 'C' FOUNDATION PLAN
S-3.1C	BUILDING 'C' SECOND LEVEL FRAMING PLAN
S-3.2C	BUILDING 'C' SECOND LEVEL FRAMING PLAN
S-4.1C	BUILDING 'C' ROOF FRAMING PLAN
S-4.2C	BUILDING 'C' ROOF FRAMING PLAN
S-2D	COMMUNITY BUILDING FOUNDATION PLAN
S-3D	COMMUNITY BUILDING ROOF FRAMING PLAN
SD-1	FOUNDATION DETAILS
SD-2	FRAMING DETAILS
SD-3	FRAMING DETAILS
SD-4	FRAMING DETAILS
HFX1	ANCHORAGE DETAILS – HFX PANELS
HFX2	FRAMING DETAILS – HFX PANELS
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P-1	PLUMBING NOTES/ PLUMBING FIXTURE SCHEDULE
P-2	BUILDING 'A' GROUND & SECOND FLOOR PLUMBING PLAN
P-3	BUILDING 'B' GROUND & SECOND FLOOR PLUMBING PLAN
P-4	BUILDING 'C' GROUND & SECOND FLOOR PLUMBING PLAN
P-5	PLUMBING UNIT FLOOR PLANS C,D,F,G
P-5.1	WASTE AND VENTING FLOOR PLANS C,D,F,G
P-6	PLUMBING UNIT FLOOR PLANS H,I,J
P-6.1	WASTE AND VENTING FLOOR PLANS H,I,J
P-7	BUILDING 'D' WASTE & VENTING PIPING FLOOR PLAN
P-8	BUILDING 'D' WATER & GAS PIPING PLAN
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M-1	MECHANICAL NOTES AND DETAILS
M-2	UNITS C, D, F AND G MECHANICAL PLANS
M-3	UNITS H, I, AND J MECHANICAL PLAN
M-4	BUILDING 'D' MECHANICAL PLAN
M-5 THRU M-15	ENERGY COMPLIANCE FORM
ELECTRICAL	
E-1	ELECTRICAL NOTES, SINGLE LINE DIAGRAM
E-2	FIXTURE SCHEDULE, PANEL SCHEDULE
E-3	TITLE 24 MULTI-FAMILY LIGHTING COMPLIANCE FORMS
E-4	TITLE 24 OUTDOOR LIGHTING COMPLIANCE FORMS
E-5	TITLE 24 OUTDOOR LIGHTING COMPLIANCE FORMS
E-6	TITLE 24 INDOOR LIGHTING COMPLIANCE FORMS
E-7	TITLE 24 OUTDOOR LIGHTING COMPLIANCE FORMS
E-8	TITLE 24 INDOOR LIGHTING COMPLIANCE FORMS
E-9	TITLE 24 ELECTRICAL POWER DISTRIBUTION FORMS
E-10	ELECTRICAL SITE PLAN
E-11	SITE LIGHTING PLAN, DETAILS
E-12	SITE LIGHTING PHOTOMETRIC PLAN
E-13	POOL DECK PHOTOMETRIC PLAN
E-14	SITE LIGHTING DETILS
E-15	UNIT TYPE C,D,F & G ELECTRICAL PLANS
E-16	UNIT TYPE H,I & J ELECTRICAL PLANS
E-17	BUILDING A FIRST AND SECOND FLOOR ELECTRICAL PLAN
E-18	BUILDING B FIRST AND SECOND FLOOR ELECTRICAL PLAN
E-19	BUILDING C FIRST AND SECOND FLOOR ELECTRICAL PLAN
E-20	BUILDING D POWER PLAN, PANEL SCHEDULE
E-21	BUILDING D LIGHTING PLAN, LIGHTING FIXTURE SCHEDULE
E-22	POOL DECK ELECTRICAL PLAN
FIRE SPRINKLERS	
F-1	FIRE SPRINKLER SITE PLAN
F-2	FIRE SPRINKLER SECTIONS AND DETAILS
F-3	FIRE SPRINKLER RESIDENTIAL UNIT FLOOR PLANS
F-4	FIRE SPRINKLER RESIDENTIAL BUILDING 'A' FLOOR PLANS
F-5	FIRE SPRINKLER RESIDENTIAL BUILDING 'B' FLOOR PLANS
F-6	FIRE SPRINKLER RESIDENTIAL BUILDING 'C' FLOOR PLANS
LANDSCAPE	
L0.01	TITLE SHEET
L1.00	CONSTRUCTION NOTES AND LEGENDS
L1.01	CONSTRUCTION PLAN A
L1.02	CONSTRUCTION PLAN B
L1.11	DIMENSION PLAN A
L1.12	DIMENSION PLAN B
L1.21	ENLARGEMENT PLAN–POOL AREA
L1.31	DIMENSION PLAN – POOL AREA
L1.51	CONSTRUCTION DETAILS
L1.52	CONSTRUCTION DETAILS
L2.00	IRRIGATION NOTES AND LEGENDS
L2.01	IRRIGATION PLAN–A
L2.02	IRRIGATION PLAN–B
L3.00	PLANTING NOTES AND LEGENDS
L3.01	TREE PLAN–A
L3.02	TREE PLAN–B
L3.11	SHRUB PLAN A
L3.12	SHRUB PLAN B
L3.13	PLANTING DETAILS

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
1	
2	
3	
4	
5	
6	

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:
THE VILLAGE AT HANFORD SQUARE
2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

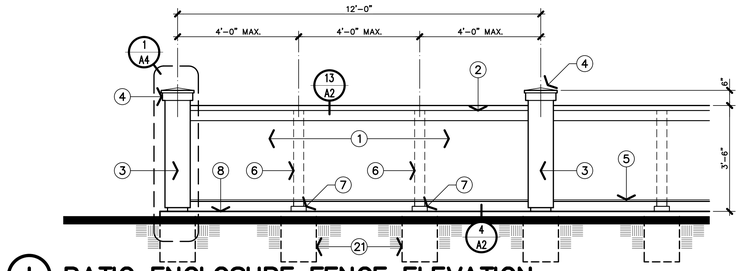
Scale: NONE

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 08.11.21
Sheet Number:
T1
Of , Sheets ,

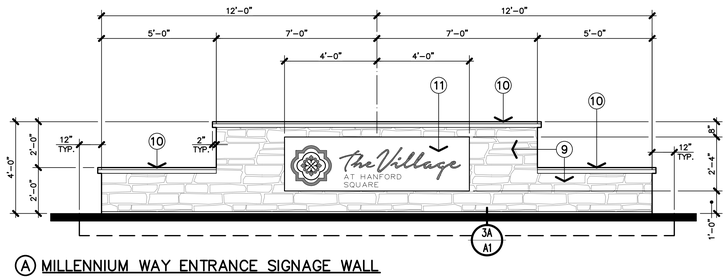
Z:\2018\181019 - Hanford Square Apartments\T1 - Cover Sheet.dwg, 8/11/2021 2:44:42 PM, Andy

DIMENSIONED SITE PLAN

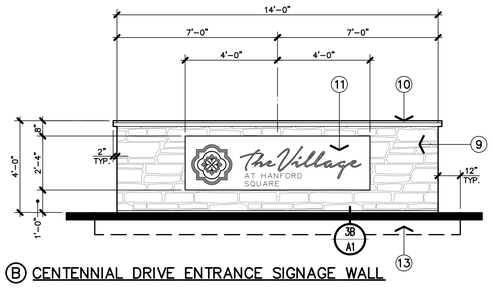
1" = 30'-0"



1 PATIO ENCLOSURE FENCE ELEVATION

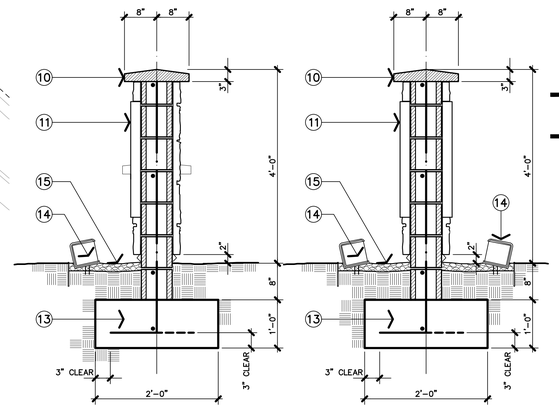


A MILLENNIUM WAY ENTRANCE SIGNAGE WALL



B CENTENNIAL DRIVE ENTRANCE SIGNAGE WALL

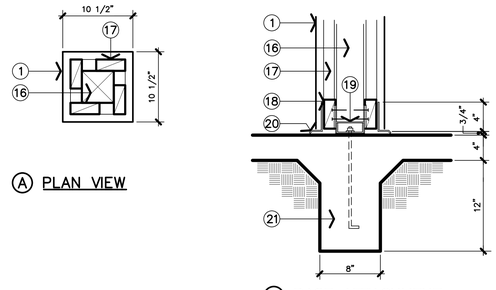
2 ENTRANCE SIGNAGE ELEVATIONS



A SECTION VIEW

B SECTION VIEW

3 ENTRANCE SIGNAGE SECTIONS



A PLAN VIEW

B BASE ATTACHMENT

4 PATIO ENCLOSURE FENCE POST

SYMBOLS

SYMBOL	DESCRIPTION
	BUILDING FOOTPRINT
1	BUILDING NUMBER
2	BUILDING TYPE
3	ELECTRICAL METER LOCATION
4	STAIRWAYS
5	GROUND MOUNTED HEAT PUMP UNIT
CPT.-20	**CARPORT LOCATIONS** MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG TO BE INSTALLED UNDER SEPARATE PLAN CHECK AND PERMITS.
	TRASH ENCLOSURE TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35
K	**KNOX BOX LOCATION** INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS
	PROPOSED FIRE HYDRANT LOCATION
	EXISTING STREET LIGHT PER CITY OF HANFORD PUBLIC WORKS STANDARDS

NOTES

1. A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE HANFORD CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER AND ZONING ADMINISTRATOR TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
3. FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION.
4. ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH A "MEDECO" GATE LOCKS / MECHANISMS FOR POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF HANFORD POLICE DEPARTMENT.
5. UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEPT CLEAN, SEALED AND RESTRIPED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
6. COORDINATE THE LOCATIONS OF ACCESSIBLE PARKING STALLS AND FUTURE EV CHARGING STATION LOCATIONS WITH THE REFERENCE SITE PLAN, SHEET T-5.
7. ALL FRONTAGE IMPROVEMENTS MUST BE INSTALLED WITH PHASE 1 OF THE WORK.
8. ALL SITE FEATURES MUST BE INSTALLED BEFORE PERMIT FINAL INCLUDING OFF-SITES.

KEYNOTES

1. CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH OVER 2 x 4 FRAMING AT 16 INCHES ON-CENTER / TYPICAL
2. COMPOSITE WOOD TRIM INSTALLED OVER TWO (2) LAYERS CLASS 'D' BUILDING PAPER AT THE TOP OF THE ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
3. FURRED SUPPORT POSTS WITH 10 1/2" x 10 1/2" FINISHED DIMENSION AND CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
4. PRE-CAST CONCRETE COLUMN CAP INSTALLED OVER THE CEMENT PLASTER BROWN AND SCRATCH COATS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
5. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THE BOTTOM OF THE FINISHED ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
6. INDICATES THE LOCATION(S) OF INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE (SHOWN DASHED). COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
7. INDICATES THE LOCATION(S) OF SIMPSON AB44 POST BASES INSTALLED AT THE INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
8. INDICATES THE LOCATION(S) OF FINISHED CONCRETE PATIO SLAB OR MOW STRIP BELOW THE ENCLOSURE FENCE. COORDINATE THE WORK WITH THE UNIT AND COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE / TYPICAL
9. INDICATES THE LOCATION(S) OF THIN-SET STONE VENEER (TO MATCH THE BUILDINGS) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
10. INDICATES THE LOCATION(S) OF THIN-SET STONE WALL CAP INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
11. INDICATES THE LOCATION OF THIN-SET ETCHED STONE PANEL(S) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
12. INDICATES THE LOCATION OF 8" x 8" x 16" CONCRETE MASONRY UNITS IN A RUNNING BOND WITH #4 BARS AT 24 INCHES ON-CENTER EACH WAY. PROVIDE #4 DOWELS TO THE FOOTING TO ALIGN WITH VERTICAL BARS. GROUT THE WALL SOLID/ TYPICAL
13. INDICATES THE LOCATION OF CONTINUOUS CONCRETE FOOTING EXTENDING 12 INCHES PAST EACH END OF THE SIGNAGE WALL. PROVIDE (1) #4 BAR HORIZONTAL IN THE FOOTING/ TYPICAL
14. INDICATES THE LOCATION OF GROUND MOUNTED LIGHTING TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE ELECTRICAL DRAWINGS / TYPICAL
15. INDICATES THE LOCATION OF 2 INCH THICK x 1'-0" WIDE GRAVEL FILL TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS / TYPICAL
16. INDICATES THE LOCATION OF 6 x 6 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) POST / TYPICAL
17. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) VERTICAL FURRING INSTALLED AS INDICATED IN THE PLAN VIEW AT ACCENT POSTS / TYPICAL
18. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) HORIZONTAL FURRING INSTALLED AT THE TOP AND BOTTOMN OF THE POST / TYPICAL
19. INDICATES THE LOCATION(S) OF SIMPSON AB66 POST BASE INSTALLED AT THE ACCENT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 4B, SHEET A-1 / TYPICAL
20. INDICATES THE LOCATION(S) OF 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THYE BASE OF THE POST. LAP THE BUILDING PAPER AND LATH OVER THE VERTICAL FLANGE OF THE SCREED / TYPICAL
21. INDICATES THE LOCATION(S) OF 8 INCH DIAMETER x 12 INCH DEEP CAST-IN-PLACE CONCRETE FOOTING AT ACCENT SUPPORT POSTS / TYPICAL

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=30'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 05.20.21

Sheet Number:

A1

Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\A1 - Dimensioned Site Plan.dwg, 8/9/2021 1:27:37 PM, lurli

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

NOTED SITE PLAN

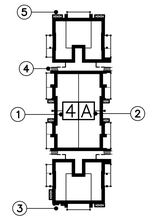
1" = 30'-0"

KEYNOTES

1. INDICATES CENTERLINE OF STREET.
2. EXISTING RIGHT-OF-WAY IMPROVEMENTS INCLUDING CONCRETE CURB, GUTTER, AND SIDEWALK, AND ASPHALTIC CONCRETE PAVING INSTALLED PER CITY OF HANFORD PUBLIC WORKS DEPARTMENT STANDARDS TO REMAIN.
3. INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG THE STREET FRONTAGE INCLUDING CONCRETE CURB, GUTTER, AND SIDEWALK, AND ASPHALTIC CONCRETE PAVING PER CITY OF HANFORD PUBLIC WORKS DEPARTMENT STANDARDS.
4. INSTALL STREET TYPE DRIVE APPROACH PER CITY OF HANFORD PUBLIC WORKS STANDARDS.
5. EXISTING CAST-IN-PLACE CONCRETE CURB RAMPS WITH TRUNCATED DOMES INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
6. INSTALL CAST-IN-PLACE CONCRETE CURB RAMPS WITH TRUNCATED DOMES PER CITY OF HANFORD PUBLIC WORKS STANDARDS.
7. EXISTING MEDIAN ISLAND INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
8. EXISTING OFF-SITE FIRE HYDRANT INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
9. INSTALL FIRE HYDRANT PER CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH THE SITE UTILITY AND OFF-SITE IMPROVEMENT PLANS.
10. EXISTING STREET LIGHT INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
11. INSTALL STREET LIGHT PER CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH THE SITE UTILITY AND OFF-SITE IMPROVEMENT PLANS.
12. INDICATES THE LOCATION OF 6'-0" HIGH ORNAMENTAL WROUGHT IRON FENCE WITH CRIMP TOP PICKETS AND MASONRY PILASTERS WITH STUCCO FINISH AT 30'-0" ON-CENTER (+/-) TO BE INSTALLED AT STREET FRONTAGES. COORDINATE WITH THE WORK DETAIL 7, SHEET A-2/ TYPICAL.
13. INDICATES THE LOCATION OF 6'-0" HIGH ORNAMENTAL WROUGHT IRON FENCE WITH CRIMP TOP PICKETS TO BE INSTALLED AT POOL AREA ENCLOSURE. COORDINATE WITH THE WORK DETAIL 8, SHEET A-2/ TYPICAL.
14. INSTALL 4'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYED TO TENANT ENTRANCE DOORS. PROVIDE KNOX BOX, MODEL 3200 SERIES FOR FIRE DEPARTMENT ACCESS. COORDINATE REQUIRED CLEARANCES WITH DETAILS 7 AND 8, SHEET A-4.
15. INSTALL SOLID GROUTED REINFORCED CONCRETE MASONRY WALL AT PROPERTY LINE (6'-0" HIGH ABOVE LOWEST SIDE OF FENCE - 7'-0" HIGH MAXIMUM)/ TYPICAL.
16. COORDINATE THE INSTALLATION OF THE 42 INCH HIGH STUCCO PATIO ENCLOSURE FENCE(S) WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE AND DETAIL 13, SHEET A-2 / TYPICAL.
17. INDICATES LOCATION OF TWO (2) 6'-0" HIGH ORNAMENTAL WROUGHT IRON VEHICLE GATE(S) WITH AUTOMATIC OPERATORS WITH BATTERY BACK-UP. COORDINATE CLEAR GATE WITH WITH THE DIMENSIONED SITE PLAN. PROVIDE KNOX KEY SWITCH MODEL 3502 AT CALL BOX LOCATION. INSTALLATION SHALL COMPLY WITH CITY OF HANFORD PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
18. INDICATES LOCATION OF ONE (1) 6'-0" HIGH ORNAMENTAL WROUGHT IRON VEHICLE GATE(S) WITH AUTOMATIC OPERATORS WITH BATTERY BACK-UP. COORDINATE CLEAR GATE WITH WITH THE DIMENSIONED SITE PLAN. PROVIDE KNOX KEY SWITCH MODEL 3502 AT CALL BOX LOCATION. INSTALLATION SHALL COMPLY WITH CITY OF HANFORD PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
19. INSTALL 6 INCH THICK COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN AS INDICATED AT MAIN PROJECT ENTRANCE. PROVIDE #4 BARS AT 24 INCHES ON-CENTER AT THE CENTER 1/3 OF THE PAVING. COORDINATE INSTALLATION WITH THE GRADING AND DRAINAGE PLAN/ TYPICAL.
20. ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS REQUIRED BY THE SOILS REPORT. COORDINATE PAVING SECTION(S) WITH GRADING AND DRAINAGE PLAN/ TYPICAL.
21. INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF HANFORD PUBLIC WORKS STANDARDS. REFER TO DETAIL 2, SHEET A-3 FOR ADDITIONAL INFORMATION.
22. INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 5'-0" WIDE ACCESSIBLE UNLOADING ZONE, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK CURB RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES. SIGNAGE AND / OR PAINTED SYMBOLS ARE NOT REQUIRED AT THESE STALLS/ TYPICAL. COORDINATE WITH THE WORK DETAIL 2, SHEET A-3/ TYPICAL.
23. INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE ACCESSIBLE UNLOADING ZONE, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK CURB RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES. SIGNAGE AND / OR PAINTED SYMBOLS ARE NOT REQUIRED AT THESE STALLS/ TYPICAL. COORDINATE WITH THE WORK DETAIL 2, SHEET A-3/ TYPICAL.
24. INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 8'-0" WIDE ACCESSIBLE UNLOADING ZONE AND WARPED WALK CURB RAMP AS INDICATED. PROVIDE SIGNAGE (INCLUDING VAN ACCESSIBLE SIGN AT STALLS WITH THE UNLOADING ZONE ON THE PEDESTRIAN SIDE OF THE VEHICLE) AND PAINTED SYMBOL AS REQUIRED/ TYPICAL.
25. INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 5'-0" WIDE UNLOADING AREA AND DEPRESSED WALK RAMP. INSTALL SIGNAGE AND MARKINGS AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS. COORDINATE THE WORK WITH DETAIL 1, SHEET A-3 AND DETAILS 3, 10, AND 11 SHEET A-3/ TYPICAL.
26. INDICATES LOCATION OF 4'-0" WIDE (MINIMUM) x 8'-0" DEEP (MINIMUM) MOTORCYCLE PARKING STALL. PROVIDE SIGNAGE AS REQUIRED BY CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE WITH THE WORK DETAIL 1, SHEET A-3/ TYPICAL.
27. INDICATES LOCATION OF 8'-0" WIDE (MINIMUM) x 16'-0" DEEP (MINIMUM) COMPACT PARKING STALL. PROVIDE SIGNAGE AS REQUIRED BY CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE WITH THE WORK DETAIL 1, SHEET A-3/ TYPICAL.
28. INSTALL PAINTED CROSSWALK WITH 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE. COORDINATE THE WORK WITH DETAIL 4, SHEET A-3/ TYPICAL.
29. INSTALL PAINTED TRAFFIC ARROWS PER THE CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH DETAIL 10, SHEET A-4 / TYPICAL.
30. INSTALL PAINTED TRAFFIC SIGNAGE PER THE CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH DETAIL 10, SHEET A-4 / TYPICAL.
31. DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS/ TYPICAL.
32. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7'-0" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. "RIGHT TURN ONLY" SIGN IS ALSO REQUIRED AT SAME LOCATION. INSTALL 30" x 36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
33. PROVIDE SIGN AT EACH SITE ENTRANCE THAT CLEARLY STATES. 1" HIGH LETTERING STATING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF HANFORD POLICE DEPARTMENT. REFER TO DETAIL 2, SHEET T-3 FOR ADDITIONAL INFORMATION.
34. INSTALL 6" x 36" x 6" HIGH PRE-CAST CONCRETE WHEELSTOP PER CITY OF HANFORD PUBLIC WORKS STANDARDS/ TYPICAL.
35. 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
36. 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK/ TYPICAL.
37. 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL GUTTER (AND SIDEWALK- WHERE OCCURS)/ TYPICAL.
38. CAST-IN-PLACE CONCRETE VALLEY GUTTER. COORDINATE THE WORK WITH THE GRADING AND DRAINAGE PLAN/ TYPICAL.
39. 4'-0" WIDE x 4 INCH THICK CONCRETE WALKS WITH NON-SLIP FINISH APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE CONTROL JOINTS AT 10'-0" ON-CENTER (PROVIDE 7'-0" WIDE WALKS ADJACENT TO PARKING SPACES)/ TYPICAL.
40. INDICATES THE LOCATION OF RETURNED CURB RAMP WITH 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOMES AT JUNCTION WITH VEHICULAR AREAS. COORDINATE THE WORK WITH DETAIL 8, SHEET A-3/ TYPICAL.
41. INDICATES THE LOCATION OF DEPRESSED WALK RAMP WITH 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOMES AT JUNCTION WITH VEHICULAR AREAS. COORDINATE THE WORK WITH DETAIL 9, SHEET A-3/ TYPICAL.
42. INDICATES LOCATION OF SWIMMING POOL AND SPA TO BE INSTALLED UNDER SEPARATE PERMIT AND PLAN CHECK. POOL CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO THE CITY OF HANFORD FOR PLAN CHECK AND PERMITS PRIOR TO COMMENCING WORK/ TYPICAL.
43. COORDINATE INSTALLATION OF POOL DECKING AND ACCENT PAVERS TO BE INSTALLED UNDER SEPARATE PERMIT WITH POOL SUBCONTRACTOR AND THE LANDSCAPE DRAWINGS.
44. INDICATES LOCATION(S) OF WOOD ARBOR / SHADE STRUCTURE(S) WITH REINFORCED CONCRETE MASONRY SUPPORT COLUMNS WITH THIN-SET LEDGESTONE FINISH. COORDINATE INSTALLATION REQUIREMENTS WITH DETAILS 9,10 AND 11, SHEET A-4/ TYPICAL.
45. INDICATES LOCATION OF SWIMMING POOL EQUIPMENT ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE AND 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATE AS INDICATED. COORDINATE THE INSTALLATION WITH DETAILS 2, SHEET A-4 AND THE SWIMMING POOL INSTALLER.
46. INDICATES THE LOCATION OF FREE STANDING BAR-B-QUE, "AMERICAN OUTDOOR GRILL" T-SERIES 24-INCH 2-BURNER NATURAL GAS GRILL WITH ROTISSERIE - MODEL #24NGT (OR APPROVED EQUAL). COORDINATE THE INSTALLATION WITH DETAIL 2, SHEET A-1.1 AND THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS.
47. LANDSCAPE AREAS. COORDINATE THE WORK WITH LANDSCAPE PLANS/ TYPICAL.
48. INDICATES THE LOCATION OF DOG PARK. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS
49. INSTALL BICYCLE RACK WITH SPACE FOR 6 BICYCLES. PROVIDE 4 INCH THICK CAST-IN-PLACE CONCRETE PAD WITH 4'-0" WIDE CLEARANCE ON ALL 4 SIDES OF THE RACK. COORDINATE THE WORK WITH DETAIL 1, SHEET A-1.1.
50. INDICATES LOCATION OF TYPE 'B' TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS AND CORRUGATED STEEL GATES PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35. COORDINATE THE WORK WITH DETAIL 8, SHEET A-4, AND THE CIVIL DRAWINGS/ TYPICAL.
51. INSTALL KNOX BOX FOR FIRE DEPARTMENT ACCESS AT GATE CONTROLLER PEDESTAL AS DIRECTED BY THE HANFORD FIRE DEPARTMENT.
52. INDICATES 20'-0" INSIDE/ 44'-6" OUTSIDE TURNING RADIUS WITH 13'-6" (MINIMUM) VERTICAL CLEAR DISTANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS/ TYPICAL.
53. INDICATES LOCATION OF GOLF CART PARKING ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE. COORDINATE THE INSTALLATION WITH DETAILS 23, SHEET A-3.
54. INDICATES LOCATION OF SINGLE-SIDED ENTRANCE SIGNAGE WALL WITH GROUND MOUNTED ILLUMINATION. COORDINATE THE INSTALLATION WITH DETAIL 2, SHEET A-1 AND THE ELECTRICAL DRAWINGS.
55. INDICATES LOCATION OF TWO-SIDED ENTRANCE SIGNAGE WALL WITH GROUND MOUNTED ILLUMINATION. COORDINATE THE INSTALLATION WITH DETAIL 2, SHEET A-1 AND THE ELECTRICAL DRAWINGS.

SYMBOLS

SYMBOL — DESCRIPTION



BUILDING FOOTPRINT
1. BUILDING NUMBER
2. BUILDING TYPE
3. ELECTRICAL METER LOCATION
4. STAIRWAYS
5. GROUND MOUNTED HEAT PUMP UNIT

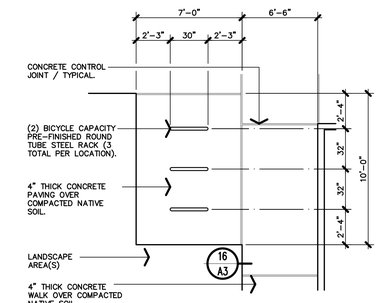
CPT.-20 — CARPORT LOCATIONS
MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG TO BE INSTALLED UNDER SEPARATE PLAN CHECK AND PERMITS.

TRASH ENCLOSURE
TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35

K — KNOX BOX LOCATION
INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS

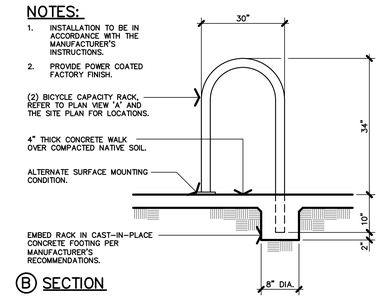
PROPOSED FIRE HYDRANT LOCATION

EXISTING STREET LIGHT
PER CITY OF HANFORD PUBLIC WORKS STANDARDS



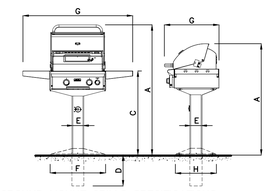
Ⓐ PLAN VIEW

NOTES:
1. INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. PROVIDE POWER COATED FACTORY FINISH.



Ⓑ SECTION

① SHORT TERM BICYCLE RACK DETAIL



POST/IN-GROUND MOUNT GRILLS SPECIFICATIONS

GRILL MODEL	HEIGHT*				WIDTH			DEPTH	
	HOOD OPEN	HOOD CLOSED	FLOOR TO TOP OF SHELF	FLOOR TO BOTTOM OF EXTENSION BELOW GROUND	POST	POST BASE	SHELF TO SHELF	POST BASE	MAX OUTER
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
24NGT/24NGL	59"	48 1/2"	36 1/2"	18"	52 1/2"	–	51"	–	24 3/4"
24NPT/24NPL	59"	48 1/2"	37"	–	52 1/2"	26"	51"	18 1/2"	24 3/4"

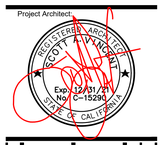
*IN-GROUND MOUNT GRILL HEIGHT DIMENSIONS ARE APPROXIMATE FROM GROUND LEVEL ONCE INSTALLED.

② POST MOUNT GRILL

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	
△	

Project Architect:



PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
○ DESIGN REVIEW	
○ PLAN CHECK	
○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1/30" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 07.06.21

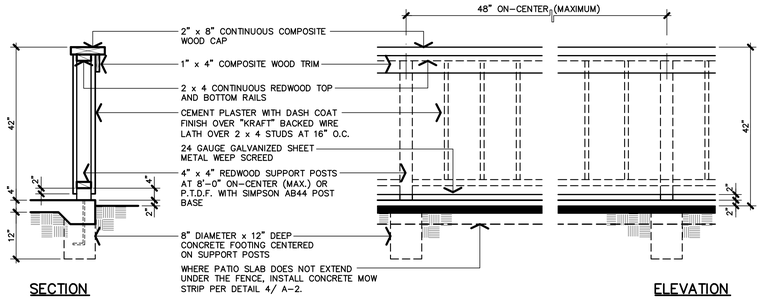
Sheet Number:

A1.1

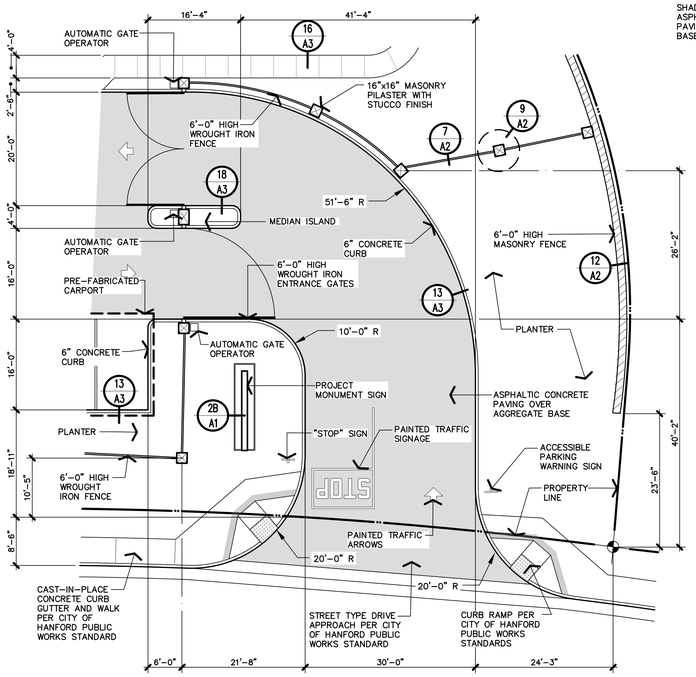
Of . Sheets .

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

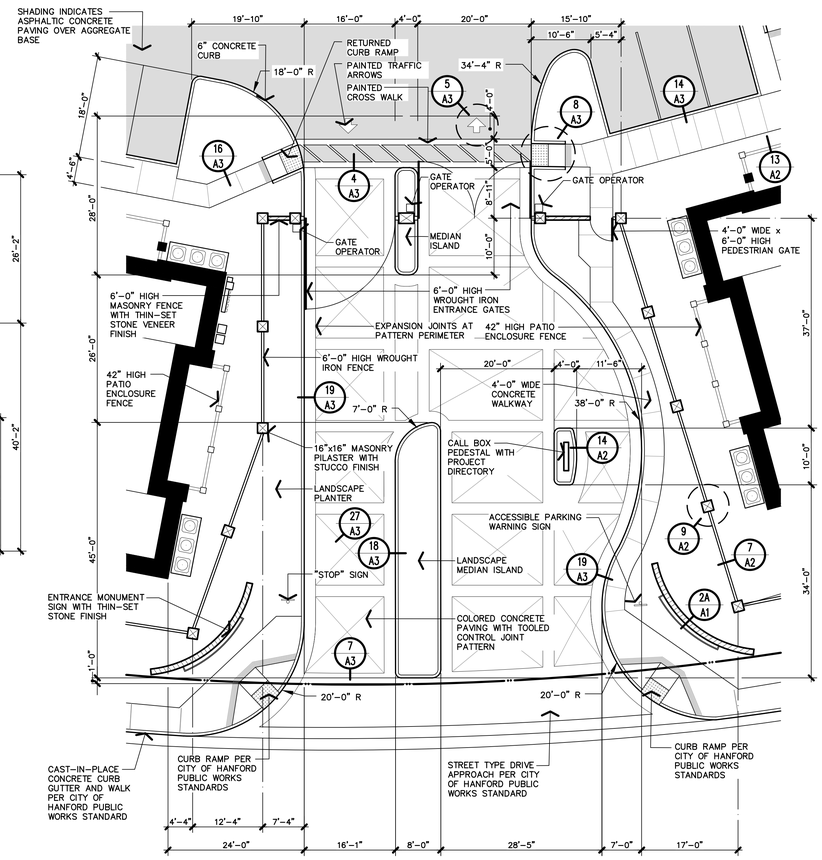
Z:\2018\181019 - Hanford Square Apartments\A1.1 - Noted Site Plan.dwg, 8/9/2021 1:28:06 PM, lurii



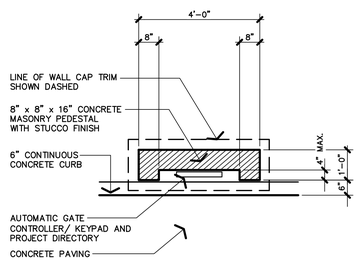
13 PATIO ENCLOSURE FENCE ELEVATION



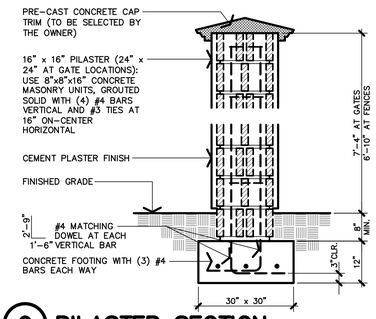
CENTENNIAL DRIVE ENTRANCE
5 RESIDENCE ACCESS GATED ENTRY–PLAN VIEW 3/32" = 1'-0"



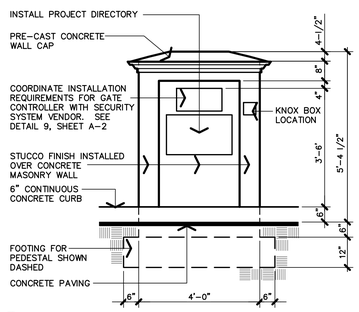
MILLENNIUM DRIVE ENTRANCE
1 PUBLIC ACCESS GATE ENTRY PLAN VIEW 3/32" = 1'-0"



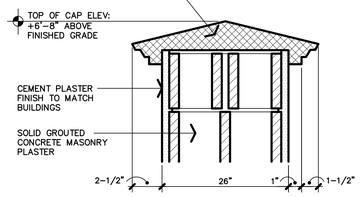
A PLAN VIEW



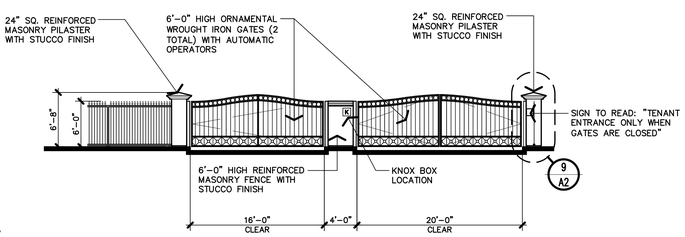
9 PILASTER SECTION



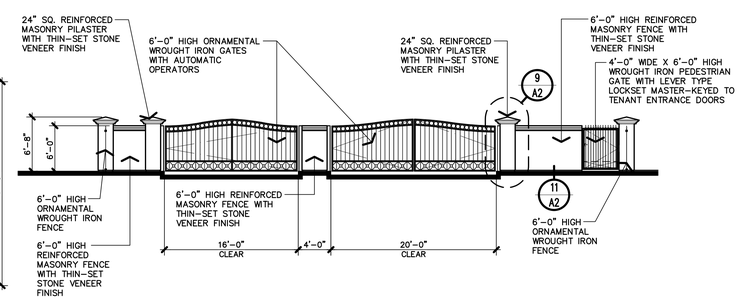
B ELEVATION



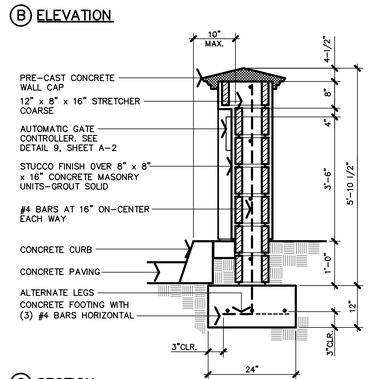
10 PILASTER CAP DETAIL



CENTENNIAL DRIVE ENTRANCE
6 SITE TENANT ACCESS GATE–ELEVATION 1/8" = 1'-0"

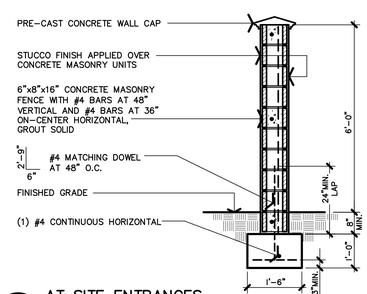


MILLENNIUM DRIVE ENTRANCE
2 SITE PUBLIC ACCESS GATE–ELEVATION

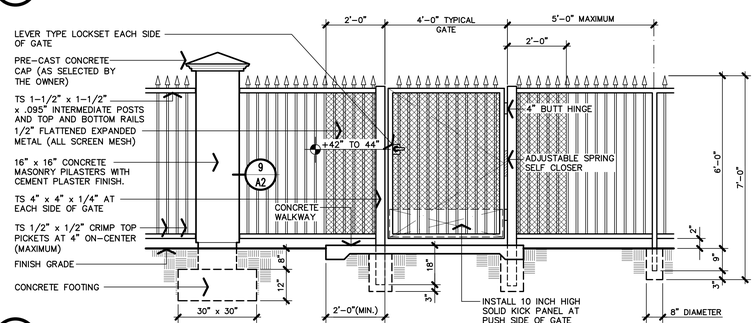


C SECTION

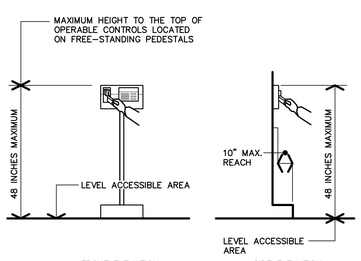
14 GATE CONTROLLER PEDESTAL



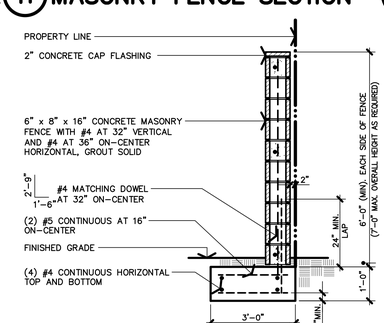
AT SITE ENTRANCES
11 MASONRY FENCE SECTION



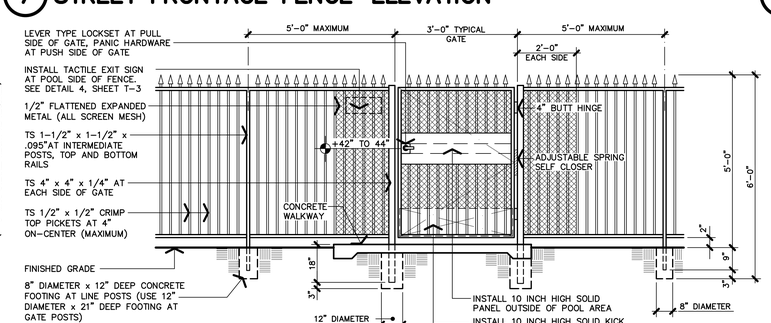
7 STREET FRONTAGE FENCE–ELEVATION



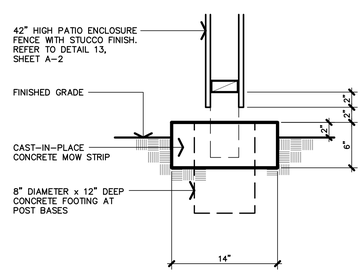
AUTOMATIC
15 GATE CONTROLLER



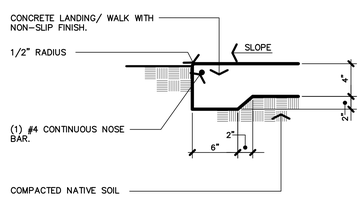
AT PROPERTY LINE
12 MASONRY FENCE DETAIL



8 SWIMMING POOL ENCLOSURE FENCE–ELEVATION



AT PATIO ENCLOSURE
4 MOW STRIP DETAIL



3 EDGE OF SLAB DETAIL

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions | Date

Project Architect

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: AS NOTED

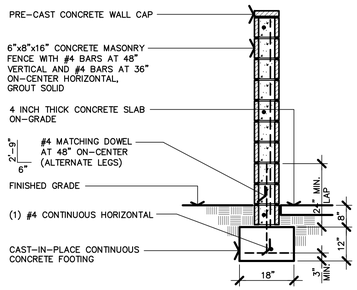
Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21
Sheet Number:

A2

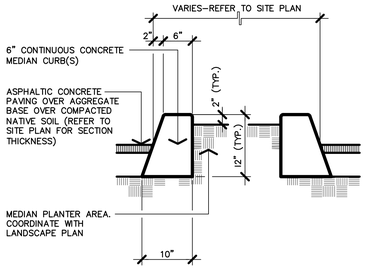
Of . Sheets .

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

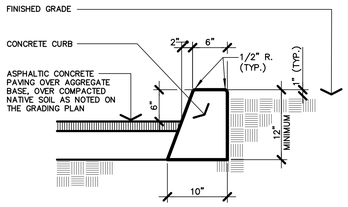
Z:\2018\181019 - Hanford Square Apartments\A2 - Site Details.dwg, 8/9/2021 1:28:43 PM, lurii



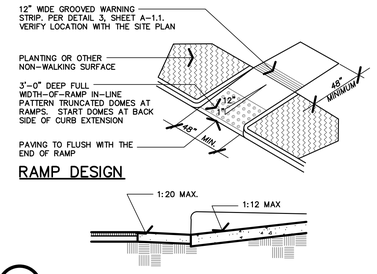
23 POOL EQUIPMENT ENCLOSURE MASONRY FENCE SECTION



18 MEDIAN ISLAND SECTION

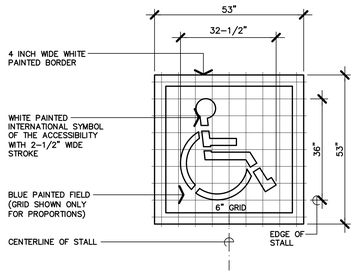


13 TYPICAL CONCRETE CURB

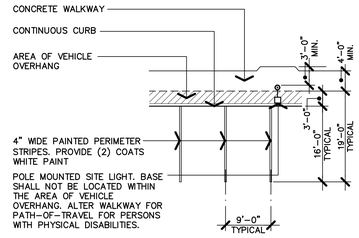


RAMP DESIGN

8 RETURN CURB RAMP

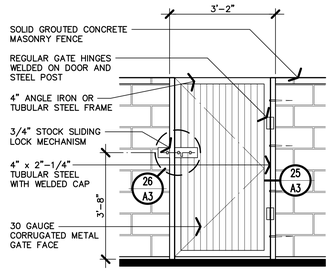


3 PAINTED STALL EMBLEM

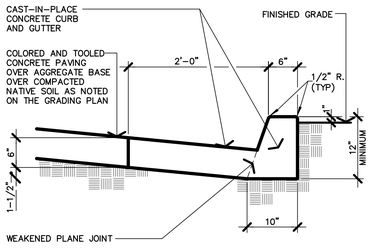


NOTE: DRIVE AISLE SERVING STALLS SHALL BE 26'-0" WIDE (MINIMUM)

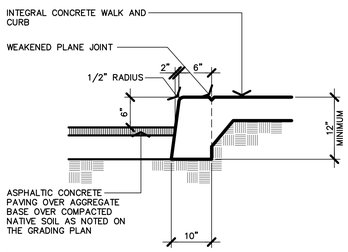
A STANDARD PARKING STALL



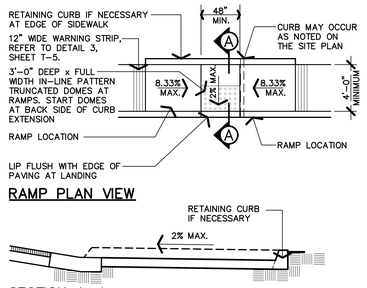
24 METAL GATE ELEVATION



19 CONCRETE CURB & GUTTER



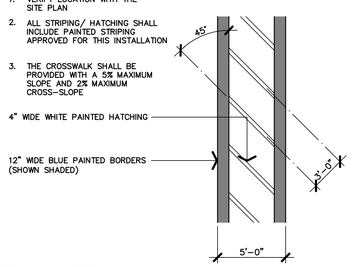
14 INTEGRAL CURB & WALK



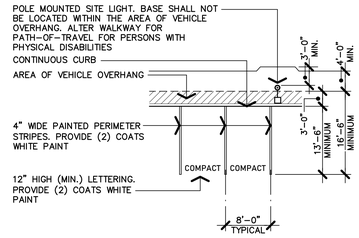
RAMP PLAN VIEW

SECTION A-A

9 DEPRESSED WALK RAMP

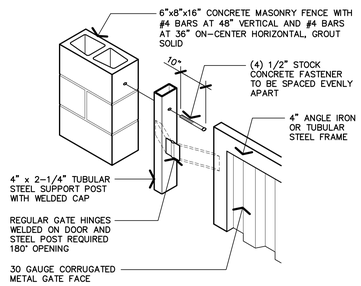


4 PAINTED CROSSWALK DETAIL

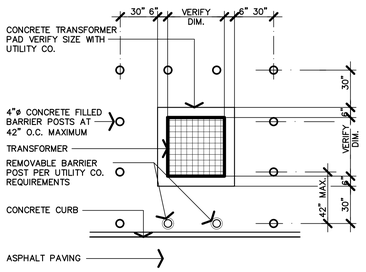


NOTE: DRIVE AISLE SERVING STALLS SHALL BE 26'-0" WIDE (MINIMUM)

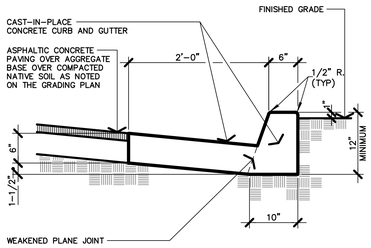
B COMPACT PARKING STALL



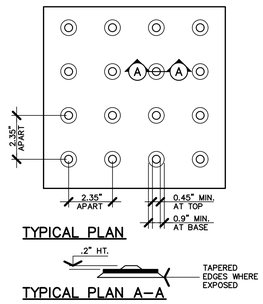
25 PEDESTRIAN GATE POST DETAIL



20 TRANSFORMER PAD



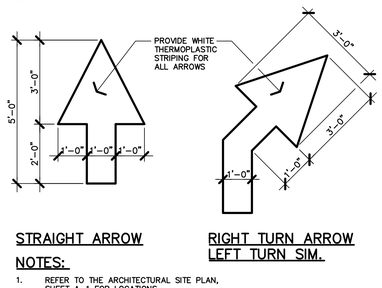
15 CONCRETE CURB & GUTTER



TYPICAL PLAN

TYPICAL PLAN A-A

10 TRUCKTED DOMES



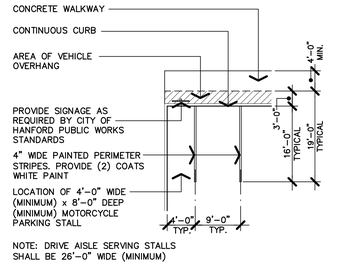
STRAIGHT ARROW

RIGHT TURN ARROW
LEFT TURN SIM.

NOTES:

1. REFER TO THE ARCHITECTURAL SITE PLAN, SHEET A-1 FOR LOCATIONS.

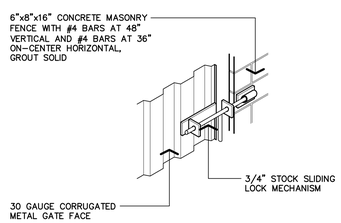
5 PAINTED TRAFFIC ARROWS



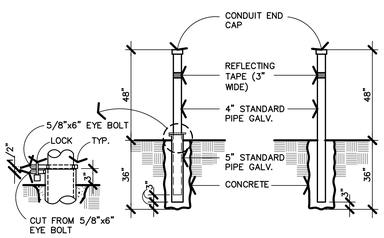
NOTE: DRIVE AISLE SERVING STALLS SHALL BE 26'-0" WIDE (MINIMUM)

C MOTORCYCLE STALL

1 TYPICAL PARKING STALL DIMENSIONS AND MARKINGS



26 PEDESTRIAN GATE LATCH DETAIL



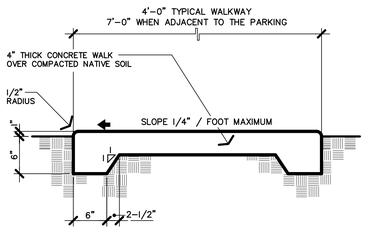
A REMOVABLE POST

B FIXED POST

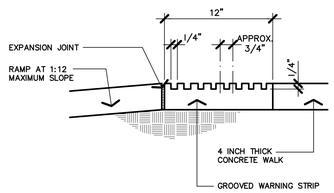
21 BARRIER POST DETAILS

NOTE:

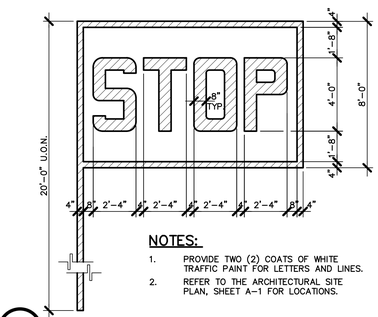
PROVIDE NON-SLIP FINISH AS NOTED ON THE SITE PLAN OR AS SELECTED BY THE ARCHITECT



16 TYPICAL CONCRETE WALK



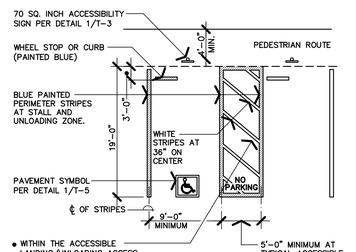
11 GROOVED WARNING STRIP



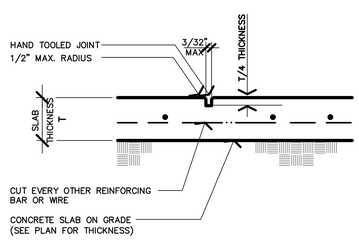
NOTES:

1. PROVIDE TWO (2) COATS OF WHITE TRAFFIC PAINT FOR LETTERS AND LINES.
2. REFER TO THE ARCHITECTURAL SITE PLAN, SHEET A-1 FOR LOCATIONS.

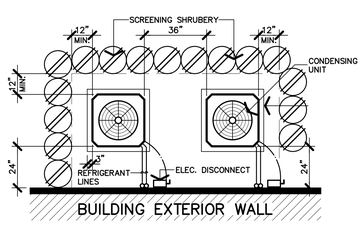
6 PAINTED TRAFFIC ARROWS



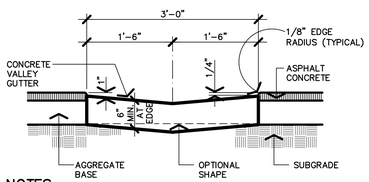
A SINGLE STALL



27 TOOLED CONTROL JOINT DETAIL



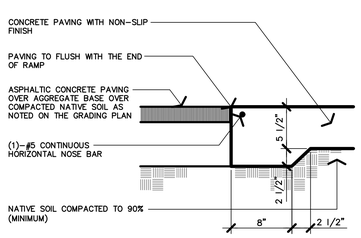
22 CONDENSING UNIT SCREENING & CLEARANCES



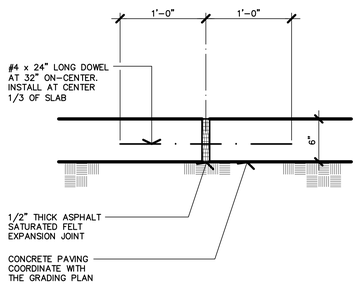
NOTES:

1. CONCRETE TO HAVE 1/8" WIDE BY 2" DEEP WEAKENED PLANE JOINTS AT 15'-0" ON-CENTER MAXIMUM AND 1/2" EXPANSION JOINTS AT 90'-0" ON-CENTER MAXIMUM.
2. CONCRETE VALLEY GUTTER SHALL MATCH THE THICKNESS OF THE A.C. PLUS THE A.B., BUT IT SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES AT THE EDGE.
3. FINISH TO BE TYPE I-C-BROOM FINISH.
4. WHERE AN ACCESSIBLE ROUTE CROSSES A CONCRETE VALLEY GUTTER, THE SLOPE SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL OR 2% CROSS SLOPE. COORDINATE THE WORK WITH THE GRADING AND DRAINAGE PLAN.

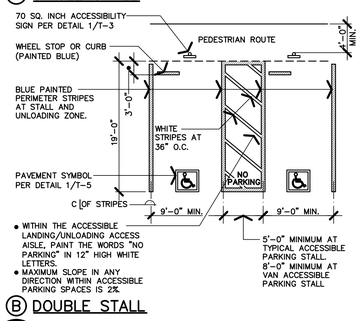
17 CONCRETE VALLEY GUTTER



12 PAVING TRANSITION



7 EXPANSION JOINT



B DOUBLE STALL

2 ACCESSIBLE PARKING STALL

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE HANFORD VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: AS NOTED

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 08.09.21

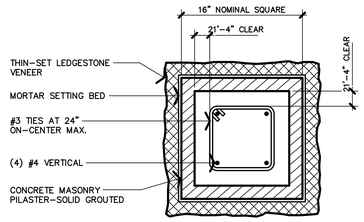
Sheet Number:

A3

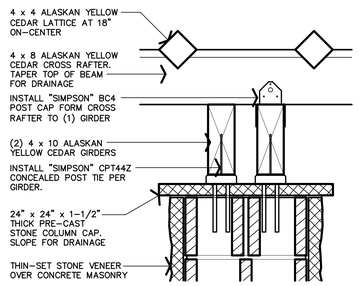
Of Sheets

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

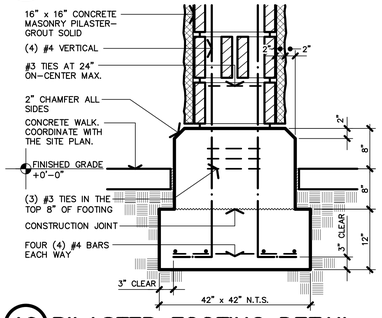
Z:\2018\181019 - Hanford Square Apartments\A3 - Site Details.dwg, 8/9/2021 1:29:22 PM, lurii



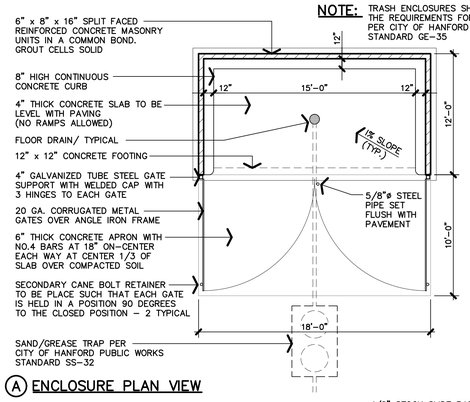
8 PILASTER SECTION



9 RAFTER TO PILASTER

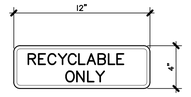


10 PILASTER FOOTING DETAIL



NOTE: TRASH ENCLOSURES SHALL COMPLY WITH THE REQUIREMENTS FOR ENCLOSURES PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35.

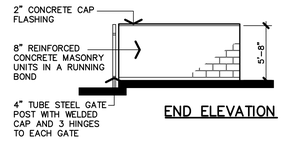
Ⓐ ENCLOSURE PLAN VIEW



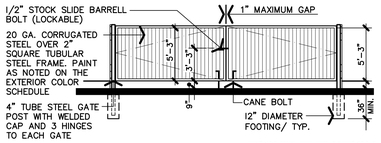
SIGN NO. 1

SIGN NO. 2

- SIGNS TO HAVE BLUE LETTERS ON A WHITE BACKGROUND
- MOUNT SIGNS AT +48"

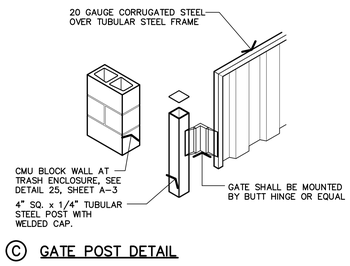


END ELEVATION

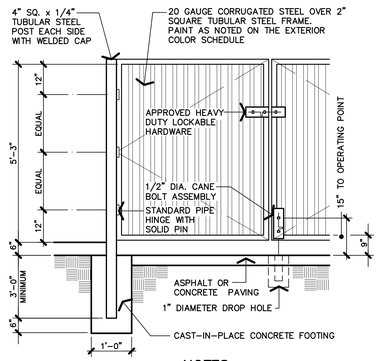


Ⓑ WALL SECTION

FRONT ELEVATION



Ⓒ GATE POST DETAIL

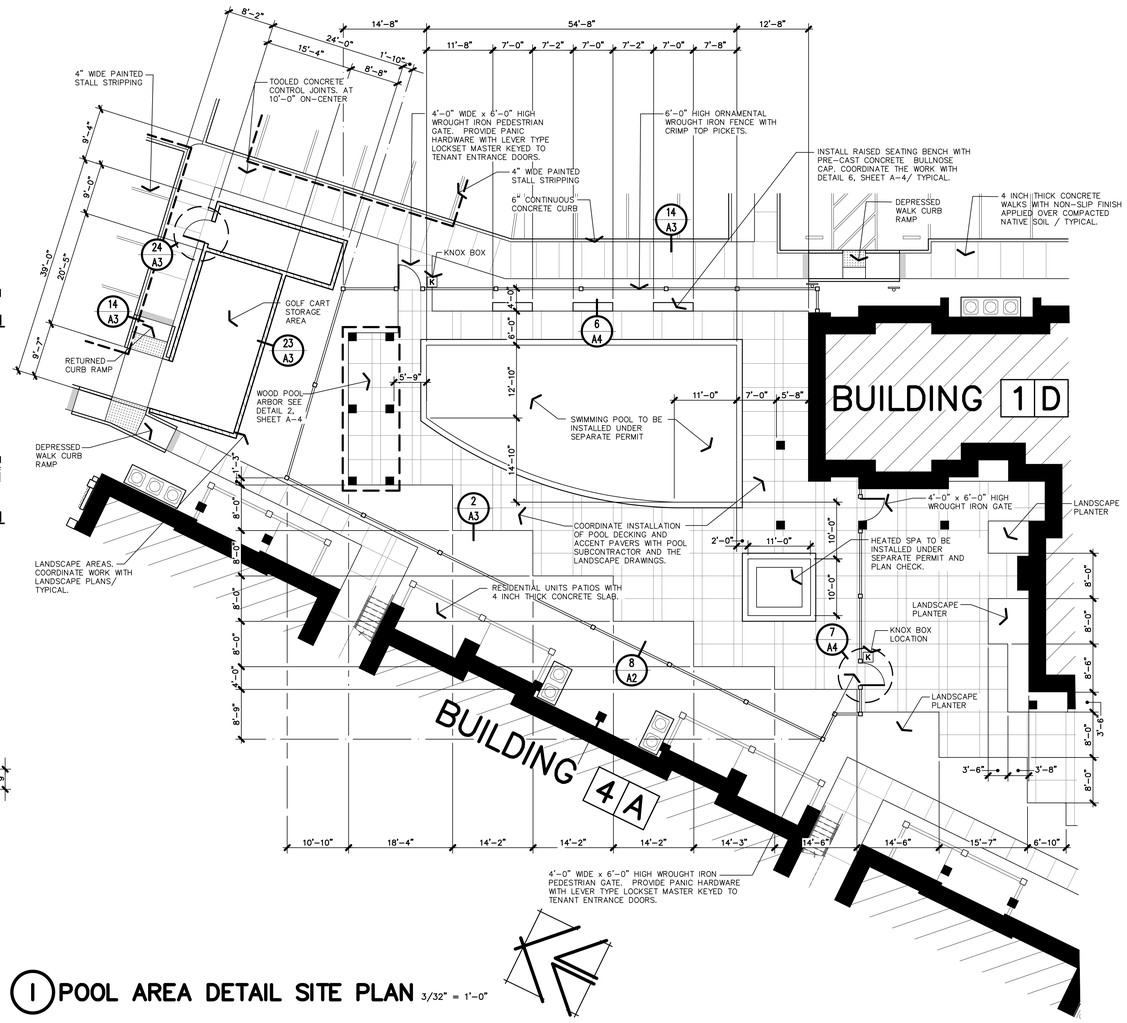


Ⓓ GATE ELEVATION

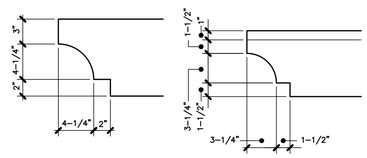
NOTES:

1. GATE HARDWARE SUBMITTALS SHALL BE REQUIRED FOR APPROVAL.
2. BLOCKS TO INCLUDE REINFORCING, FILL ALL CORES AND CAP AT TOP.

5 TRASH / RECYCLING ENCLOSURE DETAILS

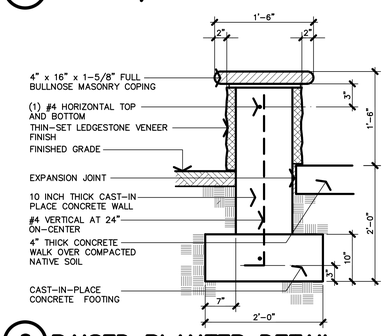


1 POOL AREA DETAIL SITE PLAN 3/32" = 1'-0"

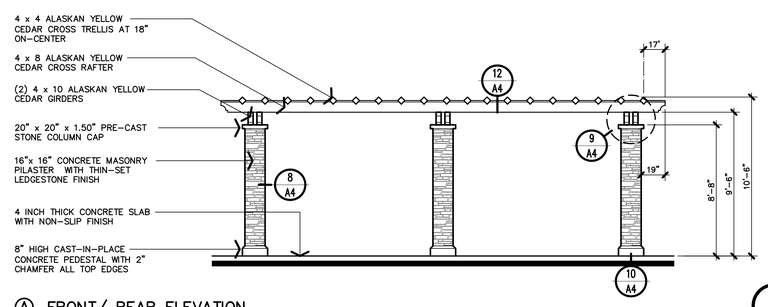


Ⓐ GIRDER Ⓑ CROSS RAFTER

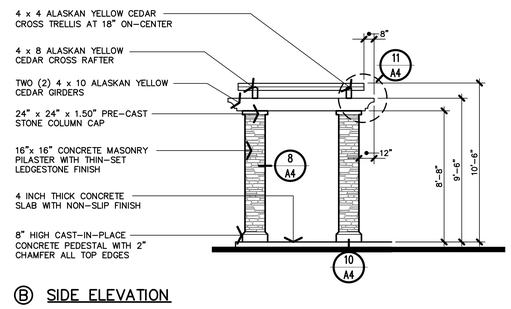
11 BEAM END DETAILS



6 RAISED PLANTER DETAIL

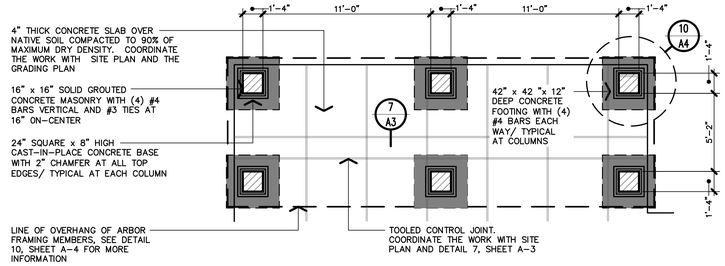


Ⓐ FRONT/ REAR ELEVATION

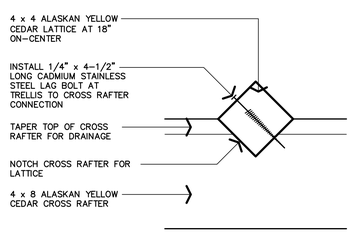


Ⓑ SIDE ELEVATION

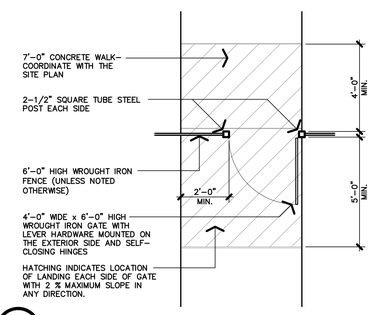
4 ARBOR ELEVATIONS 1/4" = 1'-0"



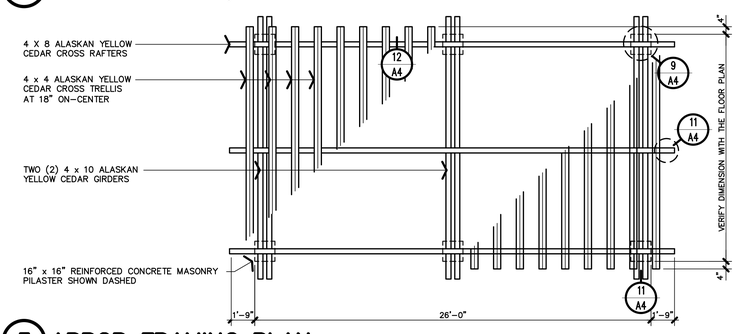
2 POOL ARBOR FLOOR / FOUNDATION PLAN 1/4" = 1'-0"



12 TRELLIS TO BEAM DETAIL



7 GATE CLEARANCES



3 ARBOR FRAMING PLAN

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: AS NOTED

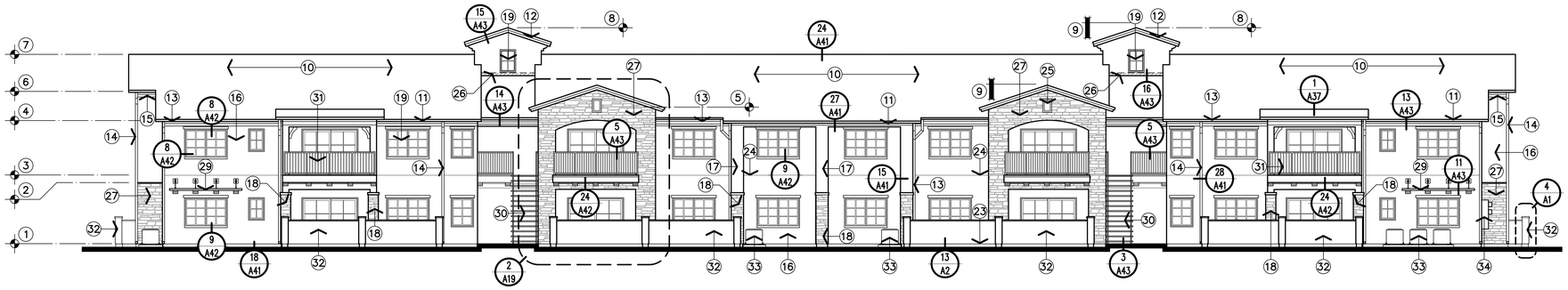
Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.31.21
Sheet Number:

A4

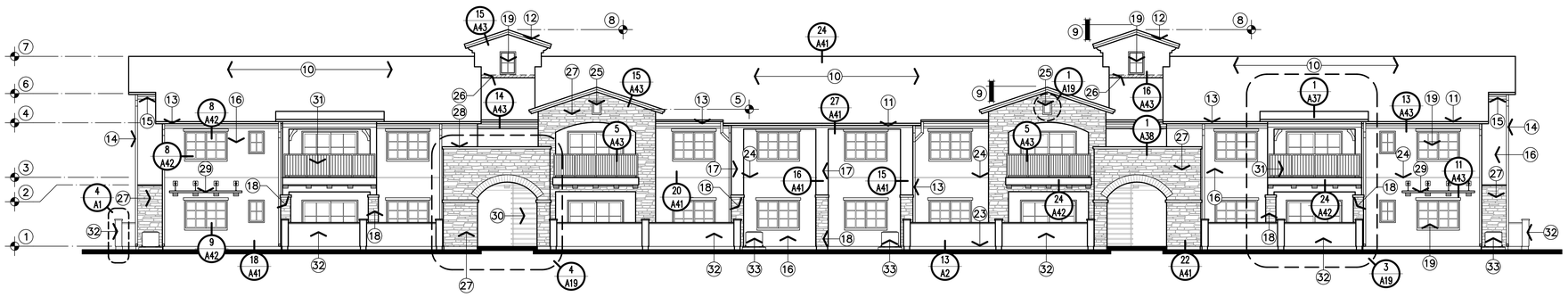
Of , Sheets ,

Z:\2018\181019 - Hanford Square Apartments\A4 - Site Details Pool Area.dwg, 8/9/2021 1:29:58 PM, lurli

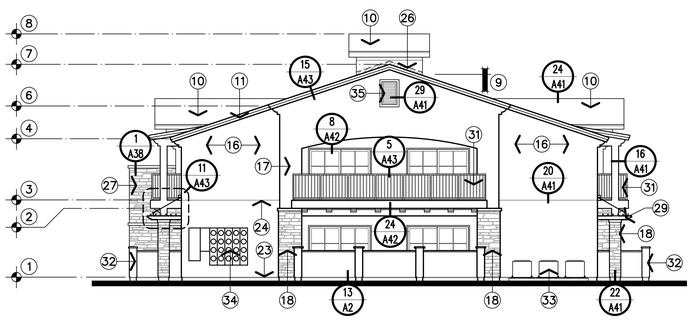
Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)



BUILDING 'A' - FRONT



BUILDING 'A' - REAR



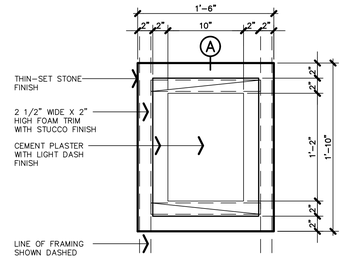
BUILDING 'A' - END

EXTERIOR ELEVATIONS

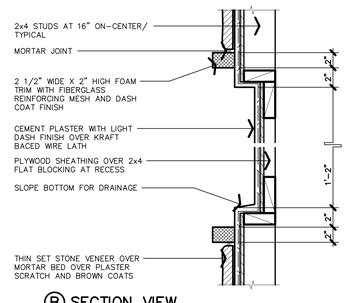
1/8" = 1'-0"

KEYNOTES

1. FINISHED FLOOR ELEVATION: + 0'-0"
2. DOUBLE TOP PLATES ELEVATION: + 9'-1"
3. FINISHED SECOND FLOOR ELEVATION: + 10'-2 1/2"
4. DOUBLE TOP PLATES ELEVATION: + 18'-3 1/2"
5. DOUBLE TOP PLATES ELEVATION: + 20'-3 1/2"
6. DOUBLE TOP PLATES ELEVATION: + 22'-7 1/2"
7. TOP OF RIDGE ELEVATION: + 27'-9 1/2"
8. TOP OF RIDGE ELEVATION: + 32'-2 1/2"
9. TYPICAL ROOF PITCH: 4:12
10. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
11. INSTALL 2 x 8 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP AR RAINGUTTER LOCATIONS). COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
12. INSTALL 2 x 6 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 2 STARTER STRIP. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
13. INDICATES LOCATION OF PRE-FINISHED 6 INCH WIDE GALVANIZED SHEET METAL OGEE RAINGUTTER WITH DOWNSPOUT INSTALLED OVER 2 x 8 RESAWN HEM FIR FASCIA. STARTER STRIPS ARE NOT REQUIRED AT THE FASCIA WHERE RAINGUTTERS ARE INSTALLED. COORDINATE INSTALLATION WITH THE ROOF PLAN, SHEET A-18 AND DETAIL 27, SHEET A-41/ TYPICAL.
14. INDICATES THE LOCATION OF PRE-FINISHED SHEET METAL DOWNSPOUT AS SUPPLIED BY THE RAINGUTTER INSTALLER. COORDINATE THE INSTALLATION REQUIREMENTS WITH DETAIL 28, SHEET A-41/ TYPICAL.
15. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION / TYPICAL.
16. INSTALL SINGLE-COAT STUCCO SYSTEM WITH LIGHT DASH FINISH OVER EXPANDED WIRE LATH INSTALLED OVER R-5 RIGID INSULATION OVER TWO LAYERS GRADE D PAPER OVER PLYWOOD SHEATHING. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
17. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH STUCCO EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
18. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
19. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42(UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
20. INDICATES LOCATION OF 6" HIGH x 2" DEEP HORIZONTAL FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT SURFACES. PROVIDE ACCENT COLOR WITH ELASTOMERIC PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
21. INDICATES THE LOCATIONS OF FALSE FOAM "CORBELS" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 25, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
22. INDICATES THE LOCATIONS OF FALSE FOAM "KNEE BRACES" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 26, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. INSTALL 24 GAUGE GALVANIZED SHEET METAL SINGLE LINE EXPANSION SCREED/ TYPICAL.
25. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 1, SHEET A-19.
26. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
27. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
28. INSTALL PRE-CAST CONCRETE TRIM OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE TRIM WITH THE STONE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
29. INDICATES THE LOCATION(S) OF FABRICATED WOOD AWNINGS. COORDINATE THE WORK WITH THE REFLECTED CEILING PLAN FOR EACH BUILDING TYPE AND DETAIL 11, SHEET A-43 / TYPICAL
30. INSTALL 48 INCH WIDE PRE-FABRICATED WROUGHT IRON STAIRWAY. USE (18) 6.76 INCH RISERS WITH (17) 11.00 INCH PRE-CAST CONCRETE TREADS. COORDINATE WORK WITH STAIR DETAIL 3, SHEET A-43. PAINT STRINGERS AND RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
31. INSTALL 42 INCH HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. COORDINATE WORK WITH RAILING DETAIL 5, SHEET A-43. PAINT RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
32. INDICATES LOCATION OF 42 INCH HIGH STUCCO FENCE AT PATIO. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL
33. INDICATES LOCATION(S) OF GROUND MOUNTED OUTDOOR HEAT PUMP UNIT(S). PROVIDE SCREENING OF UNITS AS NOTED IN DETAIL 22, SHEET A-3. COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
34. INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY.
35. INDICATES LOCATION OF 24 INCH WIDE x 36 INCH HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. PROVIDE 3 INCH WIDE x 2 INCH DEEP FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH TO MATCH ADJACENT WALLS.
36. INSTALL PRE-CAST CONCRETE ARCHSTONE VENEER OVER PLASTER SCRATCH AND BROWN COATS PER THE VENEER MANUFACTURER'S MOST RECENT RECOMMENDATIONS / TYPICAL

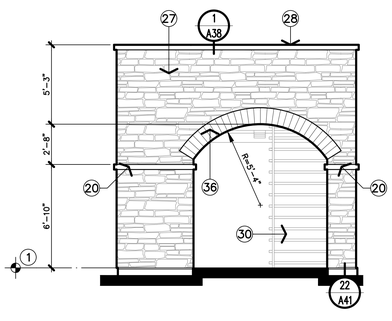


Ⓐ ELEVATION VIEW

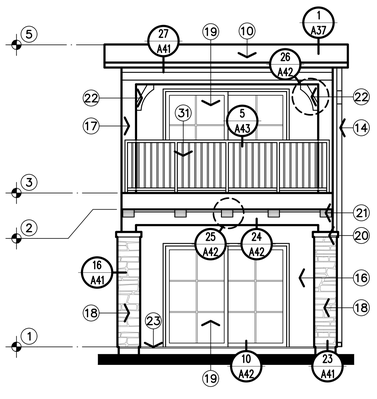


Ⓑ SECTION VIEW

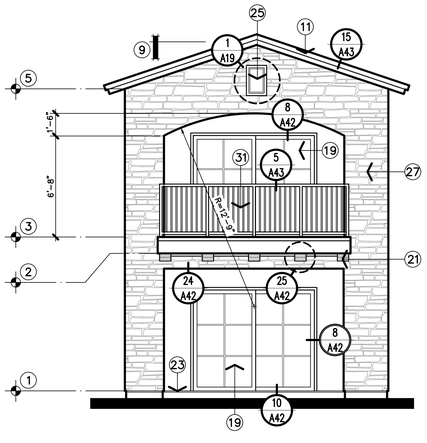
1 STUCCO RECESS DETAIL



4 PARTIAL ELEVATION



3 PARTIAL ELEVATION



2 PARTIAL ELEVATION

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
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Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

EXTERIOR COLORS

SYMBOL	MATERIAL / LOCATION	DESCRIPTION
A	STUCCO – MAIN WALL COLOR	COLOR TO MATCH 'BEHR' 61YY 89/040 "CRISP LINEN"
B	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' SW0033 "REMBRANDT RUBY"
C	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"
D	THIN SET STONE VENEER	COLOR TO MATCH EL DORADO STONE "DURANGO" SERIES, COLOR: "MOUNTAIN LEDGE"
E	MISSION PROFILE CONCRETE ROOFING TILES	COLOR TO MATCH EAGLE ROOFING PRODUCTS "BEL AIR" SERIES, COLOR: NO. 4502 "ARCADIA"
F	WOOD FASCIAS (RAINGUTTERS TO MATCH)	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
G	WOOD ARBORS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
H	DOWNSPOUTS	PAINT TO MATCH ADJACENT WALL SURFACE
J	VINYL WINDOW FRAMES	FACTORY WHITE
K	IRON STAIRS AND RAILINGS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
M	ENTRANCE DOORS	COLOR TO MATCH SHERWIN WILLIAMS "LOYAL BLUE" SW 6510
N	STORAGE / HEATER DOORS	PAINT TO MATCH ADJACENT WALL SURFACE
P	DOOR AND WINDOW TRIM	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1/8" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21
Sheet Number:

A19

Of - Sheets -

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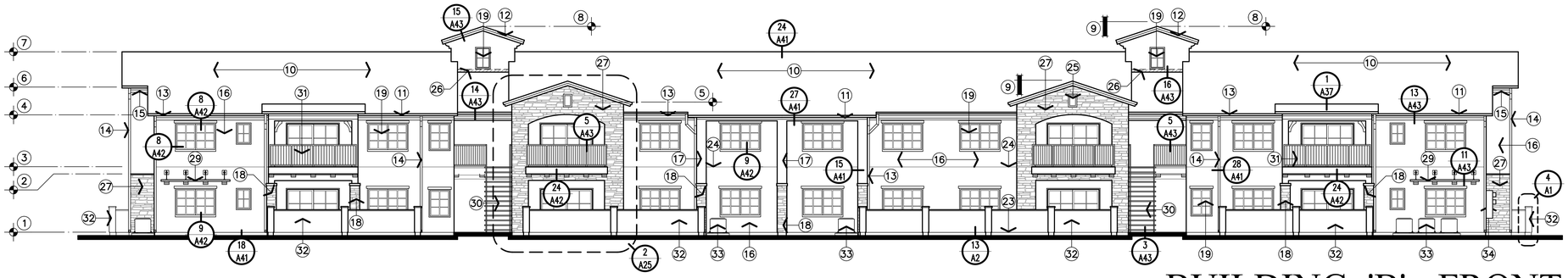
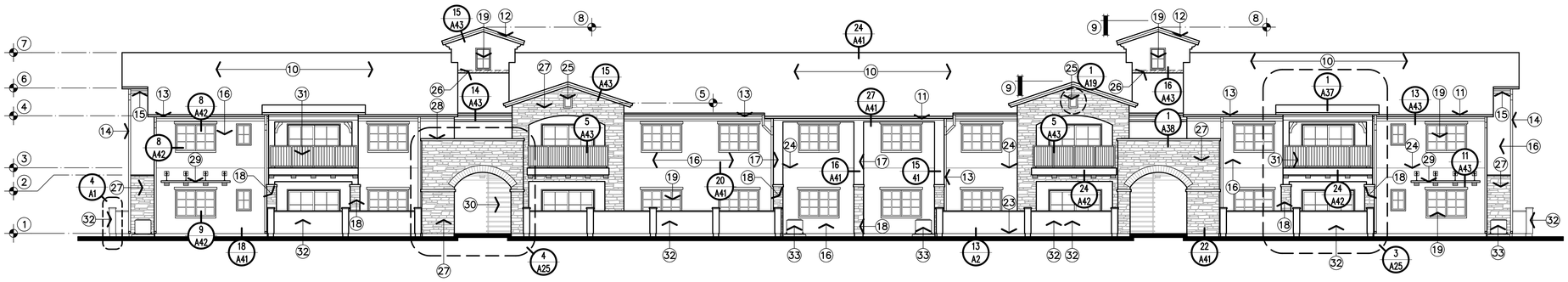
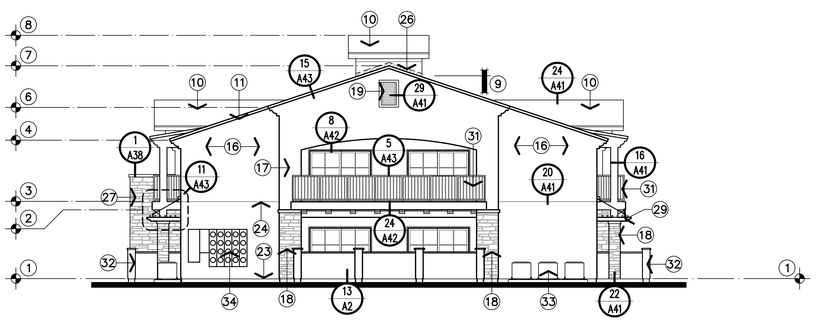
Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)



BUILDING 'B' - FRONT



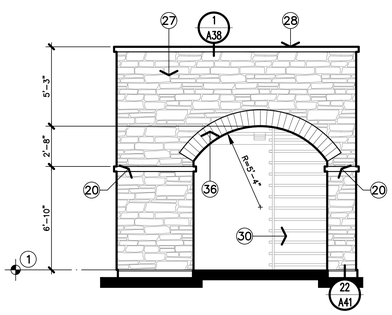
BUILDING 'B' - REAR



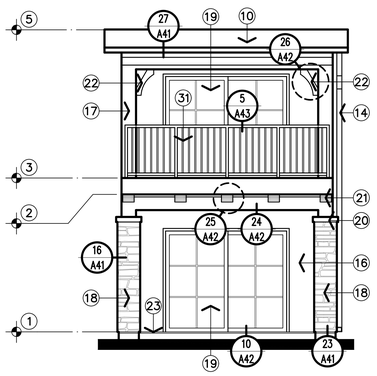
BUILDING 'B' - END

EXTERIOR ELEVATIONS

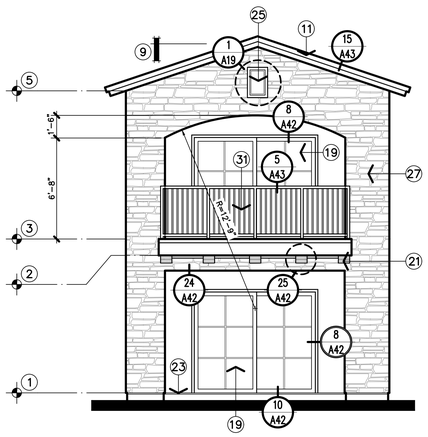
1/8" = 1'-0"



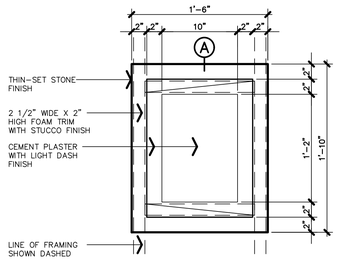
4 PARTIAL ELEVATION



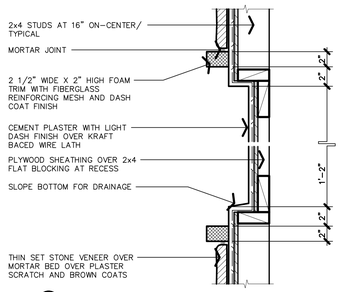
3 PARTIAL ELEVATION



2 PARTIAL ELEVATION



A ELEVATION VIEW



B SECTION VIEW

1 STUCCO RECESS DETAIL

KEYNOTES

1. FINISHED FLOOR ELEVATION: + 0'-0"
2. DOUBLE TOP PLATES ELEVATION: + 9'-1"
3. FINISHED SECOND FLOOR ELEVATION: + 10'-2 1/2"
4. DOUBLE TOP PLATES ELEVATION: + 18'-3 1/2"
5. DOUBLE TOP PLATES ELEVATION: + 20'-3 1/2"
6. DOUBLE TOP PLATES ELEVATION: + 22'-7 1/2"
7. TOP OF RIDGE ELEVATION: + 27'-9 1/2"
8. TOP OF RIDGE ELEVATION: + 32'-2 1/2"
9. TYPICAL ROOF PITCH: 4:12
10. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
11. INSTALL 2 x 8 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP AR RAINGUTTER LOCATIONS). COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
12. INSTALL 2 x 6 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 2 STARTER STRIP. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
13. INDICATES LOCATION OF PRE-FINISHED 6 INCH WIDE GALVANIZED SHEET METAL OGEE RAINGUTTER WITH DOWNSPOUT INSTALLED OVER 2 x 8 RESAWN HEM FIR FASCIA. STARTER STRIPS ARE NOT REQUIRED AT THE FASCIA WHERE RAINGUTTERS ARE INSTALLED. COORDINATE INSTALLATION WITH THE ROOF PLAN, SHEET A-18 AND DETAIL 27, SHEET A-41/ TYPICAL.
14. INDICATES THE LOCATION OF PRE-FINISHED SHEET METAL DOWNSPOUT AS SUPPLIED BY THE RAINGUTTER INSTALLER. COORDINATE THE INSTALLATION REQUIREMENTS WITH DETAIL 28, SHEET A-41/ TYPICAL.
15. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION / TYPICAL.
16. INSTALL SINGLE-COAT STUCCO SYSTEM WITH LIGHT DASH FINISH OVER EXPANDED WIRE LATH INSTALLED OVER R-5 RIGID INSULATION OVER TWO LAYERS GRADE D PAPER OVER PLYWOOD SHEATHING. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
17. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH STUCCO EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
18. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
19. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42(UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
20. INDICATES LOCATION OF 6" HIGH x 2" DEEP HORIZONTAL FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT SURFACES. PROVIDE ACCENT COLOR WITH ELASTOMERIC PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
21. INDICATES THE LOCATIONS OF FALSE FOAM "CORBELS" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 25, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
22. INDICATES THE LOCATIONS OF FALSE FOAM "KNEE BRACES" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 26, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. INSTALL 24 GAUGE GALVANIZED SHEET METAL SINGLE LINE EXPANSION SCREED/ TYPICAL.
25. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 1, SHEET A-19.
26. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
27. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
28. INSTALL PRE-CAST CONCRETE TRIM OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE TRIM WITH THE STONE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
29. INDICATES THE LOCATION(S) OF FABRICATED WOOD AWNINGS. COORDINATE THE WORK WITH THE REFLECTED CEILING PLAN FOR EACH BUILDING TYPE AND DETAIL 11, SHEET A-43 / TYPICAL
30. INSTALL 48 INCH WIDE PRE-FABRICATED WROUGHT IRON STAIRWAY. USE (18) 6.76 INCH RISERS WITH (17) 11.00 INCH PRE-CAST CONCRETE TREADS. COORDINATE WORK WITH STAIR DETAIL 3, SHEET A-43. PAINT STRINGERS AND RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
31. INSTALL 42 INCH HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. COORDINATE WORK WITH RAILING DETAIL 5, SHEET A-43. PAINT RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
32. INDICATES LOCATION OF 42 INCH HIGH STUCCO FENCE AT PATIO. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL
33. INDICATES LOCATION(S) OF GROUND MOUNTED OUTDOOR HEAT PUMP UNIT(S). PROVIDE SCREENING OF UNITS AS NOTED IN DETAIL 22, SHEET A-3. COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
34. INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY.
35. INDICATES LOCATION OF 24 INCH WIDE x 36 INCH HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. PROVIDE 3 INCH WIDE x 2 INCH DEEP FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH TO MATCH ADJACENT WALLS.
36. INSTALL PRE-CAST CONCRETE ARCHSTONE VENEER OVER PLASTER SCRATCH AND BROWN COATS PER THE VENEER MANUFACTURER'S MOST RECENT RECOMMENDATIONS / TYPICAL

EXTERIOR COLORS

SYMBOL	MATERIAL / LOCATION	DESCRIPTION
A	STUCCO - MAIN WALL COLOR	COLOR TO MATCH 'BEHR' 61YY 89/040 "CRISP LINEN"
B	STUCCO - ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' SW0033 "REMBRANDT RUBY"
C	STUCCO - ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"
D	THIN SET STONE VENEER	COLOR TO MATCH EL DORADO STONE "DURANGO" SERIES, COLOR: "MOUNTAIN LEDGE"
E	MISSION PROFILE CONCRETE ROOFING TILES	COLOR TO MATCH EAGLE ROOFING PRODUCTS "BEL AIR" SERIES, COLOR: NO. 4502 "ARCADIA"
F	WOOD FASCIAS (RAINGUTTERS TO MATCH)	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
G	WOOD ARBORS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
H	DOWNSPOUTS	PAINT TO MATCH ADJACENT WALL SURFACE
J	VINYL WINDOW FRAMES	FACTORY WHITE
K	IRON STAIRS AND RAILINGS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
M	ENTRANCE DOORS	COLOR TO MATCH SHERWIN WILLIAMS "LOYAL BLUE" SW 6510
N	STORAGE / HEATER DOORS	PAINT TO MATCH ADJACENT WALL SURFACE
P	DOOR AND WINDOW TRIM	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions | Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

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Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
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- AS BUILT

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Reference North:

Scale: 1/8" = 1'-0"

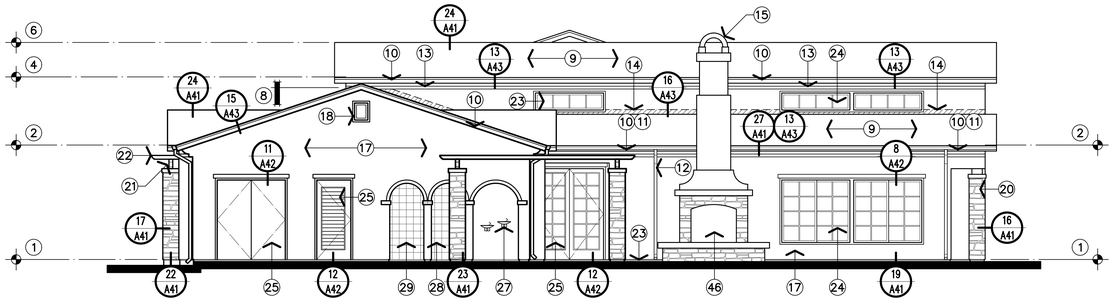
Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21
Sheet Number:

A25

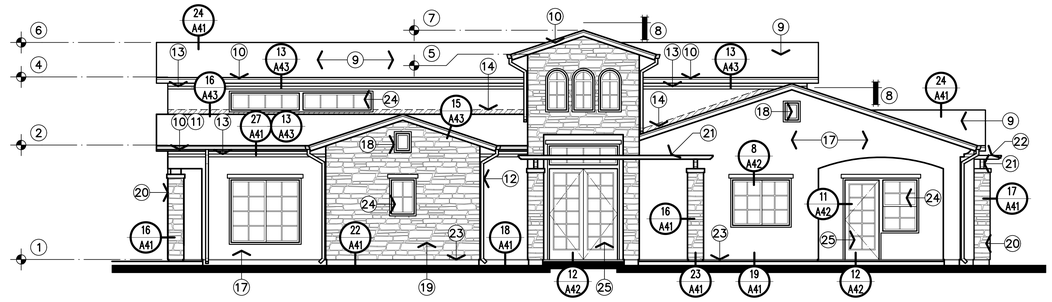
Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\A25 - Bldg B - Exterior Elevations.dwg, 8/9/2021 3:21:54 PM, lurii

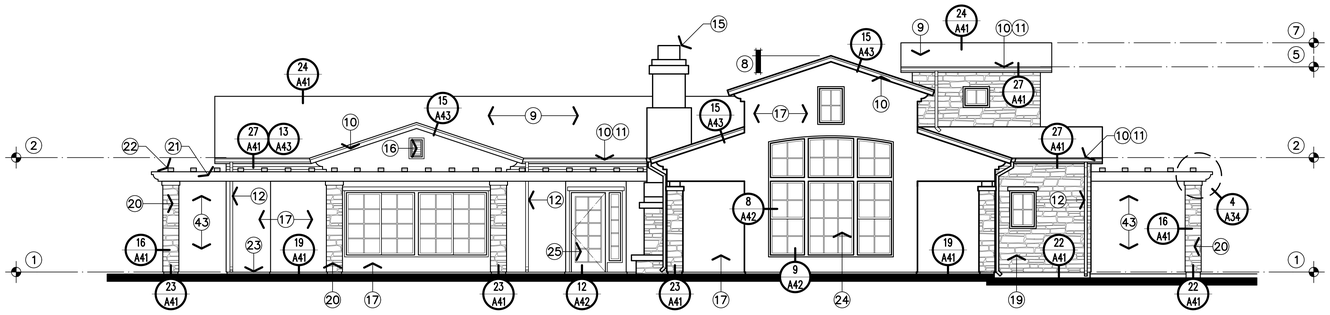
Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)



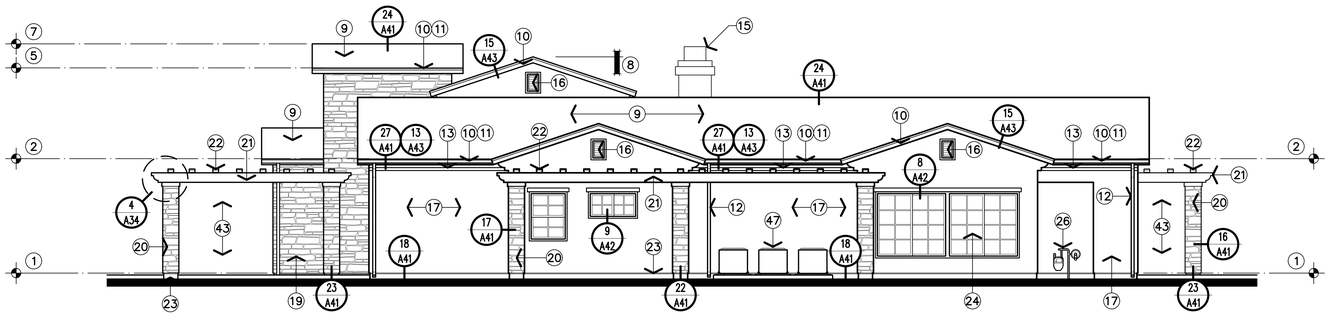
BUILDING 'D' - NORTH



BUILDING 'D' - SOUTH



BUILDING 'D' - WEST



BUILDING 'D' - EAST

EXTERIOR ELEVATIONS

3/16" = 1'-0"

KEYNOTES

39 GYPSUM BOARD INTERIOR FINISH APPLIED AT WALLS AND CEILINGS. COORDINATE FINISH WITH THE FINISH SCHEDULE, SHEET A-13/ TYPICAL.

40 COORDINATE INSTALLATION OF FURRED CEILINGS WITH THE REFLECTED CEILING PLANS FOR EACH BUILDING TYPE/ TYPICAL.

41 COORDINATE THE INSTALLATION OF 4 INCH THICK CONCRETE SLAB WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

42 COORDINATE FOOTING SIZE AND REINFORCING WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

43 OPEN TO BEYOND.

44 COORDINATE INSTALLATION OF THE LIGHT FIXTURE WITH ELECTRICAL PLANS.

45 CABINETS. REFER TO THE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

46 COORDINATE INSTALLATION OF THE GAS APPLIANCE FIREPLACE WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1 AND THE MANUFACTURER'S RECOMMENDATIONS.

47 INDICATES LOCATION(S) OF GROUND MOUNTED CONDENSING UNIT(S). COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS / TYPICAL.

1	FINISHED FLOOR ELEVATION:	+ 0'-0"
2	DOUBLE TOP PLATES ELEVATION:	+ 10'-1"
3	BOTTOM OF SOFFIT ELEVATION:	+ 11'-0"
4	DOUBLE TOP PLATES ELEVATION:	+ 16'-1"
5	DOUBLE TOP PLATES ELEVATION:	+ 18'-1"
6	TOP OF RIDGE ELEVATION:	+ 19'-1 1/2"
7	TOP OF RIDGE ELEVATION:	+ 20'-2 1/2"
8	TYPICAL ROOF PITCH:	4 : 12

9 INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT. COORDINATE THE WORK WITH THE ROOF PLAN/ TYPICAL.

10 INSTALL 2 x 8 RESAWN HEM FIR FASCIA WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP WHERE GUTTERS ARE TO BE INSTALLED). COORDINATE THE WORK WITH THE ROOF PLAN AND EXTERIOR ELEVATIONS.

11 COORDINATE THE INSTALLATION OF PRE-FINISHED SHEET METAL RAINGUTTERS WITH THE ROOF PLAN/ TYPICAL.

12 COORDINATE THE INSTALLATION OF PRE-FINISHED SHEET METAL DOWNSPOUTS WITH THE ROOF PLAN/ TYPICAL.

13 INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION/ TYPICAL.

14 HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE EXTERIOR ELEVATIONS/ TYPICAL.

15 INDICATES THE LOCATION OF CHIMNEY AS SHOWN. COORDINATE THE WORK WITH STRUCTURAL DRAWINGS AND DETAIL 2, SHEET A-35/ TYPICAL.

16 INSTALL 12" WIDE x 18" HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. COORDINATE THE WORK WITH DETAIL 29, SHEET A-41/ TYPICAL.

17 INSTALL 7/8 INCH THICK STUCCO WITH LIGHT DASH FINISH OVER "KRAFT" BACKED WIRE LATH. PROVIDE INTEGRAL COLOR AS NOTED ON THE COLOR SCHEDULE. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.

18 INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 13 AND 14, SHEET A-43.

19 INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURER'S MOST RECENT REQUIREMENTS/ TYPICAL.

20 INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.

21 INSTALL 4 x 10 ALASKAN YELLOW CEDAR BEAM AS INDICATED. COORDINATE THE WORK WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

22 INSTALL 4 x 6 (FLAT) ALASKAN YELLOW CEDAR TRELLIS FRAMING AT 24" ON-CENTER COORDINATE THE WORK WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

23 INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.

24 WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42 (UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.

25 DOOR(S). PROVIDE TRIM AS NOTED IN DETAIL 3, SHEET A-42 (UNLESS NOTED OTHERWISE). COORDINATE INSTALLATION WITH THE DOOR SCHEDULE, SHEET A-12.

26 INDICATES LOCATION OF BUILDING GAS METERS. COORDINATE INSTALLATION WITH PLUMBING PLAN AND LOCAL UTILITY COMPANY REQUIREMENTS/ TYPICAL.

27 INSTALL WALL MOUNTED HIGH-LOW DRINKING FOUNTAINS WITH BUBBLERS AT 40" AND 36" ABOVE FINISHED FLOOR AND 1-1/2 INCH DIAMETER ALUMINUM PIPE BARRIERS EACH SIDE PER DETAIL 13, SHEET T-3 AND THE TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.

28 INSTALL ROLL-IN 36" X 36" POOL SHOWER WITH CERAMIC TILE WALL FINISH. INSTALL LEVER TYPE SHOWER VALVE AND GRAB BARS. COORDINATE THE WORK WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1.

29 INSTALL ROLL-IN 60" X 36" POOL SHOWER WITH CERAMIC TILE WALL FINISH. INSTALL LEVER TYPE SHOWER VALVE AND GRAB BARS. COORDINATE THE WORK WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1.

30 PRE-FABRICATED TRUSSES. REFER TO THE STRUCTURAL DRAWINGS FOR TRUSS TYPE AND ADDITIONAL INFORMATION.

31 COORDINATE INSTALLATION OF 2x FULL DEPTH CONTINUOUS RIDGE BLOCKING AT ROOF TRUSSES WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

32 COORDINATE INSTALLATION OF 2x LOOK-OUTS WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

33 COORDINATE INSTALLATION OF 2x BRACES WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

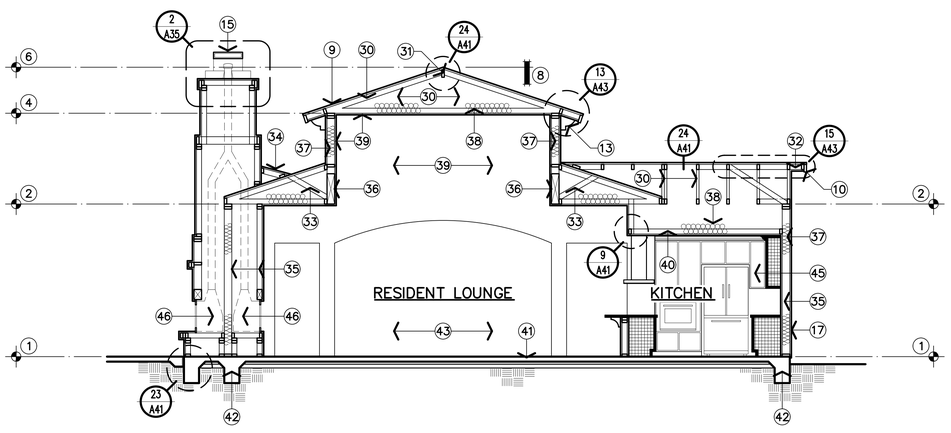
34 INDICATES THE LOCATION OF 1/2 INCH THICK CPX PLYWOOD CRICKET INSTALLED OVER 2x FRAMING AT 24 INCHES ON-CENTER. PROVIDE COMPOSITION ROOFING COVER FOR A WEATHERTIGHT ASSEMBLY. ROOFING COLOR TO MATCH ADJACENT TILE ROOFING AS SELECTED BY THE ARCHITECT/ TYPICAL.

35 2x DOUGLAS FIR STUDS AT 16 INCHES ON-CENTER UNLESS NOTED OTHERWISE. COORDINATE STUD SIZE AND GRADE WITH THE STRUCTURAL DRAWINGS/ TYPICAL.

36 COORDINATE INSTALLATION OF BEAM(S) AND HEADER(S) WITH THE STRUCTURAL DRAWINGS FOR EACH BUILDING TYPE.

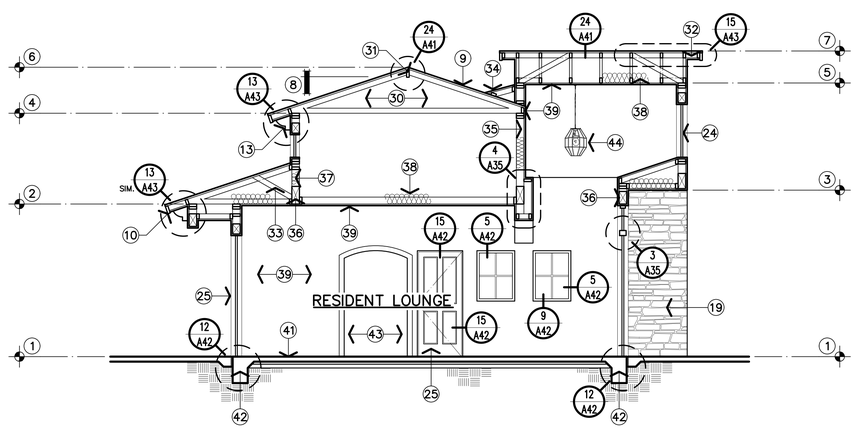
37 PROVIDE R-19 FIBERGLASS INSULATION BETWEEN STUDS AT ALL EXTERIOR WALLS.

38 INSTALL R-38 FIBERGLASS INSULATION AT CEILING / ROOF ASSEMBLIES.



SECTION 'B'

1/4" = 1'-0"



SECTION 'C'

1/4" = 1'-0"

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
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Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 3/16" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE

HANFORD, CA

Project Number: 181019

Plot Date: 08.09.21

Sheet Number:

A36

Of . Sheets .

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

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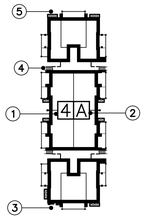
NOTES

1. REFER TO THE FIRE NOTES, SHEET T-6 FOR ADDITIONAL INFORMATION/ REQUIREMENTS.
2. REFER TO THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE FOR ADDITIONAL FIRE PROTECTION REQUIREMENTS.
3. REFER TO THE FIRE ASSEMBLIES AND PENETRATION PROTECTION DETAILS, SHEETS T-6 AND A-37 FOR ADDITIONAL INFORMATION AND REQUIREMENTS/ TYPICAL.
4. ALL BUILDINGS ARE PROVIDED WITH SETBACKS FROM ACTUAL OR ASSUMED PROPERTY LINES THAT EXCEED 10'-0". BASED UPON V-B CONSTRUCTION TYPE, EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE RATED PER CBC TABLE 602 AND OPENINGS ARE NOT RESTRICTED BASED ON CBC SECTION 705.8.1.

SYMBOLS



BUILDING FOOTPRINT

1. BUILDING NUMBER
2. BUILDING TYPE
3. ELECTRICAL METER LOCATION
4. STAIRWAYS
5. GROUND MOUNTED HEAT PUMP UNIT

CPT.-20

CARPORT LOCATIONS
MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG

TRASH ENCLOSURE
TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35

K

KNOX BOX LOCATION
INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS

PROPOSED FIRE HYDRANT LOCATION

KEYNOTES

1. INDICATES PATH-OF-TRAVEL FOR DISABLED ACCESS AT LOCATIONS. PROVIDE 4'-0" WIDE PATH WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL. PROVIDE PAINTED HATCHING TO DELINEATE PATH IN ASPHALT PAVED AREAS. WHERE A PEDESTRIAN WAY CROSSES A CURB, A 3'-0" DEEP x FULL WIDTH OF THE RAMP DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES COMPLYING WITH DETAILS 8 AND 9, SHEET A-3 SHALL BE INSTALLED BEHIND THE PROJECTION OF THE CURB.
2. INDICATES LOCATION(S) OF ON-SITE CURB RAMPS. AT LOCATIONS WHERE A PEDESTRIAN WAY CROSSES A CURB, A 3'-0" DEEP x FULL WIDTH OF THE RAMP DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES COMPLYING WITH DETAILS 8 AND 9, SHEET A-3 SHALL BE INSTALLED BEHIND THE PROJECTION OF THE CURB. COORDINATE INSTALLATION OF THE RAMPS WITH THE SITE PLAN/ TYPICAL.
3. HATCHING INDICATES LOCATION(S) ACCESSIBLE PARKING STALL WITH 5'-0" WIDE UNLOADING ZONES. COORDINATE WORK WITH DETAIL 2, SHEET A-3 AND THE SITE PLAN/ TYPICAL.
4. HATCHING INDICATES LOCATION(S) ACCESSIBLE PARKING STALL WITH 8'-0" WIDE UNLOADING ZONE. COORDINATE WORK WITH DETAIL 2, SHEET A-3 AND THE SITE PLAN/ TYPICAL.
5. HATCHING INDICATES LOCATION(S) VAN ACCESSIBLE PARKING STALL WITH 8'-0" WIDE UNLOADING ZONE AND REQUIRED "VAN ACCESSIBLE" SIGNAGE. COORDINATE WORK WITH DETAIL 2, SHEET A-3 AND THE SITE PLAN/ TYPICAL.
6. LOCATION OF CARPORT STALL WITH 5'-0" WIDE UNLOADING ZONE AVAILABLE FOR ASSIGNMENT TO PERSONS WITH PHYSICAL DISABILITIES. PROVIDE 8'-2" MINIMUM VERTICAL CLEARANCE. ASSIGNED PARKING SPACES ARE NOT REQUIRED TO BE PROVIDED WITH SIGNAGE OR PAINTED SYMBOLS / TYPICAL
7. LOCATION OF VAN ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE UNLOADING ZONE AVAILABLE FOR ASSIGNMENT TO PERSONS WITH PHYSICAL DISABILITIES. PROVIDE 8'-2" MINIMUM VERTICAL CLEARANCE. ASSIGNED PARKING SPACES ARE NOT REQUIRED TO BE PROVIDED WITH SIGNAGE OR PAINTED SYMBOLS / TYPICAL
8. LOCATION OF CROSSWALKS WITH STRIPING AND 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL. COORDINATE THE INSTALLATION WITH DETAIL 4, SHEET A-3/ TYPICAL.
9. INDICATES LOCATION POLE MOUNTED DIRECTIONAL SIGNAGE INDICATING THE ACCESSIBLE PATH-OF-TRAVEL. REFER TO DETAIL 3, SHEET T-3 FOR ADDITIONAL INFORMATION/ TYPICAL.
10. INDICATES THE LOCATION(S) OF ACTUAL PROPERTY LINES.
11. INDICATES THE LOCATION(S) OF ACTUAL PROPERTY LINES TO BE ABANDONED UNDER A VOLUNTARY LOT MERGER TO BE COMPLETED PRIOR TO OCCUPANCY.
12. INDICATES THE LOCATION(S) OF ASSUMED PROPERTY LINES BETWEEN BUILDINGS.
13. INDICATES THE LOCATION OF FUTURE ELECTRIC VEHICLE CHARGING PARKING SPACE. SURFACE SLOPE FOR ELECTRICAL VEHICLE(S) AND AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.
14. INDICATES THE LOCATION OF OPEN BREEZEWAYS SERVING THE RESIDENTIAL UNITS. REFER TO THE COMPOSITE FLOOR PLAN FOR EACH BUILDING TYPE FOR ADDITIONAL INFORMATION / TYPICAL
15. INDICATES THE LOCATION OF SWIMMING POOL TO BE PROVIDED WITH ACCESSIBLE FEATURES AND SHALL BE ON AN ACCESSIBLE PATH-OF-TRAVEL / TYPICAL
16. INDICATES THE LOCATION OF OUTDOOR ARBOR TO BE PROVIDED WITH ACCESSIBLE FEATURES AND SHALL BE ON AN ACCESSIBLE PATH-OF-TRAVEL / TYPICAL
17. INDICATES THE LOCATION OF SPA TO BE PROVIDED WITH ACCESSIBLE FEATURES AND SHALL BE ON AN ACCESSIBLE PATH-OF-TRAVEL / TYPICAL

REFERENCE SITE PLAN

1" = 30'-0"

THE VINCENT COMPANY
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1500 West Shaw, Ste. 304
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Revisions	Date
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Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12-31-21
No. C-15290
STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1/30" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 05.20.21

Sheet Number:

T5

Of . Sheets .

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Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

Exhibit C
Mitigation Monitoring and Reporting Program

Variance No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-04

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the project is subject to the appropriate development standards of the Hanford Municipal Code.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That development is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require; Developer to disclose
AIR QUALITY			

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			

MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check	City to require; developer to comply

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

	topsoil?	and development review process.	
MM Geology 4-6	That the project could be located on a geological unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	- That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. - that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is competed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs;	City to require; Developer to provide

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

		2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site.	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial	a) In accordance with Site Plan No. 2017-16 for the site, the developer shall: - Comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the state Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of	Developer

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

	additional sources of polluted runoff.	SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; - A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan; - The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	That approval of the variance is required, in order to develop the site, as proposed under Site Plan Review No. 2017-16.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extend feasible.	Residents and developer; Police to enforce

	established in the local general plan or noise ordinance, or applicable standards of other agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to Fire Impact Fees.	Developer to pay
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to Police Impact Fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts associated with the	That the project will be subject to School Impact Fees	Developer to pay

	provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park Impact Fees	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	That the project is subject to Park Impact Fees	Developer to pay

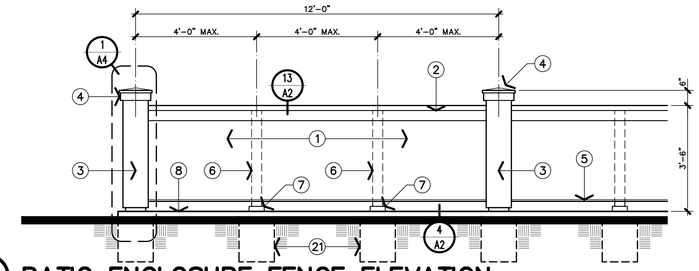
TRANSPORTATION AND TRAFFICE			
MM Traffic 1-4	The project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	**MM Traffic 1:** That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements; **MM Traffic 2:** That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site; **MM Traffic 3.** The development is subject to a $223,014.40 Transportation Impact Mitigation Fee. **MM Traffic 4:** That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The project site would be required to implement water conservation measures	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste	- That the development is subject to Refuse and Recycling Impact Fees; - That four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in	Developer to pay and provide

Attachment: Resolution No. 2022-20 (Variance No. 2022-01 Village at Hanford Square)

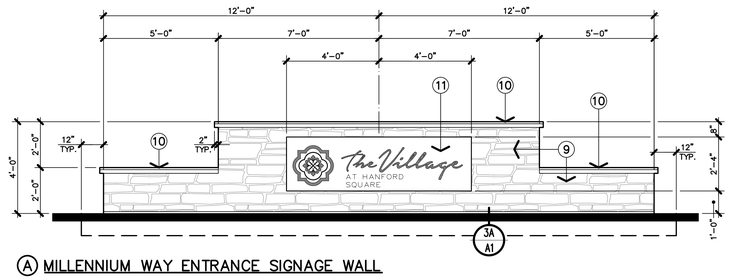
	disposal needs?	accordance with City Standard GE-35, modified to include installation of 12” x 12” interior concrete curbs and 10’ wide/6” thick concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings.	
MM Utilities 3	Would the project comply with federal, state, and local statures related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer

DIMENSIONED SITE PLAN

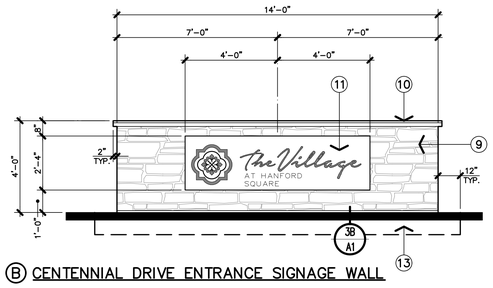
1" = 30'-0"



1 PATIO ENCLOSURE FENCE ELEVATION

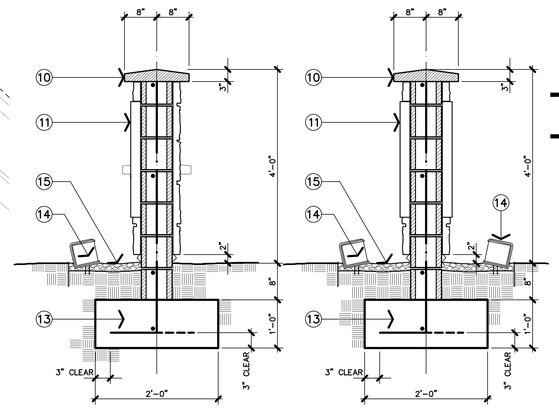


Ⓐ MILLENNIUM WAY ENTRANCE SIGNAGE WALL



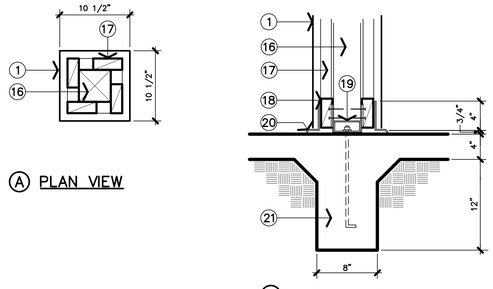
Ⓑ CENTENNIAL DRIVE ENTRANCE SIGNAGE WALL

2 ENTRANCE SIGNAGE ELEVATIONS



Ⓐ SECTION VIEW Ⓑ SECTION VIEW

3 ENTRANCE SIGNAGE SECTIONS



Ⓐ PLAN VIEW Ⓑ BASE ATTACHMENT

4 PATIO ENCLOSURE FENCE POST

SYMBOLS

SYMBOL	DESCRIPTION
	BUILDING FOOTPRINT
1	BUILDING NUMBER
2	BUILDING TYPE
3	ELECTRICAL METER LOCATION
4	STAIRWAYS
5	GROUND MOUNTED HEAT PUMP UNIT
CPT.-20	CARPORT LOCATIONS — MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG TO BE INSTALLED UNDER SEPARATE PLAN CHECK AND PERMITS.
	TRASH ENCLOSURE — TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35
K	KNOX BOX LOCATION — INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS
	PROPOSED FIRE HYDRANT LOCATION
	EXISTING STREET LIGHT — PER CITY OF HANFORD PUBLIC WORKS STANDARDS

NOTES

1. A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE HANFORD CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER AND ZONING ADMINISTRATOR TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
3. FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION.
4. ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH A "MEDECO" GATE LOCKS / MECHANISMS FOR POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF HANFORD POLICE DEPARTMENT.
5. UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEPT CLEAN, SEALED AND RESTRIPED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
6. COORDINATE THE LOCATIONS OF ACCESSIBLE PARKING STALLS AND FUTURE EV CHARGING STATION LOCATIONS WITH THE REFERENCE SITE PLAN, SHEET T-5.
7. ALL FRONTAGE IMPROVEMENTS MUST BE INSTALLED WITH PHASE 1 OF THE WORK.
8. ALL SITE FEATURES MUST BE INSTALLED BEFORE PERMIT FINAL INCLUDING OFF-SITES.

KEYNOTES

1. CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH OVER 2 x 4 FRAMING AT 16 INCHES ON-CENTER / TYPICAL
2. COMPOSITE WOOD TRIM INSTALLED OVER TWO (2) LAYERS CLASS 'D' BUILDING PAPER AT THE TOP OF THE ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
3. FURRED SUPPORT POSTS WITH 10 1/2" x 10 1/2" FINISHED DIMENSION AND CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
4. PRE-CAST CONCRETE COLUMN CAP INSTALLED OVER THE CEMENT PLASTER BROWN AND SCRATCH COATS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
5. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THE BOTTOM OF THE FINISHED ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
6. INDICATES THE LOCATION(S) OF INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE (SHOWN DASHED). COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
7. INDICATES THE LOCATION(S) OF SIMPSON AB44 POST BASES INSTALLED AT THE INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
8. INDICATES THE LOCATION(S) OF FINISHED CONCRETE PATIO SLAB OR MOW STRIP BELOW THE ENCLOSURE FENCE. COORDINATE THE WORK WITH THE UNIT AND COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE / TYPICAL
9. INDICATES THE LOCATION(S) OF THIN-SET STONE VENEER (TO MATCH THE BUILDINGS) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
10. INDICATES THE LOCATION(S) OF THIN-SET STONE WALL CAP INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
11. INDICATES THE LOCATION OF THIN-SET ETCHED STONE PANEL(S) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
12. INDICATES THE LOCATION OF 8" x 8" x 16" CONCRETE MASONRY UNITS IN A RUNNING BOND WITH #4 BARS AT 24 INCHES ON-CENTER EACH WAY. PROVIDE #4 DOWELS TO THE FOOTING TO ALIGN WITH VERTICAL BARS. GROUT THE WALL SOLID/ TYPICAL
13. INDICATES THE LOCATION OF CONTINUOUS CONCRETE FOOTING EXTENDING 12 INCHES PAST EACH END OF THE SIGNAGE WALL. PROVIDE (1) #4 BAR HORIZONTAL IN THE FOOTING/ TYPICAL
14. INDICATES THE LOCATION OF GROUND MOUNTED LIGHTING TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE ELECTRICAL DRAWINGS / TYPICAL
15. INDICATES THE LOCATION OF 2 INCH THICK x 1'-0" WIDE GRAVEL FILL TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS / TYPICAL
16. INDICATES THE LOCATION OF 6 x 6 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) POST / TYPICAL
17. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) VERTICAL FURRING INSTALLED AS INDICATED IN THE PLAN VIEW AT ACCENT POSTS / TYPICAL
18. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) HORIZONTAL FURRING INSTALLED AT THE TOP AND BOTTOMN OF THE POST / TYPICAL
19. INDICATES THE LOCATION(S) OF SIMPSON AB66 POST BASE INSTALLED AT THE ACCENT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 4B, SHEET A-1 / TYPICAL
20. INDICATES THE LOCATION(S) OF 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THYE BASE OF THE POST. LAP THE BUILDING PAPER AND LATH OVER THE VERTICAL FLANGE OF THE SCREED / TYPICAL
21. INDICATES THE LOCATION(S) OF 8 INCH DIAMETER x 12 INCH DEEP CAST-IN-PLACE CONCRETE FOOTING AT ACCENT SUPPORT POSTS / TYPICAL

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
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Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=30'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 05.20.21

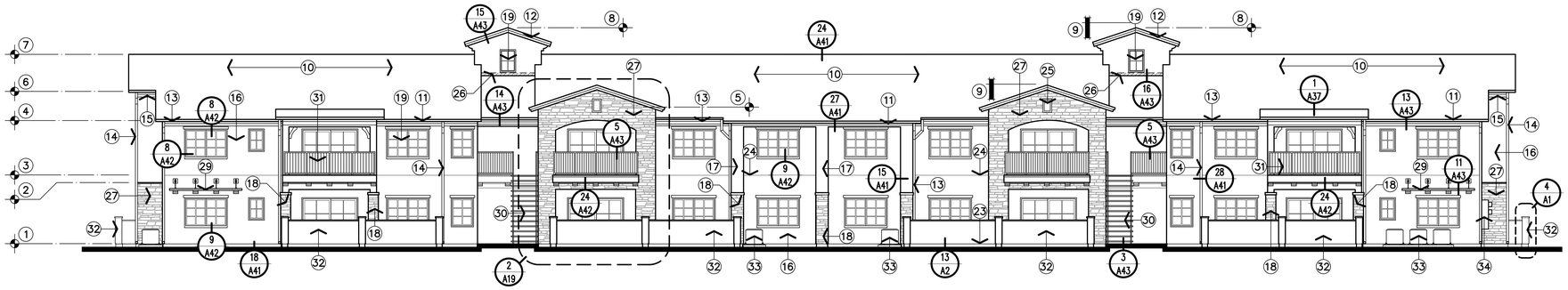
Sheet Number:

A1

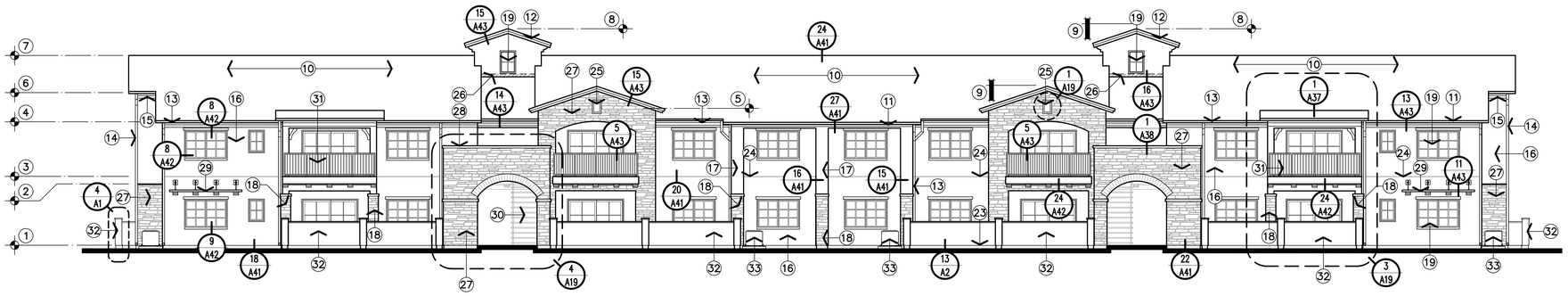
Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\A1 - Dimensioned Site Plan.dwg, 6/9/2021 1:27:37 PM, lurli

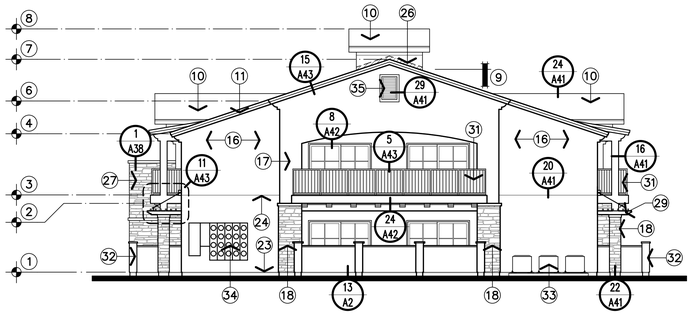
Attachment: Attachment 1 - Site Plan Review 2022-23 (Variance No. 2022-01 Village at Hanford Square)



BUILDING 'A' - FRONT



BUILDING 'A' - REAR



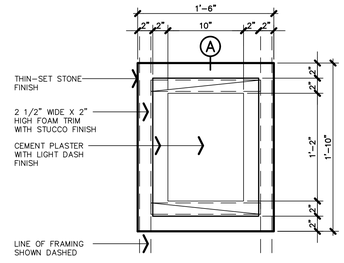
BUILDING 'A' - END

EXTERIOR ELEVATIONS

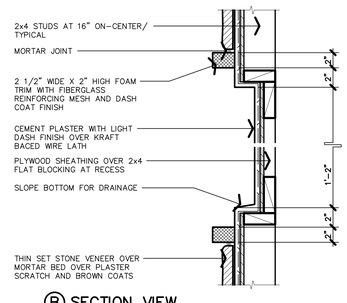
1/8" = 1'-0"

KEYNOTES

1. FINISHED FLOOR ELEVATION: + 0'-0"
2. DOUBLE TOP PLATES ELEVATION: + 9'-1"
3. FINISHED SECOND FLOOR ELEVATION: + 10'-2 1/2"
4. DOUBLE TOP PLATES ELEVATION: + 18'-3 1/2"
5. DOUBLE TOP PLATES ELEVATION: + 20'-3 1/2"
6. DOUBLE TOP PLATES ELEVATION: + 22'-7 1/2"
7. TOP OF RIDGE ELEVATION: + 27'-9 1/2"
8. TOP OF RIDGE ELEVATION: + 32'-2 1/2"
9. TYPICAL ROOF PITCH: 4:12
10. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
11. INSTALL 2 x 8 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP AR RAINGUTTER LOCATIONS). COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
12. INSTALL 2 x 6 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 2 STARTER STRIP. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
13. INDICATES LOCATION OF PRE-FINISHED 6 INCH WIDE GALVANIZED SHEET METAL OGEE RAINGUTTER WITH DOWNSPOUT INSTALLED OVER 2 x 8 RESAWN HEM FIR FASCIA. STARTER STRIPS ARE NOT REQUIRED AT THE FASCIA WHERE RAINGUTTERS ARE INSTALLED. COORDINATE INSTALLATION WITH THE ROOF PLAN, SHEET A-18 AND DETAIL 27, SHEET A-41/ TYPICAL.
14. INDICATES THE LOCATION OF PRE-FINISHED SHEET METAL DOWNSPOUT AS SUPPLIED BY THE RAINGUTTER INSTALLER. COORDINATE THE INSTALLATION REQUIREMENTS WITH DETAIL 28, SHEET A-41/ TYPICAL.
15. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION / TYPICAL.
16. INSTALL SINGLE-COAT STUCCO SYSTEM WITH LIGHT DASH FINISH OVER EXPANDED WIRE LATH INSTALLED OVER R-5 RIGID INSULATION OVER TWO LAYERS GRADE D PAPER OVER PLYWOOD SHEATHING. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
17. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH STUCCO EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
18. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
19. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42(UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
20. INDICATES LOCATION OF 6" HIGH x 2" DEEP HORIZONTAL FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT SURFACES. PROVIDE ACCENT COLOR WITH ELASTOMERIC PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
21. INDICATES THE LOCATIONS OF FALSE FOAM "CORBELS" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 25, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
22. INDICATES THE LOCATIONS OF FALSE FOAM "KNEE BRACES" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 26, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. INSTALL 24 GAUGE GALVANIZED SHEET METAL SINGLE LINE EXPANSION SCREED/ TYPICAL.
25. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 1, SHEET A-19.
26. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
27. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
28. INSTALL PRE-CAST CONCRETE TRIM OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE TRIM WITH THE STONE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
29. INDICATES THE LOCATION(S) OF FABRICATED WOOD AWNINGS. COORDINATE THE WORK WITH THE REFLECTED CEILING PLAN FOR EACH BUILDING TYPE AND DETAIL 11, SHEET A-43 / TYPICAL
30. INSTALL 48 INCH WIDE PRE-FABRICATED WROUGHT IRON STAIRWAY. USE (18) 6.76 INCH RISERS WITH (17) 11.00 INCH PRE-CAST CONCRETE TREADS. COORDINATE WORK WITH STAIR DETAIL 3, SHEET A-43. PAINT STRINGERS AND RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
31. INSTALL 42 INCH HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. COORDINATE WORK WITH RAILING DETAIL 5, SHEET A-43. PAINT RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
32. INDICATES LOCATION OF 42 INCH HIGH STUCCO FENCE AT PATIO. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL
33. INDICATES LOCATION(S) OF GROUND MOUNTED OUTDOOR HEAT PUMP UNIT(S). PROVIDE SCREENING OF UNITS AS NOTED IN DETAIL 22, SHEET A-3. COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
34. INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY.
35. INDICATES LOCATION OF 24 INCH WIDE x 36 INCH HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. PROVIDE 3 INCH WIDE x 2 INCH DEEP FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH TO MATCH ADJACENT WALLS.
36. INSTALL PRE-CAST CONCRETE ARCHSTONE VENEER OVER PLASTER SCRATCH AND BROWN COATS PER THE VENEER MANUFACTURER'S MOST RECENT RECOMMENDATIONS / TYPICAL

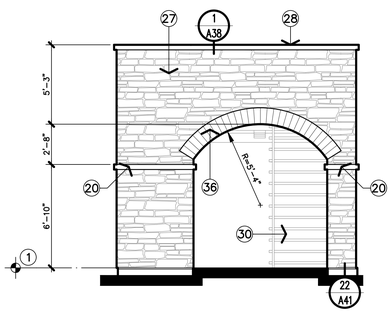


Ⓐ ELEVATION VIEW

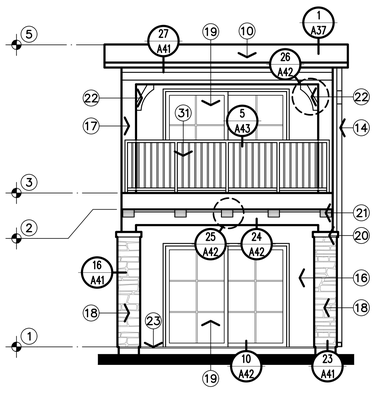


Ⓑ SECTION VIEW

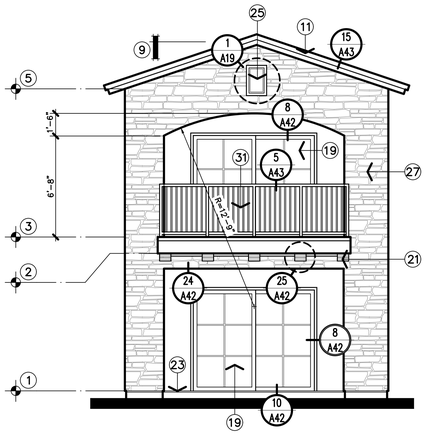
1 STUCCO RECESS DETAIL



4 PARTIAL ELEVATION



3 PARTIAL ELEVATION



2 PARTIAL ELEVATION

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
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Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

EXTERIOR COLORS

SYMBOL	MATERIAL / LOCATION	DESCRIPTION
A	STUCCO – MAIN WALL COLOR	COLOR TO MATCH 'BEHR' 61YY 89/040 "CRISP LINEN"
B	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' SW0033 "REMBRANDT RUBY"
C	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"
D	THIN SET STONE VENEER	COLOR TO MATCH EL DORADO STONE "DURANGO" SERIES, COLOR: "MOUNTAIN LEDGE"
E	MISSION PROFILE CONCRETE ROOFING TILES	COLOR TO MATCH EAGLE ROOFING PRODUCTS "BEL AIR" SERIES, COLOR: NO. 4502 "ARCADIA"
F	WOOD FASCIAS (RAINGUTTERS TO MATCH)	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
G	WOOD ARBORS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
H	DOWNSPOUTS	PAINT TO MATCH ADJACENT WALL SURFACE
J	VINYL WINDOW FRAMES	FACTORY WHITE
K	IRON STAIRS AND RAILINGS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
M	ENTRANCE DOORS	COLOR TO MATCH SHERWIN WILLIAMS "LOYAL BLUE" SW 6510
N	STORAGE / HEATER DOORS	PAINT TO MATCH ADJACENT WALL SURFACE
P	DOOR AND WINDOW TRIM	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1/8" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 05.20.21

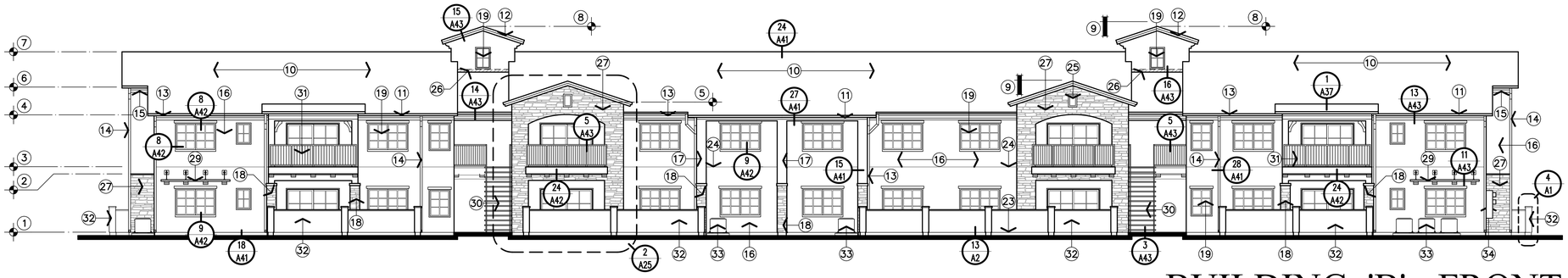
Sheet Number:

A19

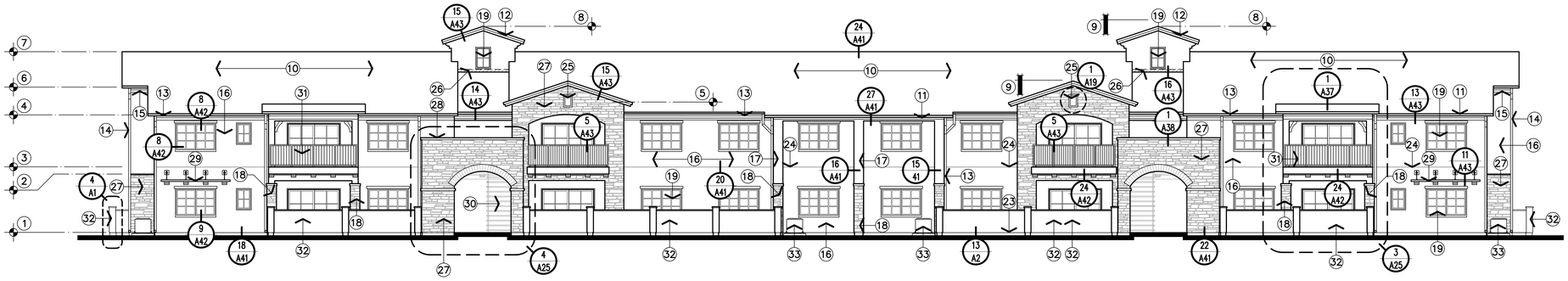
Of - Sheets -

Z:\2018\181019 - Hanford Square Apartments\A19 - Bldg A - Exterior Elevations.dwg, 8/9/2021 2:44:31 PM, lurli

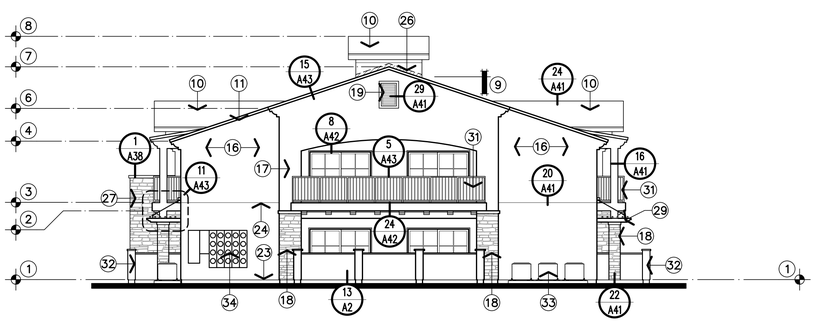
Attachment: Attachment 1 - Site Plan Review 2022-23 (Variance No. 2022-01 Village at Hanford Square)



BUILDING 'B' - FRONT



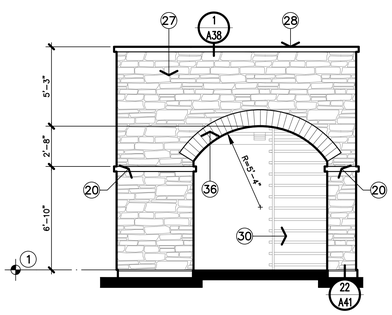
BUILDING 'B' - REAR



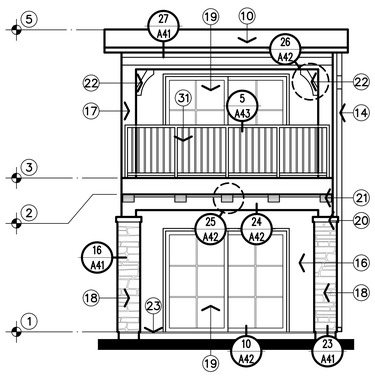
BUILDING 'B' - END

EXTERIOR ELEVATIONS

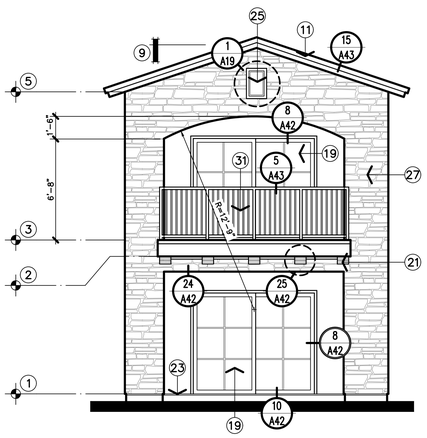
1/8" = 1'-0"



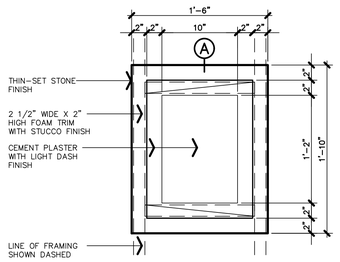
4 PARTIAL ELEVATION



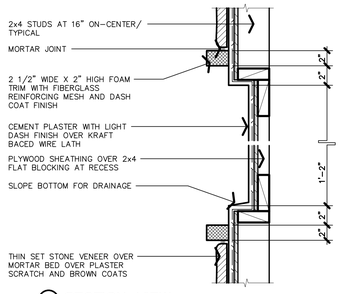
3 PARTIAL ELEVATION



2 PARTIAL ELEVATION



A ELEVATION VIEW



B SECTION VIEW

1 STUCCO RECESS DETAIL

KEYNOTES

1. FINISHED FLOOR ELEVATION: + 0'-0"
2. DOUBLE TOP PLATES ELEVATION: + 9'-1"
3. FINISHED SECOND FLOOR ELEVATION: + 10'-2 1/2"
4. DOUBLE TOP PLATES ELEVATION: + 18'-3 1/2"
5. DOUBLE TOP PLATES ELEVATION: + 20'-3 1/2"
6. DOUBLE TOP PLATES ELEVATION: + 22'-7 1/2"
7. TOP OF RIDGE ELEVATION: + 27'-9 1/2"
8. TOP OF RIDGE ELEVATION: + 32'-2 1/2"
9. TYPICAL ROOF PITCH: 4:12
10. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
11. INSTALL 2 x 8 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP AR RAINGUTTER LOCATIONS). COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
12. INSTALL 2 x 6 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 2 STARTER STRIP. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
13. INDICATES LOCATION OF PRE-FINISHED 6 INCH WIDE GALVANIZED SHEET METAL OGEE RAINGUTTER WITH DOWNSPOUT INSTALLED OVER 2 x 8 RESAWN HEM FIR FASCIA. STARTER STRIPS ARE NOT REQUIRED AT THE FASCIA WHERE RAINGUTTERS ARE INSTALLED. COORDINATE INSTALLATION WITH THE ROOF PLAN, SHEET A-18 AND DETAIL 27, SHEET A-41/ TYPICAL.
14. INDICATES THE LOCATION OF PRE-FINISHED SHEET METAL DOWNSPOUT AS SUPPLIED BY THE RAINGUTTER INSTALLER. COORDINATE THE INSTALLATION REQUIREMENTS WITH DETAIL 28, SHEET A-41/ TYPICAL.
15. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION / TYPICAL.
16. INSTALL SINGLE-COAT STUCCO SYSTEM WITH LIGHT DASH FINISH OVER EXPANDED WIRE LATH INSTALLED OVER R-5 RIGID INSULATION OVER TWO LAYERS GRADE D PAPER OVER PLYWOOD SHEATHING. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
17. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH STUCCO EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
18. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
19. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42(UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
20. INDICATES LOCATION OF 6" HIGH x 2" DEEP HORIZONTAL FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT SURFACES. PROVIDE ACCENT COLOR WITH ELASTOMERIC PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
21. INDICATES THE LOCATIONS OF FALSE FOAM "CORBELS" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 25, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
22. INDICATES THE LOCATIONS OF FALSE FOAM "KNEE BRACES" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 26, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. INSTALL 24 GAUGE GALVANIZED SHEET METAL SINGLE LINE EXPANSION SCREED/ TYPICAL.
25. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 1, SHEET A-19.
26. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
27. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
28. INSTALL PRE-CAST CONCRETE TRIM OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE TRIM WITH THE STONE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
29. INDICATES THE LOCATION(S) OF FABRICATED WOOD AWNINGS. COORDINATE THE WORK WITH THE REFLECTED CEILING PLAN FOR EACH BUILDING TYPE AND DETAIL 11, SHEET A-43 / TYPICAL
30. INSTALL 48 INCH WIDE PRE-FABRICATED WROUGHT IRON STAIRWAY. USE (18) 6.76 INCH RISERS WITH (17) 11.00 INCH PRE-CAST CONCRETE TREADS. COORDINATE WORK WITH STAIR DETAIL 3, SHEET A-43. PAINT STRINGERS AND RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
31. INSTALL 42 INCH HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. COORDINATE WORK WITH RAILING DETAIL 5, SHEET A-43. PAINT RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
32. INDICATES LOCATION OF 42 INCH HIGH STUCCO FENCE AT PATIO. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL
33. INDICATES LOCATION(S) OF GROUND MOUNTED OUTDOOR HEAT PUMP UNIT(S). PROVIDE SCREENING OF UNITS AS NOTED IN DETAIL 22, SHEET A-3. COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
34. INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY.
35. INDICATES LOCATION OF 24 INCH WIDE x 36 INCH HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. PROVIDE 3 INCH WIDE x 2 INCH DEEP FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH TO MATCH ADJACENT WALLS.
36. INSTALL PRE-CAST CONCRETE ARCHSTONE VENEER OVER PLASTER SCRATCH AND BROWN COATS PER THE VENEER MANUFACTURER'S MOST RECENT RECOMMENDATIONS / TYPICAL

EXTERIOR COLORS

SYMBOL	MATERIAL / LOCATION	DESCRIPTION
A	STUCCO - MAIN WALL COLOR	COLOR TO MATCH 'BEHR' 61YY 89/040 "CRISP LINEN"
B	STUCCO - ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' SW0033 "REMBRANDT RUBY"
C	STUCCO - ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"
D	THIN SET STONE VENEER	COLOR TO MATCH EL DORADO STONE "DURANGO" SERIES, COLOR: "MOUNTAIN LEDGE"
E	MISSION PROFILE CONCRETE ROOFING TILES	COLOR TO MATCH EAGLE ROOFING PRODUCTS "BEL AIR" SERIES; COLOR: NO. 4502 "ARCADIA"
F	WOOD FASCIAS (RAINGUTTERS TO MATCH)	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
G	WOOD ARBORS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
H	DOWNSPOUTS	PAINT TO MATCH ADJACENT WALL SURFACE
J	VINYL WINDOW FRAMES	FACTORY WHITE
K	IRON STAIRS AND RAILINGS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
M	ENTRANCE DOORS	COLOR TO MATCH SHERWIN WILLIAMS "LOYAL BLUE" SW 6510
N	STORAGE / HEATER DOORS	PAINT TO MATCH ADJACENT WALL SURFACE
P	DOOR AND WINDOW TRIM	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1/8" = 1'-0"

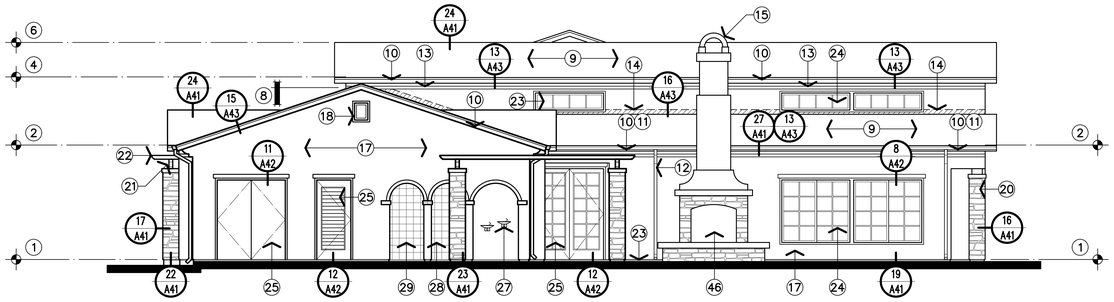
Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21
Sheet Number:

A25

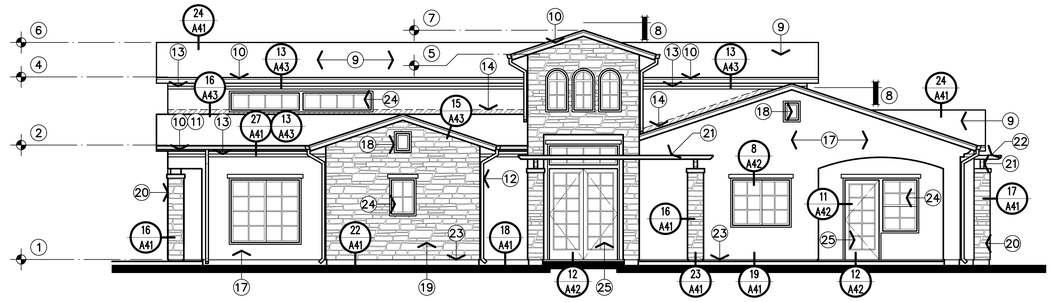
Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\A25 - Bldg B - Exterior Elevations.dwg, 8/9/2021 3:21:54 PM, lurii

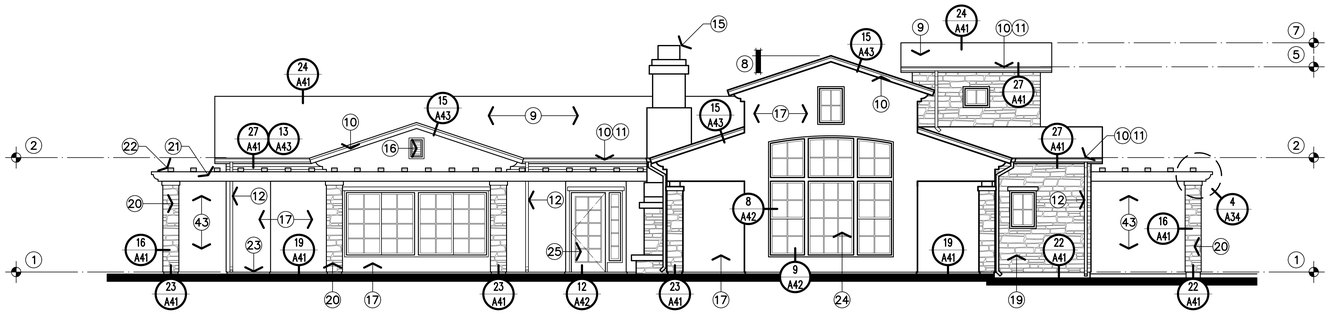
Attachment: Attachment 1 - Site Plan Review 2022-23 (Variance No. 2022-01 Village at Hanford Square)



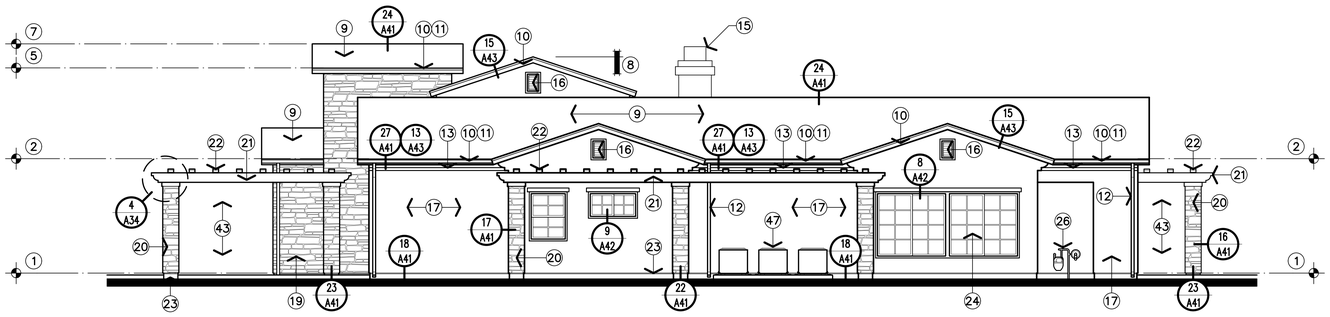
BUILDING 'D' - NORTH



BUILDING 'D' - SOUTH



BUILDING 'D' - WEST



BUILDING 'D' - EAST

EXTERIOR ELEVATIONS

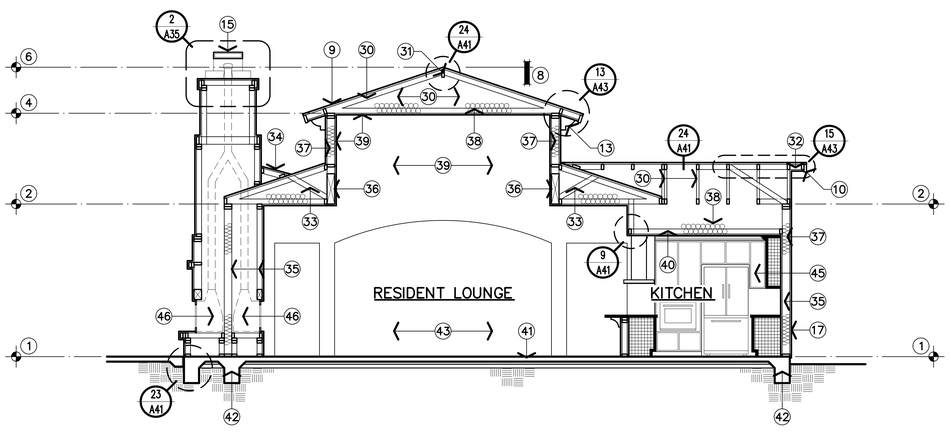
3/16" = 1'-0"

KEYNOTES

39. GYPSUM BOARD INTERIOR FINISH APPLIED AT WALLS AND CEILINGS. COORDINATE FINISH WITH THE FINISH SCHEDULE, SHEET A-13/ TYPICAL.
40. COORDINATE INSTALLATION OF FURRED CEILINGS WITH THE REFLECTED CEILING PLANS FOR EACH BUILDING TYPE/ TYPICAL.
41. COORDINATE THE INSTALLATION OF 4 INCH THICK CONCRETE SLAB WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
42. COORDINATE FOOTING SIZE AND REINFORCING WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
43. OPEN TO BEYOND.
44. COORDINATE INSTALLATION OF THE LIGHT FIXTURE WITH ELECTRICAL PLANS.
45. CABINETS. REFER TO THE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
46. COORDINATE INSTALLATION OF THE GAS APPLIANCE FIREPLACE WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1 AND THE MANUFACTURER'S RECOMMENDATIONS.
47. INDICATES LOCATION(S) OF GROUND MOUNTED CONDENSING UNIT(S). COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS / TYPICAL.

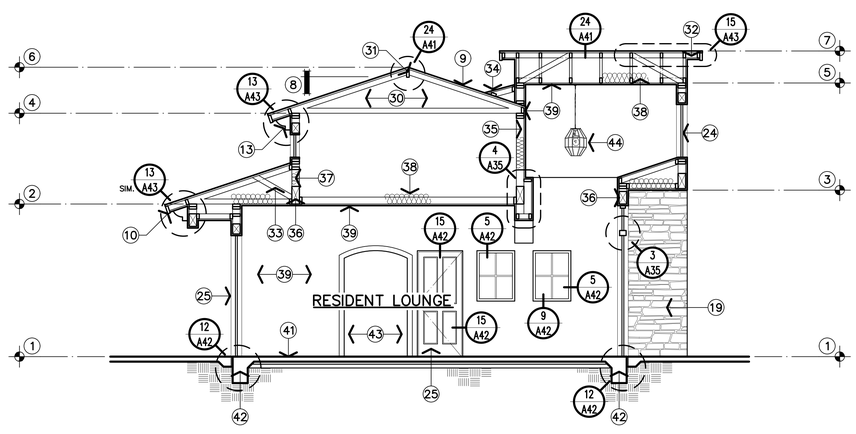
1	FINISHED FLOOR ELEVATION:	+ 0'-0"
2	DOUBLE TOP PLATES ELEVATION:	+ 10'-1"
3	BOTTOM OF SOFFIT ELEVATION:	+ 11'-0"
4	DOUBLE TOP PLATES ELEVATION:	+ 16'-1"
5	DOUBLE TOP PLATES ELEVATION:	+ 18'-1"
6	TOP OF RIDGE ELEVATION:	+ 19'-1 1/2"
7	TOP OF RIDGE ELEVATION:	+ 20'-2 1/2"
8	TYPICAL ROOF PITCH:	4 : 12

9. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT. COORDINATE THE WORK WITH THE ROOF PLAN/ TYPICAL.
10. INSTALL 2 x 8 RESAWN HEM FIR FASCIA WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP WHERE GUTTERS ARE TO BE INSTALLED). COORDINATE THE WORK WITH THE ROOF PLAN AND EXTERIOR ELEVATIONS.
11. COORDINATE THE INSTALLATION OF PRE-FINISHED SHEET METAL RAINGUTTERS WITH THE ROOF PLAN/ TYPICAL.
12. COORDINATE THE INSTALLATION OF PRE-FINISHED SHEET METAL DOWNSPOUTS WITH THE ROOF PLAN/ TYPICAL.
13. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION/ TYPICAL.
14. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE EXTERIOR ELEVATIONS/ TYPICAL.
15. INDICATES THE LOCATION OF CHIMNEY AS SHOWN. COORDINATE THE WORK WITH STRUCTURAL DRAWINGS AND DETAIL 2, SHEET A-35/ TYPICAL.
16. INSTALL 12" WIDE x 18" HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. COORDINATE THE WORK WITH DETAIL 29, SHEET A-41/ TYPICAL.
17. INSTALL 7/8 INCH THICK STUCCO WITH LIGHT DASH FINISH OVER "KRAFT" BACKED WIRE LATH. PROVIDE INTEGRAL COLOR AS NOTED ON THE COLOR SCHEDULE. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
18. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 13 AND 14, SHEET A-43.
19. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURER'S MOST RECENT REQUIREMENTS/ TYPICAL.
20. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
21. INSTALL 4 x 10 ALASKAN YELLOW CEDAR BEAM AS INDICATED. COORDINATE THE WORK WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
22. INSTALL 4 x 6 (FLAT) ALASKAN YELLOW CEDAR TRELLIS FRAMING AT 24" ON-CENTER COORDINATE THE WORK WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42 (UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
25. DOOR(S). PROVIDE TRIM AS NOTED IN DETAIL 3, SHEET A-42 (UNLESS NOTED OTHERWISE). COORDINATE INSTALLATION WITH THE DOOR SCHEDULE, SHEET A-12.
26. INDICATES LOCATION OF BUILDING GAS METERS. COORDINATE INSTALLATION WITH PLUMBING PLAN AND LOCAL UTILITY COMPANY REQUIREMENTS/ TYPICAL.
27. INSTALL WALL MOUNTED HIGH-LOW DRINKING FOUNTAINS WITH BUBBLERS AT 40" AND 36" ABOVE FINISHED FLOOR AND 1-1/2 INCH DIAMETER ALUMINUM PIPE BARRIERS EACH SIDE PER DETAIL 13, SHEET T-3 AND THE TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
28. INSTALL ROLL-IN 36" X 36" POOL SHOWER WITH CERAMIC TILE WALL FINISH. INSTALL LEVER TYPE SHOWER VALVE AND GRAB BARS. COORDINATE THE WORK WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1.
29. INSTALL ROLL-IN 60" X 36" POOL SHOWER WITH CERAMIC TILE WALL FINISH. INSTALL LEVER TYPE SHOWER VALVE AND GRAB BARS. COORDINATE THE WORK WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1.
30. PRE-FABRICATED TRUSSES. REFER TO THE STRUCTURAL DRAWINGS FOR TRUSS TYPE AND ADDITIONAL INFORMATION.
31. COORDINATE INSTALLATION OF 2x FULL DEPTH CONTINUOUS RIDGE BLOCKING AT ROOF TRUSSES WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
32. COORDINATE INSTALLATION OF 2x LOOK-OUTS WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
33. COORDINATE INSTALLATION OF 2x BRACES WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
34. INDICATES THE LOCATION OF 1/2 INCH THICK CPX PLYWOOD CRICKET INSTALLED OVER 2x FRAMING AT 24 INCHES ON-CENTER. PROVIDE COMPOSITION ROOFING COVER FOR A WEATHERTIGHT ASSEMBLY. ROOFING COLOR TO MATCH ADJACENT TILE ROOFING AS SELECTED BY THE ARCHITECT/ TYPICAL.
35. 2x DOUGLAS FIR STUDS AT 16 INCHES ON-CENTER UNLESS NOTED OTHERWISE. COORDINATE STUD SIZE AND GRADE WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
36. COORDINATE INSTALLATION OF BEAM(S) AND HEADER(S) WITH THE STRUCTURAL DRAWINGS FOR EACH BUILDING TYPE.
37. PROVIDE R-19 FIBERGLASS INSULATION BETWEEN STUDS AT ALL EXTERIOR WALLS.
38. INSTALL R-38 FIBERGLASS INSULATION AT CEILING / ROOF ASSEMBLIES.



SECTION 'B'

1/4" = 1'-0"



SECTION 'C'

1/4" = 1'-0"

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Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 3/16" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE

HANFORD, CA

Project Number: 181019

Plot Date: 08.09.21

Sheet Number:

A36

Of . Sheets .

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Attachment: Attachment 1 - Site Plan Review 2022-23 (Variance No. 2022-01 Village at Hanford Square)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
KALISH MOROW
VICE-MAYOR
DIANE SHARP
COUNCIL MEMBERS
AMANDA SALTRAY
FRANCISCO RAMIREZ
ARTHUR BRIENO
CITY MANAGER
MARIO CIFUENTEZ II

DATE: May 27, 2022

PROJECT: Site Plan Review 2022-23 (502-1219)

APPLICANT: Village at Hanford Square, LLC.

LOCATION: Centennial Drive, north of Millennium Way
(APN 011-020-043 and 011-020-044)

PROPOSAL: Construct 100 multi-family units and associated usable open-space/recreation

ZONING: R-H High-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: May 4, 2022

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. You project must return to the Site Plan Review Committee for review of the revised plans.

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

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

☒ **REVISE AND PROCEED**

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

- ☐ City Council
- ☐ Parking and Traffic Commission
- ☐ Other: _____
- ☒ Planning Commission – **VARIANCE**
- ☐ Parks and Recreation Commission

Signed,
Gabrielle Myers
Gabrielle Myers, Senior Planner
Community Development Department

May 27, 2022
DATE

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

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).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

☐ ADMINISTRATION
☒ 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. 2022-23 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: May 4, 2022
SITE PLAN NUMBER: 2022-23
CONTACT: Gabrielle Myers, Senior Planner: (559) 585-2578

General Plan Designation: High-Density Residential

Zoning: R-H High-Density Residential

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards, and other codes and policies, with approval of a variance application for the parking proposed in the setback area.

Correction(s):

Required Entitlements:

- Variance (applied)

R-H High-Density Residential

General: the following comments are considered draft until final approval of the site plan review application

☒ 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. 2022-23 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Requirements:

☒ **That the project is subject to approval of a variance, in order to allow parking to encroach into the rear-yard setback.**

☒ **That a parcel map waiver be recorded in order to merge the properties into one.**

Cultural Resources:

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

Building Setback Areas (17.14.070)

☒ That the appropriate setbacks be maintained, as follows for a two-story structure:

- ☒ Front: 15 feet from the front lot line for livable buildings pace and 20 feet for other non-livable building space
- ☒ Rear: 25 feet
- ☒ Interior Side: 5 feet
- ☒ Street Side: 10 feet *measured from easement*

Distances between Structures: (Section 17.14.080)

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

Height of Structures (Section 17.14.090)

☒ That the maximum structure height shall be 35 feet.

Usable Open Space (Section 17.14.150)

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

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

Off Street Parking: (Section 17.54).

☒ That the applicant shall provide 169 parking stalls on site (minimum), as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

☒ That a minimum of 78 stalls shall be covered parking stalls.

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and **marked for compact cars** (Section 17.54.110 B. and C).

☒ That there shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

☒ That the required parking spaces may not be provided within any front, side, or rear building setback area. **A variance is sought to deviate from this requirement.**

Signage: (Section 17.56).

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

☒ **R-H zones with five or more residences per site**

☒ Building Signs

☒ 1 sign per street frontage maximum
☒ 30 sq. ft. maximum size per sign
☒ Placement a minimum five feet below roofline
☒ External illumination only

☒ Freestanding signs

☒ 1 sign per site maximum

☒ 20 sq. ft. maximum size
☒ 6 feet high maximum
☒ External illumination only

Fencing and Walls: (Section 17.50.110 and 17.50.120).

☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:

☒ Along a rear lot line not exceeding seven feet in height

☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.52.060).

☒ 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.

☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Trash Collection Areas (Section 17.50.090).

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

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment (Section 17.50.100)

☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

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

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR 2022-023(502-1219) 100 Unit Apt Complex
5-26-2022
2060 Millennium Way

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 set 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 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 set 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 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That <u>the site</u>, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B/A**.

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

6. That a school impact fee for each square foot of new building area be paid when building permits are issued.

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to **the Most Current Edition** (2019) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls, carports, Solar Carports, EV chargers and trash enclosures require separate submittals/permits through the Building Dept.

13. That separate water, sewer, electrical and gas services be provided to each building.

14. That the buildings will be addressed off of Millennium Dr based on final site plan submittal.

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 2022-23

Date: May 26, 2022

Project #: 502-1219 (Village at Hanford Square)

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 Ca.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 fire sprinkler system is required for this project. ***A separate fire department permit is required.*** Please contact the Building department for submittal process on fire underground lines and fire sprinkler system.

6. ☒ For automatic sprinkler systems, ***a separate permit must be submitted***. Please contact the Building department for submittal information. All residential units shall comply with NFPA 13R.

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 507or 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. See attached detail.

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

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 premises identification for all structures. Shall be visible from the street. A minimum of four (4) inch numbering on contrasting background. In accordance to the 2019 CFC 505.1

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.

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

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

City of Hanford
Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 2022-23 (502-1219) – Village at Hanford Square– Millennium Way & Centennial Dr.

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

4. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.

2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to both the existing public water main located within Millennium Way and Centennial Drive.

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.

4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.

5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.

Bob Williams — 5/13/22

UTILITIES MANAGER (559) 585-2560 — DATE

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

6. That the developer shall extend a minimum 12 inch diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's water master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for the City review/approval prior to commencing work per City Standards.

7. That all City of Hanford water system impact fees and any applicable water construction reimbursement charges shall be payable prior to permitting connection to the public water system.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)

2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.

3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. Floor drain run through a sand/grease interceptor and shall be connected via sanitary sewer lateral to City's Sanitary Sewer System.

4. That the developer shall extend a minimum 8 inch diameter sanitary sewer main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's sanitary master plan.

5. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.

Bob Williams — 5/13/22
UTILITIES MANAGER (559) 585-2560 — DATE

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 2022-23 (502-1219) – Village at Hanford Square – Millennium Way & Centennial Dr.

General Requirements:

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

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$4,400.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

6. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24” X 36” size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

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

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

Easement Requirements:

1. That a 10 foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and Millennium Way.

2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.

2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations along the Millennium Way and Centennial Drive project frontage shall be determined by the City Engineer in accordance with City Standard GE-56.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Centennial project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs and gutters installed in conformance with City Standard CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

2. That new sidewalk shall be installed in conformance with City Standard CO-15 along the Millennium Way project frontage and shall be shown on the engineered site improvement plans

Drive Approach Requirements:

1. That the project entrances on Millennium Way and Centennial Drive may be located as shown on the site plan. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/ egress to the development site.

Steve Coodey 5/13/22

ASSISTANT ENGINEER (559) 585-2582 DATE

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

Parking Lot Requirements:

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

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

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.

2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, which ever occurs first.

3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2017. All fees are payable prior to issuance of building permits**. (Building area: 107,968 sf – 100 Multi-Family Units – Site Area: 4.58 Acres).**

A. That the development is subject to a **$273,201.00 Circulation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$84,011.00 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$155,158.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a **$13,278.02 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$15,432.00 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$14,219.00 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$6,978.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

H. That the development is subject to a **$216,795.00 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

I. That the development is subject to a **$4,483.91 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Steve Coodey 5/13/22
ASSISTANT ENGINEER (559) 585-2582 DATE

City of Hanford
Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 2022-23 (502-1219) – Village at Hanford Square– Millennium Way & Centennial Dr.

General Requirements:

1. That a four (4) 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.

7. That a revised site plan showing all proposed refuse enclosure locations must be submitted for approval by the Community Development Department and the Public Works Department before building permits are issued. The latest site plan was missing one enclosure.

Nick Mechem — 5/13/22

REFUSE SUPERVISOR (559) 585-7992 — DATE

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

Kings County Department of Public Health

Contact Environmental Health Officer Liliana Stransky @ 559-852-2628 or Liliana.Stransky@co.kings.ca.us concerning questions that you may have on the following conditions.

Village at Hanford Square, LLC at 2060 Millennium Way (SPR 2022-23)

- If a pool installation is proposed for this project, prior to the construction of the pool, the owner/operator(s) must first submit three sets of plans to our division for our review and approval. For information regarding the pool requirements visit: https://www.kcdph.com/rechealth .

- *Coccidiodes immiti*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/ValleyFeverFactSheet.pdf . Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

PROPOSED LUXURY APARTMENT HOMES:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

SYMBOLS

- A / A3 — SECTION IDENTIFICATION / BUILD.BUILD SECTION KEY / SHEET NUMBER
- 1 / A4 — SECTION IDENTIFICATION / WALL SECTION KEY / SHEET NUMBER
- 1 / A5 — DETAIL NUMBER / DETAIL KEY / SHEET NUMBER
- A — FRAMING REFERENCE KEY: LINE LETTER OR NUMBER
- A, B, AB, C, D, O.H. — ELEVATION / INTERIOR ELEVATION KEY / SHEET NUMBER; NOTE: WHERE NOTED O.H., ELEVATIONS ARE OPPOSITE HAND
- ELEVATION TARGET: INDICATES HEIGHT IN RELATION TO DATUM 0'-0"
- F-1 — FINISH SCHEDULE KEY
- 2 — WINDOW SCHEDULE KEY
- A — DOOR SCHEDULE KEY
- 2 — REVISION KEY

ABBREVIATIONS

ABOVE	ABV.	LAMINATE	LAM.
ACOUSTIC(AL)	ACOUST.,ACT.	LAVATORY	LAV.
ADJACENT	ADJ.	LEFT HAND	L.H.
ADJUSTABLE	ADJUST.	LINOLEUM	LINO.
AIR CONDITIONING	A/C	LONG	LG.
ALUMINUM	ALUM.;AL		
ANCHOR BOLT	AB.	MACHINE BOLT	M.B.
ARCHITECTURAL	ARCH.	MACHINE SCREW	M.S.
ASPHALT CONCRETE	A.C.	MANUFACTURER	MFGR.
		MATERIAL	MATL.
BEAM	BM.	MAXIMUM	MAX
BENCH MARK	B.M.	MECHANICAL	MECH.
BETWEEN	BTWN.	MEDIUM	MED.
BLOCK	BLK.	MEMBRANE	MBNE.
BOTTOM	BTM.,BTTM.	METAL	MTL.
BUILDING	BLDG.	MICROWAVE	MICRO.
		MILLIMETER	MM.
CABINET	CAB.	MINIMUM	MIN.
CADMIUM	CAD.	MISCELLANEOUS	MISC.
CARPET	CPT.	MULLION	MULL.
CARRIAGE BOLT	C.B.		
CAST IRON	C.I.	NOT IN CONTACT	N.I.C.
CEILING	CLG.	NOT TO SCALE	N.T.S.
CEILING DIFFUSER	C.D.	NUMBER	NO., #
CEILING GRILLE	C.G.		
CEILING REGISTER	C.R.	OPPOSITE HAND	O.H.
CEMENT	CEM.	OPPOSITE	OPP.
CENTERLINE	C.L.	ON-CENTER	O.C.
CERAMIC TILE	C.T.	OPENING	OPG.
CIRCUIT	CRT.	OUTSIDE DIAMETER/ DIMENSION	O.D.
CLEANOUT	C.O.		
CLEAR	CLR.	OVAL HEAD	O.H.
COLD WATER	C.W.		
COLUMN	COL.	OVER (ON)	O/
COMBINATION/COMBUSTION	COMB.	OVERFLOW	OVFL.
COMPOSITION	COMP.		
CONCRETE	CONC.		
CONCRETE MASONRY UNIT	C.M.U.	PAINT	PT.
CONDITION	COND.	PAIR	PR.
CONNECTION	CONN.	PLASTIC	PLAS.
CONSTRUCTION	CONST.	PLATE	PL.
CONSTRUCTION JOINT	C.J.	PLATED	PLTD.
CONTINUOUS	CONT.	PLUMBING	PLBG.
CONTRACTOR	CONTR.	PLYWOOD	PLYWD.
COUNTERSINK	CSK.	POINT	PT.
		POUND	LB., #
DEPARTMENT	DEPT.	POUND PER SQUARE FOOT	P.S.F.
DEPTH	D.	POUND PER SQUARE INCH	P.S.I.
DETAIL	DET., DTL.		
DIAGONAL	DIAG.	QUARTER	QTR.
DIAMETER	DIA.		
DIMENSION	DIM.	RADIUS	R., RAD.
DISPENSER/DISPOSAL	DISP.	RAINWATER LEADER	R.W.L.
DIVISION	DIV.	RECEPTACLE	RECEPT.
DOOR	DR.	REFRIGERATOR	REF.
DOUBLE	DBL.	REINFORCING	REINF.
DOWN	DN.	REMOVEABLE	REMOV.
DOWNSPOUT	D.S.	REQUIRED	REQ.'D.
DRAWING	DRWG.	RESILIENT	RES.
DRINKING FOUNTAIN	D.F.	REVISE/REVISION	REV.
		RIGHT HAND	R.H.
EACH	EA.	ROOF DRAIN	R.D.
ELECTRICAL	ELEC.	RUBBER TOPSET BASE	R.T.B.
ELECTRIC DRINKING FOUNTAIN	E.D.F.	SCHEDULE	SCH.
ELEVATION	ELEV.	SEAT COVER DISPENSER	S.C.D.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQUIP.	SHEATHING	SHTG.
ESTIMATE	EST.	SHEET	SHT.
EXHAUST	EXH.	SHEET METAL	S.M.
EXHAUST FAN	E.F.	SHEET METAL & AIR CONDITIONING	
EXISTING	(E), EXIST.	CONTRACTOR NATIONAL	
EXPANSION	EXP.	ASSOCIATION	SMACNA.
EXPANSION JOINT	E.J.		
EXTERIOR	EXT.	SHEET METAL SCREWS	S.M.S.
		SIMILAR	SIM.
FACE OF BLOCK	F.O.B.	SINK	S.
FACE OF CONCRETE	F.O.C.	SPECIFICATION	SPEC.
FACE OF POST	F.O.P.	SPLASH	SPL.
FACE OF STUD	F.O.S.	SQUARE	SQ.
FACE OF WALL	F.O.W.	STAINLESS STEEL	S.S.
FACTORY FINISH	F.F.	STANDARD	STD.
FEET/FOOT	FT.	STEEL	STL.
FIBERGLASS	F.G., FIBERGL	STORAGE	STOR.
FIRE EXTINGUISHER	F.E.	STIFFENER	STIFF.
CABINET	F.E.C.	STRUCTURAL	STRUCT., ST.
FIRE RATED GYPSUM BOARD	F.R.G.B.	SUSPENDED	SUSP.
FIXED GLASS	F.G.	SWITCH	SW.
FLAT HEAD	F.H.		
FLOOR	FLR.	TELEPHONE	TEL., TELE.
FLOOR DRAIN	F.D.	THICK	THK.
FLUORESCENT	FLUOR.	THRESHOLD	THR.
FOOTING	FTG.	TOILET PAPER HOLDER	T.P.H.
FOUNDATION	FDN	TOLERANCE	TOL.
FRAMING	FRM'G.	TRANSFORMER	TRANS.
		TYPICAL	TYP.
GAGE/GAUGE	GA.		
GALVANIZE(D)	GALV.	UNDERWRITERS LABORATORY	U.L.
GALVANIZED IRON	G.I.	URINAL	UR.
GLASS	GL.		
GRAB BAR	G.B.	VENTILATE/VENTILATION	VENT.
GRADE	GR.	VENT THROUGH ROOF	V.T.R.
GROUND	GRND	VERTICAL	VERT.
GYPSUM	GYP.	VINYL COMPOSITION TILE	V.C.T.
GYPSUM BOARD	G.B., GYP.BD.	VINYL WALL COVERING	V.W.C.
		VOLUME	VOL.
HARDWARE	HDWR.		
HEAD	HD.	WATER CLOSET	W.C.
HEADER	HDR.	WATER PROOF	W.P.
HEIGHT	HT., H.	WATER RESISTANT	W.R.
HOLLOW METAL	H.M.	WIDTH	W.
HORIZONTAL	HORIZ.	WIRE GLASS	W.GL.
HOT WATER	H.W.		
HOUR	HR.		
HOSE BIBB	H.B.		
INCH	IN.		
INSIDE DIAMETER/ DIMENSION	I.D.		
INSULATION	INSUL.		
INTERIOR	INT.		
JAMB	JB.		
JOINT	JT.		

CODE REFERENCE

1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL BUILDING AUTHORITY:
   - A. CALIFORNIA BUILDING CODE; (2019 CBC).
   - B. CALIFORNIA ELECTRIC CODE; (2019 CEC).
   - C. CALIFORNIA PLUMBING CODE; (2019 CPC).
   - D. CALIFORNIA MECHANICAL CODE; (2019 CMC).
   - E. TITLE 24 CCR; 2019 CALIFORNIA ENERGY CONSERVATION REGULATIONS.
   - F. CALIFORNIA FIRE CODE; (2019 CFC)
   - G. CALIFORNIA GREEN BUILDING STANDARDS CODE; (2019 CGBSC).
2. DESIGN LOADING PER THE MOST RECENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE (2019 CBC)
   - a. WALL DEAD LOADS
     - 1. EXTERIOR = 14 PSF
     - 2. INTERIOR = 10 PSF
   - b. ROOF LIVE LOAD = 20 PSF
   - c. ROOF DEAD LOAD = 19 PSF
   - d. FLOOR LIVE LOAD = 40 PSF
   - e. FLOOR DEAD LOAD = 18 PSF
   - f. WIND LOAD = 110 MPH, RISK II BUILDING EXPOSURE C
   - g. SITE CLASS = C
   - h. CONCRETE DESIGN VALUE = 2,500 PSI
   - i. SEISMIC DESIGN CATEGORY = D
   - j. SOIL BEARING PRESSURE
     - 1. WALL FOOTINGS, DEAD + LIVE LOAD = 1,500 PSF
     - 2. COLUMN FOOTINGS, DEAD + LIVE LOAD = 2,500 PSF
     - 3. ALLOWABLE TRANSIENT LOAD INCREASE FOR WIND AND SEISMIC = 33%
3. ACCESSIBILITY REQUIREMENTS
   - a. BUILDING A,B AND C — CBC CHAPTER 11A
   - b. BUILDING D — CBC CHAPTER 11B

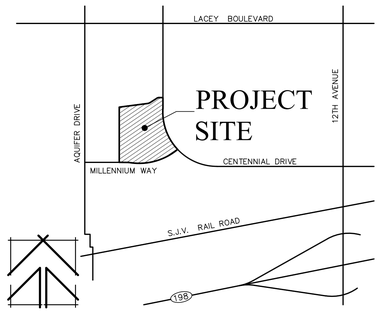
DEFERRED APPROVALS

1. THE FOLLOWING ITEMS SHALL BE REVIEWED AS DEFERRED APPROVALS. THE PROJECT ARCHITECT SHALL REVIEW ALL DEFERRED DRAWINGS, PLACE A SHOP DRAWING REVIEW STAMP ON EACH SHEET, AND SUBMIT THE DRAWING TO THE BUILDING DEPARTMENT FOR THEIR REVIEW AND APPROVAL.
   - a. PRE-FABRICATED STAIRS AND RAILS
   - b. LANDSCAPING AND IRRIGATION
2. PORTIONS OF THIS PROJECT TO BE COMPLETED UNDER SEPARATE PERMIT AND REVIEW:
   - a. CARPORTS
   - b. SWIMMING POOL AND SPA
   - c. SIGNAGE

IMPORTANT

1. COPIES OF THESE DRAWINGS ARE SUPPLIED TO THE OWNER, THE CONTRACTOR AND OTHERS FOR USE ON THIS PROJECT IN PARTICULAR, ALL DRAWINGS, SPECIFICATIONS AND COPIES OF SUCH PREPARED BY SCOTT A. VINCENT, ARCHITECT ARE, AND SHALL REMAIN THE PROPERTY OF SCOTT A. VINCENT, AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SCOTT A. VINCENT © 01 MARCH 2021.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS FOR CONFORMANCE WITH THE PLANS. SHOULD THE CONTRACTOR FIND ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS WITH RESPECT TO THE FIELD OBSERVATIONS OR OTHER PARTS OF THE PLANS, THE ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT. THE CONTRACTOR AND THE ARCHITECT SHALL RESOLVE ALL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING THAT PORTION OF THE WORK. ALL CHANGES TO THE PLANS SHALL REQUIRE THE SIGNATURES OF THE ARCHITECT AND OWNER.
3. APPROVED TRUSS DRAWINGS SHALL BE ON-SITE FOR INSPECTION PURPOSES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ASSOCIATED DEVELOPMENT COSTS, INCLUDING FEES, PERMITS, AND IMPROVEMENTS REQUIRED ON AND OFF SITE FOR THIS PROJECT PRIOR TO SUBMITTING BIDS. BIDS SHALL INCLUDE THE COSTS FOR THESE ITEMS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
6. SIGNS REQUIRE SEPARATE REVIEWS AND PERMITS AND ARE NOT A PART OF THIS WORK.
7. THE GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION MANAGEMENT PLAN TO THE CITY OF HANFORD BUILDING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
8. 50% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (FOR COMMERCIAL PROJECTS; CALCULATE THE AMOUNT OF MATERIALS DIVERTED BY WEIGHT OR VOLUME, BUT NOT BY BOTH).
9. A PRE-CONSTRUCTION KICK-OFF MEETING BETWEEN THE HERS RATER AND ASSOCIATED SUBCONTRACTORS SHALL BE CONDUCTED.

VICINITY MAP



DIRECTORY

PROJECT OWNER	ASPIRE HOMES 480 EAST BOGERT TRAIL PALM SPRINGS, CALIFORNIA 92264 (210) 601-2601
PROJECT ARCHITECT	THE VINCENT COMPANY ARCHITECT'S, INC. 1500 WEST SHAW AVENUE, SUITE 304 FRESNO, CALIFORNIA 93711 (559) 225-2602
STRUCTURAL DESIGN	SHUCRI YAGHI STRUCTURAL ENGEERING 112 EAST CAPMAN AVENUE, SUITE D ORANGE, CALIFORNIA 92866 (714) 997-9120
CIVIL ENGINEER	ZUMWALT HANSEN, INC. 609 WEST IRWIN STREET HANFORD, CALIFORNIA 93230 (559) 584-4143
LANDSCAPE DESIGN	DAVID BIGLER & ASSOCIATES 516 WEST SHAW AVENUE, SUITE 101 FRESNO, CALIFORNIA 93704 (559) 276-9495
MECHANICAL DESIGN	MARK SCHWEITZER 1560 SANTA ANA CLOVIS, CALIFORNIA 93611 (559) 291-8818
ELECTRICAL DESIGN	JMPE ELECTRICAL ENGINEERING 156 WEST ALAMAR AVENUE, SUITE B SANTA BARBARA, CALIFORNIA 93105 (805) 569-2405
FIRE SPRINKLER DESIGN	RMK ENGINEERING, INC. 323 WEST CROMWELL, SUITE 105 FRESNO, CALIFORNIA 93711 (559) 974-5952

STATISTICS

PROJECT PROPOSAL	100 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
PROJECT LOCATION	2038 MILLENNIUM WAY HANFORD, CALIFORNIA
FUNDING SOURCE	PRIVATE
ASSESSOR'S PARCEL(S)	011-020-043 & 011-020-044
CURRENT ZONING	R-H HIGH DENSITY RESIDENTIAL
SITE AREA	199,505 S.F. (4.58 ACRES)
REQUIRED SETBACKS	
a. FRONT YARD (EAST PROPERTY LINE)	15 FEET FROM PROPERTY LINE
b. REAR YARD (WEST PROPERTY LINE)	15 FEET FROM PROPERTY LINE (INCREASED BY 10' FOR BUILDINGS OVER 1 STORY)
c. SIDE YARD (SOUTH PROPERTY LINE)	10 FEET FROM PROPERTY LINE
d. SIDE YARD (NORTH PROPERTY LINE)	5 FEET FROM PROPERTY LINE
PROJECT COVERAGE	
a. BUILDING AREA (INCLUDES CARPORTS)	70,872 S.F. (35.5%)
b. PARKING/PAVED SURFACE AREA (EXCLUDES CARPORTS)	33,919 S.F. (17.0%)
c. LANDSCAPE AREA	94,717 S.F. (47.5%)
SITE DENSITY	21.83 UNITS PER ACRE
UNIT STATISTICS	
a. **UNITS TYPE C** (1 BR, 1 BA 794 S.F.)	24 UNITS
b. **UNITS TYPE D** (1 BR, 1 BA 833 S.F.)	12 UNITS
c. **UNITS TYPE F** (2 BR, 2 BA 1,095 S.F.)	20 UNITS
d. **UNITS TYPE G** (3 BR, 2 BA 1,433 S.F.)	4 UNITS
e. **UNITS TYPE H** (STUDIO, 1 BA 560 S.F.)	4 UNITS
f. **UNITS TYPE I** (1 BR, 1 BA 655 S.F.)	8 UNITS
g. **UNITS TYPE J** (2 BR, 2 BA 1,006 S.F.)	8 UNITS
h. **TOTAL UNITS**	100 UNITS
BUILDING AREA CALCULATIONS	
a. (2) BUILDING TYPE 'A' (22,230 S.F./ BUILDING)	44,460 S.F.
b. (1) BUILDING TYPE 'B' (23,438 S.F./ BUILDING)	23,478 S.F.
c. (2) BUILDING TYPE 'C' (19,362 S.F./ BUILDING)	38,724 S.F.
d. TOTAL RESIDENTIAL BUILDINGS	126,024 S.F.
e. NON-RESIDENTIAL BUILDINGS	
1. CARPORTS	14,094 S.F.
2. COMMUNITY BUILDING	3,382 S.F.
f. TOTAL BUILDING AREA	143,662 S.F.
h. GROUND FLOOR AREA	70,872 S.F.

PARKING REQUIRED	TOTAL STALLS	COVERED STALLS
a. PARKING STALLS REQUIRED		
1. STUDIO UNITS (4 UNITS AT 1 STALL/UNIT)	4 STALLS	0 STALLS
b. ONE BEDROOM UNITS (56 UNITS AT 1.5 STALLS/UNIT)	84 STALLS	42 STALLS
c. TWO BEDROOM UNITS (36 UNITS AT 1.75 STALLS/UNIT)	63 STALLS	32 STALLS
d. THREE BEDROOM UNITS (4 UNITS AT 2 STALLS/UNIT)	8 STALLS	4 STALLS
e. COMMUNITY BUILDING (AT 1 STALL / 300 S.F.)	10 STALLS	0 STALLS
f. TOTAL PARKING REQUIRED	169 STALLS	78 STALLS
b. ACCESSIBLE STALLS REQUIRED		
1. CARPORTS (ASSIGNED) (69 ACTUAL STALLS AT 2%)	2 STALLS	
2. OPEN STALLS (85 STALLS @ 5%)	5 STALLS	
c. COMPACT STALLS ALLOWED (172 STALLS @ 30%)	52 STALLS	
PARKING PROVIDED		
a. PARKING STALLS PROVIDED		
1. CARPORTS	89 STALLS	
2. OPEN STALLS		
a. STANDARD	52 STALLS	
b. COMPACT	31 STALLS	
c. MOTORCYCLE	2 STALLS	
3. TOTAL STALLS PROVIDED	174 STALLS	
b. ACCESSIBLE STALLS PROVIDED		
1. CARPORTS	2 STALLS	
2. OPEN STALLS	5 STALLS	
3. TOTAL ACCESSIBLE STALLS	7 STALLS	

OCCUPANCY TYPES	
a. COMMUNITY BUILDING	B/ A-3/ S-2
b. BUILDING TYPES 'A','B' AND 'C'	R-2
CONSTRUCTION TYPES	
a. COMMUNITY BUILDING	V-B
b. BUILDING TYPES 'A', 'B' AND 'C'	V-A WITH NFPA 13-R AUTOMATIC FIRE SPRINKLER SYSTEM

NOTES:
1. REFER TO THE BUILDING STATISTICS FOR EACH BUILDING TYPE (SHEETS A-14, A-20 AND A-26) FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	COVER SHEET; STATISTICS; SYMBOLS
T-2	GENERAL NOTES; SITE NOTES; CALGREEN CHECKLIST
T-3	ACCESSIBILITY GRAPHIC STANDARDS
T-4	BUILDING FOOTPRINTS; FIRE NOTES
T-5	REFERENCE SITE PLAN
CIVIL (REFERANCE ONLY)	
C-1	COVER SHEET
C-2	TITLE, INDEX, AND QUANTITIES SHEETS
C-3	TOPOGRPHIC SURVEY AND DEMOLITION PLAN
C-4	GRADING PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	MILLENNIUM WAY PLAN AND PROFILE
C-8	MILLENNIUM WAY PLAN AND PROFILE
C-9	12 1/2 AVENUE PLAN AND PROFILE
C-10	12 1/2 AVENUE PLAN AND PROFILE
C-11	BLOCK WAY WEST PLAN AND PROFILE
C-12	STRIPING PLAN
C-13	NOTES AND DETAILS
C-14	STANDARD DETAILS
ARCHITECTURAL	
A-1	DIMENSIONED SITE PLAN
A-1.1	NOTED SITE PLAN
A-2	SITE DETAILS
A-3	SITE DETAILS
A-4	SITE DETAILS POOL AREA
A-5	UNIT 'C' FLOOR PLAN AND INTERIOR ELEVATIONS
A-6	UNIT 'D' FLOOR PLAN AND INTERIOR ELEVATIONS
A-7	UNIT 'F' FLOOR PLAN AND INTERIOR ELEVATIONS
A-8	UNIT 'G' FLOOR PLAN AND INTERIOR ELEVATIONS
A-9	UNIT 'H' FLOOR PLAN AND INTERIOR ELEVATIONS
A-10	UNIT 'I' FLOOR PLAN AND INTERIOR ELEVATIONS
A-11	UNIT 'J' FLOOR PLAN AND INTERIOR ELEVATIONS
A-12	FINISH, DOOR AND WINDOW SCHEDULES
A-13	FINISH NOTES, PAINT SYSTEMS, EXTERIOR COLORS, TOILET ACCESSORIES, APPLIANCE SCHEDULE
A-14	BUILDING 'A' GROUND FLOOR PLAN
A-15	BUILDING 'A' SECOND FLOOR PLAN
A-16	BUILDING 'A' GROUND FLOOR CEILING PLAN
A-17	BUILDING 'A' SECOND FLOOR CEILING PLAN
A-18	BUILDING 'A' ROOF PLAN
A-19	BUILDING 'A' EXTERIOR ELEVATIONS
A-20	BUILDING 'B' GROUND FLOOR PLAN
A-21	BUILDING 'B' SECOND FLOOR PLAN
A-22	BUILDING 'B' GROUND FLOOR CEILING PLAN
A-23	BUILDING 'B' SECOND FLOOR CEILING PLAN
A-24	BUILDING 'B' ROOF PLAN
A-25	BUILDING 'B' EXTERIOR ELEVATIONS
A-26	BUILDING 'C' GROUND FLOOR PLAN
A-27	BUILDING 'C' SECOND FLOOR PLAN
A-28	BUILDING 'C' GROUND FLOOR CEILING PLAN
A-29	BUILDING 'C' SECOND FLOOR CEILING PLAN
A-30	BUILDING 'C' ROOF PLAN
A-31	BUILDING 'C' EXTERIOR ELEVATIONS
A-32	BUILDING 'D' DIMENSIONED FLOOR PLAN
A-32.1	BUILDING 'D' NOTED FLOOR PLAN
A-33	BUILDING 'D' INTERIOR ELEVATIONS
A-34	BUILDING 'D' FLOOR CEILING PLAN
A-35	BUILDING 'D' ROOF PLAN
A-36	BUILDING 'D' EXTERIOR ELEVATIONS AND SECTIONS
A-37	WALL SECTIONS AND FIRE ASSEMBLES
A-38	BUILDING 'A' SECTIONS
A-39	BUILDING 'B' SECTIONS
A-40	BUILDING 'C' SECTIONS
A-41	DETAILS
A-42	DETAILS
A-43	STAIR DETAILS
STRUCTURAL	
S-1	GENERAL NOTES AND DETAILS
S-2.1A	BUILDING 'A' FOUNDATION PLAN
S-2.2A	BUILDING 'A' FOUNDATION PLAN
S-3.1A	BUILDING 'A' SECOND LEVEL FRAMING PLAN
S-3.2A	BUILDING 'A' SECOND LEVEL FRAMING PLAN
S-4.1A	BUILDING 'A' ROOF FRAMING PLAN
S-4.2A	BUILDING 'A' ROOF FRAMING PLAN
S-2.1B	BUILDING 'B' FOUNDATION PLAN
S-2.2B	BUILDING 'B' FOUNDATION PLAN
S-3.1B	BUILDING 'B' SECOND LEVEL FRAMING PLAN
S-3.2B	BUILDING 'B' SECOND LEVEL FRAMING PLAN
S-4.1B	BUILDING 'B' ROOF FRAMING PLAN
S-4.2B	BUILDING 'B' ROOF FRAMING PLAN
S-2.1C	BUILDING 'C' FOUNDATION PLAN
S-2.2C	BUILDING 'C' FOUNDATION PLAN
S-3.1C	BUILDING 'C' SECOND LEVEL FRAMING PLAN
S-3.2C	BUILDING 'C' SECOND LEVEL FRAMING PLAN
S-4.1C	BUILDING 'C' ROOF FRAMING PLAN
S-4.2C	BUILDING 'C' ROOF FRAMING PLAN
S-2D	COMMUNITY BUILDING FOUNDATION PLAN
S-3D	COMMUNITY BUILDING ROOF FRAMING PLAN
SD-1	FOUNDATION DETAILS
SD-2	FRAMING DETAILS
SD-3	FRAMING DETAILS
SD-4	FRAMING DETAILS
HFX1	ANCHORAGE DETAILS – HFX PANELS
HFX2	FRAMING DETAILS – HFX PANELS
PLUMBING	
P-1	PLUMBING NOTES/ PLUMBING FIXTURE SCHEDULE
P-2	BUILDING 'A' GROUND & SECOND FLOOR PLUMBING PLAN
P-3	BUILDING 'B' GROUND & SECOND FLOOR PLUMBING PLAN
P-4	BUILDING 'C' GROUND & SECOND FLOOR PLUMBING PLAN
P-5	PLUMBING UNIT FLOOR PLANS C,D,F,G
P-5.1	WASTE AND VENTING FLOOR PLANS C,D,F,G
P-6	PLUMBING UNIT FLOOR PLANS H,I,J
P-6.1	WASTE AND VENTING FLOOR PLANS H,I,J
P-7	BUILDING 'D' WASTE & VENTING PIPING FLOOR PLAN
P-8	BUILDING 'D' WATER & GAS PIPING PLAN
MECHANICAL	
M-1	MECHANICAL NOTES AND DETAILS
M-2	UNITS C, D, F AND G MECHANICAL PLANS
M-3	UNITS H, I, AND J MECHANICAL PLAN
M-4	BUILDING 'D' MECHANICAL PLAN
M-5 THRU M-15	ENERGY COMPLIANCE FORM
ELECTRICAL	
E-1	ELECTRICAL NOTES, SINGLE LINE DIAGRAM
E-2	FIXTURE SCHEDULE, PANEL SCHEDULE
E-3	TITLE 24 MULTI-FAMILY LIGHTING COMPLIANCE FORMS
E-4	TITLE 24 OUTDOOR LIGHTING COMPLIANCE FORMS
E-5	TITLE 24 OUTDOOR LIGHTING COMPLIANCE FORMS
E-6	TITLE 24 INDOOR LIGHTING COMPLIANCE FORMS
E-7	TITLE 24 OUTDOOR LIGHTING COMPLIANCE FORMS
E-8	TITLE 24 INDOOR LIGHTING COMPLIANCE FORMS
E-9	TITLE 24 ELECTRICAL POWER DISTRIBUTION FORMS
E-10	ELECTRICAL SITE PLAN
E-11	SITE LIGHTING PLAN, DETAILS
E-12	SITE LIGHTING PHOTOMETRIC PLAN
E-13	POOL DECK PHOTOMETRIC PLAN
E-14	SITE LIGHTING DETILS
E-15	UNIT TYPE C,D,F & G ELECTRICAL PLANS
E-16	UNIT TYPE H,I & J ELECTRICAL PLANS
E-17	BUILDING A FIRST AND SECOND FLOOR ELECTRICAL PLAN
E-18	BUILDING B FIRST AND SECOND FLOOR ELECTRICAL PLAN
E-19	BUILDING C FIRST AND SECOND FLOOR ELECTRICAL PLAN
E-20	BUILDING D POWER PLAN, PANEL SCHEDULE
E-21	BUILDING D LIGHTING PLAN, LIGHTING FIXTURE SCHEDULE
E-22	POOL DECK ELECTRICAL PLAN
FIRE SPRINKLERS	
F-1	FIRE SPRINKLER SITE PLAN
F-2	FIRE SPRINKLER SECTIONS AND DETAILS
F-3	FIRE SPRINKLER RESIDENTIAL UNIT FLOOR PLANS
F-4	FIRE SPRINKLER RESIDENTIAL BUILDING 'A' FLOOR PLANS
F-5	FIRE SPRINKLER RESIDENTIAL BUILDING 'B' FLOOR PLANS
F-6	FIRE SPRINKLER RESIDENTIAL BUILDING 'C' FLOOR PLANS
LANDSCAPE	
L0.01	TITLE SHEET
L1.00	CONSTRUCTION NOTES AND LEGENDS
L1.01	CONSTRUCTION PLAN A
L1.02	CONSTRUCTION PLAN B
L1.11	DIMENSION PLAN A
L1.12	DIMENSION PLAN B
L1.21	ENLARGEMENT PLAN–POOL AREA
L1.31	DIMENSION PLAN – POOL AREA
L1.51	CONSTRUCTION DETAILS
L1.52	CONSTRUCTION DETAILS
L2.00	IRRIGATION NOTES AND LEGENDS
L2.01	IRRIGATION PLAN–A
L2.02	IRRIGATION PLAN–B
L3.00	PLANTING NOTES AND LEGENDS
L3.01	TREE PLAN–A
L3.02	TREE PLAN–B
L3.11	SHRUB PLAN A
L3.12	SHRUB PLAN B
L3.13	PLANTING DETAILS

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	
△	

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:
THE VILLAGE AT HANFORD SQUARE
2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
○ DESIGN REVIEW	
○ PLAN CHECK	
○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: NONE

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 08.11.21
Sheet Number:

T1

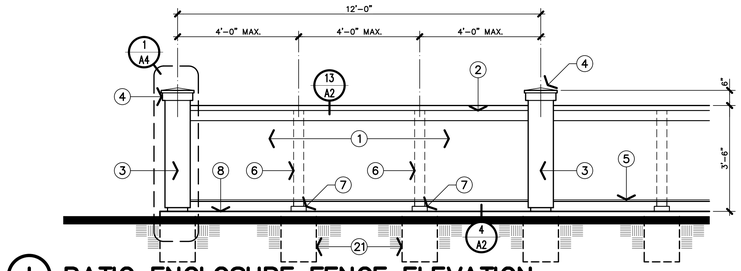
Of , Sheets ,

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

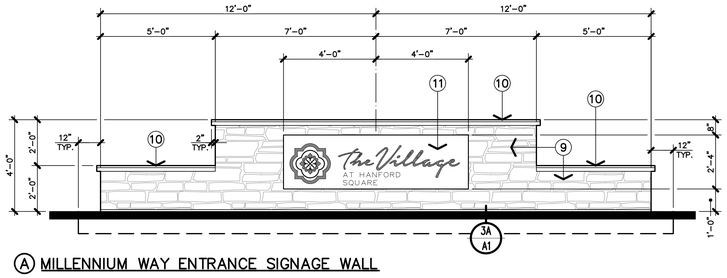
Z:\2018\181019 - Hanford Square Apartments\T1 - Cover Sheet.dwg, 8/11/2021 2:44:42 PM, Andy

DIMENSIONED SITE PLAN

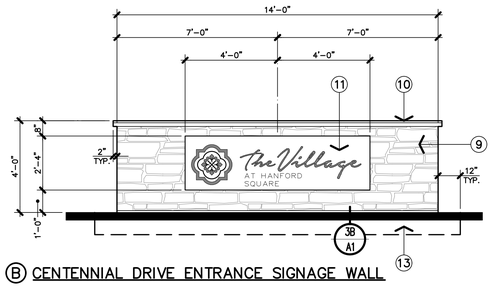
1" = 30'-0"



1 PATIO ENCLOSURE FENCE ELEVATION

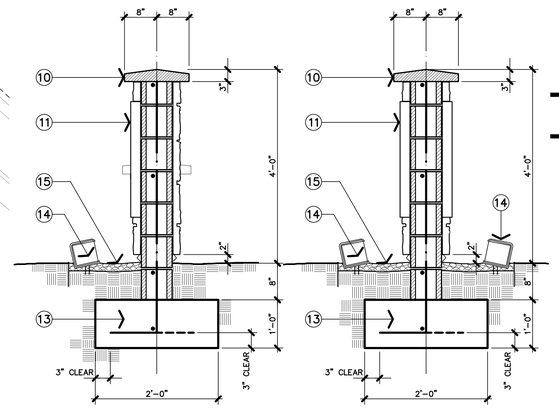


A MILLENNIUM WAY ENTRANCE SIGNAGE WALL



B CENTENNIAL DRIVE ENTRANCE SIGNAGE WALL

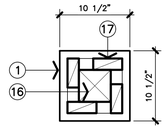
2 ENTRANCE SIGNAGE ELEVATIONS



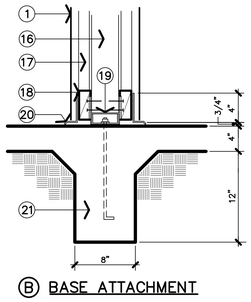
A SECTION VIEW

B SECTION VIEW

3 ENTRANCE SIGNAGE SECTIONS



A PLAN VIEW



B BASE ATTACHMENT

4 PATIO ENCLOSURE FENCE POST

SYMBOLS

SYMBOL	DESCRIPTION
	BUILDING FOOTPRINT
1	BUILDING NUMBER
2	BUILDING TYPE
3	ELECTRICAL METER LOCATION
4	STAIRWAYS
5	GROUND MOUNTED HEAT PUMP UNIT
CPT.-20	**CARPORT LOCATIONS** MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG TO BE INSTALLED UNDER SEPARATE PLAN CHECK AND PERMITS.
	TRASH ENCLOSURE TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35
K	**KNOX BOX LOCATION** INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS
	PROPOSED FIRE HYDRANT LOCATION
	EXISTING STREET LIGHT PER CITY OF HANFORD PUBLIC WORKS STANDARDS

NOTES

1. A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE HANFORD CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER AND ZONING ADMINISTRATOR TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
3. FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION.
4. ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH A "MEDECO" GATE LOCKS / MECHANISMS FOR POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF HANFORD POLICE DEPARTMENT.
5. UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEPT CLEAN, SEALED AND RESTRIPED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
6. COORDINATE THE LOCATIONS OF ACCESSIBLE PARKING STALLS AND FUTURE EV CHARGING STATION LOCATIONS WITH THE REFERENCE SITE PLAN, SHEET T-5.
7. ALL FRONTAGE IMPROVEMENTS MUST BE INSTALLED WITH PHASE 1 OF THE WORK.
8. ALL SITE FEATURES MUST BE INSTALLED BEFORE PERMIT FINAL INCLUDING OFF-SITES.

KEYNOTES

1. CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH OVER 2 x 4 FRAMING AT 16 INCHES ON-CENTER / TYPICAL
2. COMPOSITE WOOD TRIM INSTALLED OVER TWO (2) LAYERS CLASS 'D' BUILDING PAPER AT THE TOP OF THE ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
3. FURRED SUPPORT POSTS WITH 10 1/2" x 10 1/2" FINISHED DIMENSION AND CEMENT PLASTER WITH DASH COAT FINISH TO MATCH THE EXTERIOR WALLS OF THE BUILDINGS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
4. PRE-CAST CONCRETE COLUMN CAP INSTALLED OVER THE CEMENT PLASTER BROWN AND SCRATCH COATS INSTALLED OVER 'KRAFT' BACKED WIRE LATH. COORDINATE THE WORK WITH DETAIL 4, SHEET A-1/ TYPICAL
5. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THE BOTTOM OF THE FINISHED ENCLOSURE FENCE. COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
6. INDICATES THE LOCATION(S) OF INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE (SHOWN DASHED). COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
7. INDICATES THE LOCATION(S) OF SIMPSON AB44 POST BASES INSTALLED AT THE INTERMEDIATE SUPPORT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 13, SHEET A-2 / TYPICAL
8. INDICATES THE LOCATION(S) OF FINISHED CONCRETE PATIO SLAB OR MOW STRIP BELOW THE ENCLOSURE FENCE. COORDINATE THE WORK WITH THE UNIT AND COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE / TYPICAL
9. INDICATES THE LOCATION(S) OF THIN-SET STONE VENEER (TO MATCH THE BUILDINGS) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
10. INDICATES THE LOCATION(S) OF THIN-SET STONE WALL CAP INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
11. INDICATES THE LOCATION OF THIN-SET ETCHED STONE PANEL(S) INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS FOR APPLICATION TO CONCRETE MASONRY SUBSTRATE / TYPICAL
12. INDICATES THE LOCATION OF 8" x 8" x 16" CONCRETE MASONRY UNITS IN A RUNNING BOND WITH #4 BARS AT 24 INCHES ON-CENTER EACH WAY. PROVIDE #4 DOWELS TO THE FOOTING TO ALIGN WITH VERTICAL BARS. GROUT THE WALL SOLID/ TYPICAL
13. INDICATES THE LOCATION OF CONTINUOUS CONCRETE FOOTING EXTENDING 12 INCHES PAST EACH END OF THE SIGNAGE WALL. PROVIDE (1) #4 BAR HORIZONTAL IN THE FOOTING/ TYPICAL
14. INDICATES THE LOCATION OF GROUND MOUNTED LIGHTING TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE ELECTRICAL DRAWINGS / TYPICAL
15. INDICATES THE LOCATION OF 2 INCH THICK x 1'-0" WIDE GRAVEL FILL TO BE INSTALLED AT THE SIGNAGE WALL. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS / TYPICAL
16. INDICATES THE LOCATION OF 6 x 6 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) POST / TYPICAL
17. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) VERTICAL FURRING INSTALLED AS INDICATED IN THE PLAN VIEW AT ACCENT POSTS / TYPICAL
18. INDICATES THE LOCATION OF 2 x 4 REDWOOD (OR PRESSURE TREATED DOUGLAS FIR) HORIZONTAL FURRING INSTALLED AT THE TOP AND BOTTOMN OF THE POST / TYPICAL
19. INDICATES THE LOCATION(S) OF SIMPSON AB66 POST BASE INSTALLED AT THE ACCENT POSTS WITHIN THE ENCLOSURE FENCE . COORDINATE THE WORK WITH DETAIL 4B, SHEET A-1 / TYPICAL
20. INDICATES THE LOCATION(S) OF 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED AT THYE BASE OF THE POST. LAP THE BUILDING PAPER AND LATH OVER THE VERTICAL FLANGE OF THE SCREED / TYPICAL
21. INDICATES THE LOCATION(S) OF 8 INCH DIAMETER x 12 INCH DEEP CAST-IN-PLACE CONCRETE FOOTING AT ACCENT SUPPORT POSTS / TYPICAL

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ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=30'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 05.20.21

Sheet Number:

A1

Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\A1 - Dimensioned Site Plan.dwg, 8/9/2021 1:27:37 PM, lurli

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

NOTED SITE PLAN

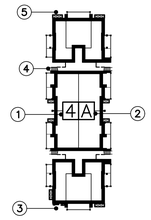
1" = 30'-0"

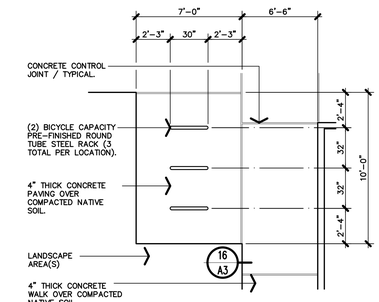
KEYNOTES

1. INDICATES CENTERLINE OF STREET.
2. EXISTING RIGHT-OF-WAY IMPROVEMENTS INCLUDING CONCRETE CURB, GUTTER, AND SIDEWALK, AND ASPHALTIC CONCRETE PAVING INSTALLED PER CITY OF HANFORD PUBLIC WORKS DEPARTMENT STANDARDS TO REMAIN.
3. INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG THE STREET FRONTAGE INCLUDING CONCRETE CURB, GUTTER, AND SIDEWALK, AND ASPHALTIC CONCRETE PAVING PER CITY OF HANFORD PUBLIC WORKS DEPARTMENT STANDARDS.
4. INSTALL STREET TYPE DRIVE APPROACH PER CITY OF HANFORD PUBLIC WORKS STANDARDS.
5. EXISTING CAST-IN-PLACE CONCRETE CURB RAMPS WITH TRUNCATED DOMES INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
6. INSTALL CAST-IN-PLACE CONCRETE CURB RAMPS WITH TRUNCATED DOMES PER CITY OF HANFORD PUBLIC WORKS STANDARDS.
7. EXISTING MEDIAN ISLAND INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
8. EXISTING OFF-SITE FIRE HYDRANT INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
9. INSTALL FIRE HYDRANT PER CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH THE SITE UTILITY AND OFF-SITE IMPROVEMENT PLANS.
10. EXISTING STREET LIGHT INSTALLED PER CITY OF HANFORD PUBLIC WORKS STANDARDS TO REMAIN.
11. INSTALL STREET LIGHT PER CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH THE SITE UTILITY AND OFF-SITE IMPROVEMENT PLANS.
12. INDICATES THE LOCATION OF 6'-0" HIGH ORNAMENTAL WROUGHT IRON FENCE WITH CRIMP TOP PICKETS AND MASONRY PILASTERS WITH STUCCO FINISH AT 30'-0" ON-CENTER (+/-) TO BE INSTALLED AT STREET FRONTAGES. COORDINATE WITH THE WORK DETAIL 7, SHEET A-2/ TYPICAL.
13. INDICATES THE LOCATION OF 6'-0" HIGH ORNAMENTAL WROUGHT IRON FENCE WITH CRIMP TOP PICKETS TO BE INSTALLED AT POOL AREA ENCLOSURE. COORDINATE WITH THE WORK DETAIL 8, SHEET A-2/ TYPICAL.
14. INSTALL 4'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYED TO TENANT ENTRANCE DOORS. PROVIDE KNOX BOX, MODEL 3200 SERIES FOR FIRE DEPARTMENT ACCESS. COORDINATE REQUIRED CLEARANCES WITH DETAILS 7 AND 8, SHEET A-4.
15. INSTALL SOLID GROUTED REINFORCED CONCRETE MASONRY WALL AT PROPERTY LINE (6'-0" HIGH ABOVE LOWEST SIDE OF FENCE - 7'-0" HIGH MAXIMUM)/ TYPICAL.
16. COORDINATE THE INSTALLATION OF THE 42 INCH HIGH STUCCO PATIO ENCLOSURE FENCE(S) WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE AND DETAIL 13, SHEET A-2 / TYPICAL.
17. INDICATES LOCATION OF TWO (2) 6'-0" HIGH ORNAMENTAL WROUGHT IRON VEHICLE GATE(S) WITH AUTOMATIC OPERATORS WITH BATTERY BACK-UP. COORDINATE CLEAR GATE WITH WITH THE DIMENSIONED SITE PLAN. PROVIDE KNOX KEY SWITCH MODEL 3502 AT CALL BOX LOCATION. INSTALLATION SHALL COMPLY WITH CITY OF HANFORD PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
18. INDICATES LOCATION OF ONE (1) 6'-0" HIGH ORNAMENTAL WROUGHT IRON VEHICLE GATE(S) WITH AUTOMATIC OPERATORS WITH BATTERY BACK-UP. COORDINATE CLEAR GATE WITH WITH THE DIMENSIONED SITE PLAN. PROVIDE KNOX KEY SWITCH MODEL 3502 AT CALL BOX LOCATION. INSTALLATION SHALL COMPLY WITH CITY OF HANFORD PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
19. INSTALL 6 INCH THICK COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN AS INDICATED AT MAIN PROJECT ENTRANCE. PROVIDE #4 BARS AT 24 INCHES ON-CENTER AT THE CENTER 1/3 OF THE PAVING. COORDINATE INSTALLATION WITH THE GRADING AND DRAINAGE PLAN/ TYPICAL.
20. ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS REQUIRED BY THE SOILS REPORT. COORDINATE PAVING SECTION(S) WITH GRADING AND DRAINAGE PLAN/ TYPICAL.
21. INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF HANFORD PUBLIC WORKS STANDARDS. REFER TO DETAIL 2, SHEET A-3 FOR ADDITIONAL INFORMATION.
22. INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 5'-0" WIDE ACCESSIBLE UNLOADING ZONE, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK CURB RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES. SIGNAGE AND / OR PAINTED SYMBOLS ARE NOT REQUIRED AT THESE STALLS/ TYPICAL. COORDINATE WITH THE WORK DETAIL 2, SHEET A-3/ TYPICAL.
23. INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE ACCESSIBLE UNLOADING ZONE, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK CURB RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES. SIGNAGE AND / OR PAINTED SYMBOLS ARE NOT REQUIRED AT THESE STALLS/ TYPICAL. COORDINATE WITH THE WORK DETAIL 2, SHEET A-3/ TYPICAL.
24. INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 8'-0" WIDE ACCESSIBLE UNLOADING ZONE AND WARPED WALK CURB RAMP AS INDICATED. PROVIDE SIGNAGE (INCLUDING VAN ACCESSIBLE SIGN AT STALLS WITH THE UNLOADING ZONE ON THE PEDESTRIAN SIDE OF THE VEHICLE) AND PAINTED SYMBOL AS REQUIRED/ TYPICAL.
25. INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 5'-0" WIDE UNLOADING AREA AND DEPRESSED WALK RAMP. INSTALL SIGNAGE AND MARKINGS AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS. COORDINATE THE WORK WITH DETAIL 1, SHEET A-3 AND DETAILS 3, 10, AND 11 SHEET A-3/ TYPICAL.
26. INDICATES LOCATION OF 4'-0" WIDE (MINIMUM) x 8'-0" DEEP (MINIMUM) MOTORCYCLE PARKING STALL. PROVIDE SIGNAGE AS REQUIRED BY CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE WITH THE WORK DETAIL 1, SHEET A-3/ TYPICAL.
27. INDICATES LOCATION OF 8'-0" WIDE (MINIMUM) x 16'-0" DEEP (MINIMUM) COMPACT PARKING STALL. PROVIDE SIGNAGE AS REQUIRED BY CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE WITH THE WORK DETAIL 1, SHEET A-3/ TYPICAL.
28. INSTALL PAINTED CROSSWALK WITH 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE. COORDINATE THE WORK WITH DETAIL 4, SHEET A-3/ TYPICAL.
29. INSTALL PAINTED TRAFFIC ARROWS PER THE CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH DETAIL 10, SHEET A-4 / TYPICAL.
30. INSTALL PAINTED TRAFFIC SIGNAGE PER THE CITY OF HANFORD PUBLIC WORKS STANDARDS. COORDINATE THE WORK WITH DETAIL 10, SHEET A-4 / TYPICAL.
31. DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS/ TYPICAL.
32. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7'-0" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. "RIGHT TURN ONLY" SIGN IS ALSO REQUIRED AT SAME LOCATION. INSTALL 30" x 36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
33. PROVIDE SIGN AT EACH SITE ENTRANCE THAT CLEARLY STATES. 1" HIGH LETTERING STATING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF HANFORD POLICE DEPARTMENT. REFER TO DETAIL 2, SHEET T-3 FOR ADDITIONAL INFORMATION.
34. INSTALL 6" x 36" x 6" HIGH PRE-CAST CONCRETE WHEELSTOP PER CITY OF HANFORD PUBLIC WORKS STANDARDS/ TYPICAL.
35. 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
36. 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK/ TYPICAL.
37. 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL GUTTER (AND SIDEWALK- WHERE OCCURS)/ TYPICAL.
38. CAST-IN-PLACE CONCRETE VALLEY GUTTER. COORDINATE THE WORK WITH THE GRADING AND DRAINAGE PLAN/ TYPICAL.
39. 4'-0" WIDE x 4 INCH THICK CONCRETE WALKS WITH NON-SLIP FINISH APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE CONTROL JOINTS AT 10'-0" ON-CENTER (PROVIDE 7'-0" WIDE WALKS ADJACENT TO PARKING SPACES)/ TYPICAL.
40. INDICATES THE LOCATION OF RETURNED CURB RAMP WITH 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOMES AT JUNCTION WITH VEHICULAR AREAS. COORDINATE THE WORK WITH DETAIL 8, SHEET A-3/ TYPICAL.
41. INDICATES THE LOCATION OF DEPRESSED WALK RAMP WITH 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOMES AT JUNCTION WITH VEHICULAR AREAS. COORDINATE THE WORK WITH DETAIL 9, SHEET A-3/ TYPICAL.
42. INDICATES LOCATION OF SWIMMING POOL AND SPA TO BE INSTALLED UNDER SEPARATE PERMIT AND PLAN CHECK. POOL CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO THE CITY OF HANFORD FOR PLAN CHECK AND PERMITS PRIOR TO COMMENCING WORK/ TYPICAL.
43. COORDINATE INSTALLATION OF POOL DECKING AND ACCENT PAVERS TO BE INSTALLED UNDER SEPARATE PERMIT WITH POOL SUBCONTRACTOR AND THE LANDSCAPE DRAWINGS.
44. INDICATES LOCATION(S) OF WOOD ARBOR / SHADE STRUCTURE(S) WITH REINFORCED CONCRETE MASONRY SUPPORT COLUMNS WITH THIN-SET LEDGESTONE FINISH. COORDINATE INSTALLATION REQUIREMENTS WITH DETAILS 9,10 AND 11, SHEET A-4/ TYPICAL.
45. INDICATES LOCATION OF SWIMMING POOL EQUIPMENT ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE AND 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATE AS INDICATED. COORDINATE THE INSTALLATION WITH DETAILS 2, SHEET A-4 AND THE SWIMMING POOL INSTALLER.
46. INDICATES THE LOCATION OF FREE STANDING BAR-B-QUE, "AMERICAN OUTDOOR GRILL" T-SERIES 24-INCH 2-BURNER NATURAL GAS GRILL WITH ROTISSERIE - MODEL #24NGT (OR APPROVED EQUAL). COORDINATE THE INSTALLATION WITH DETAIL 2, SHEET A-1.1 AND THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS.
47. LANDSCAPE AREAS. COORDINATE THE WORK WITH LANDSCAPE PLANS/ TYPICAL.
48. INDICATES THE LOCATION OF DOG PARK. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS
49. INSTALL BICYCLE RACK WITH SPACE FOR 6 BICYCLES. PROVIDE 4 INCH THICK CAST-IN-PLACE CONCRETE PAD WITH 4'-0" WIDE CLEARANCE ON ALL 4 SIDES OF THE RACK. COORDINATE THE WORK WITH DETAIL 1, SHEET A-1.1.
50. INDICATES LOCATION OF TYPE 'B' TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS AND CORRUGATED STEEL GATES PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35. COORDINATE THE WORK WITH DETAIL B, SHEET A-4, AND THE CIVIL DRAWINGS/ TYPICAL.
51. INSTALL KNOX BOX FOR FIRE DEPARTMENT ACCESS AT GATE CONTROLLER PEDESTAL AS DIRECTED BY THE HANFORD FIRE DEPARTMENT.
52. INDICATES 20'-0" INSIDE/ 44'-6" OUTSIDE TURNING RADIUS WITH 13'-6" (MINIMUM) VERTICAL CLEAR DISTANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS/ TYPICAL.
53. INDICATES LOCATION OF GOLF CART PARKING ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE. COORDINATE THE INSTALLATION WITH DETAILS 23, SHEET A-3.
54. INDICATES LOCATION OF SINGLE-SIDED ENTRANCE SIGNAGE WALL WITH GROUND MOUNTED ILLUMINATION. COORDINATE THE INSTALLATION WITH DETAIL 2, SHEET A-1 AND THE ELECTRICAL DRAWINGS.
55. INDICATES LOCATION OF TWO-SIDED ENTRANCE SIGNAGE WALL WITH GROUND MOUNTED ILLUMINATION. COORDINATE THE INSTALLATION WITH DETAIL 2, SHEET A-1 AND THE ELECTRICAL DRAWINGS.

SYMBOLS

SYMBOL	DESCRIPTION
	BUILDING FOOTPRINT
1	BUILDING NUMBER
2	BUILDING TYPE
3	ELECTRICAL METER LOCATION
4	STAIRWAYS
5	GROUND MOUNTED HEAT PUMP UNIT
CPT.-20	CARPORT LOCATIONS MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG TO BE INSTALLED UNDER SEPARATE PLAN CHECK AND PERMITS.
	TRASH ENCLOSURE TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35
K	KNOX BOX LOCATION INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS
	PROPOSED FIRE HYDRANT LOCATION
	EXISTING STREET LIGHT PER CITY OF HANFORD PUBLIC WORKS STANDARDS

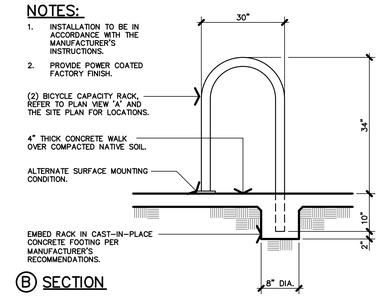




Ⓐ PLAN VIEW

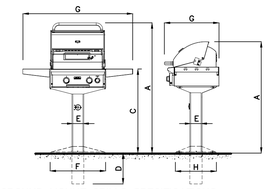
NOTES:

1. INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. PROVIDE POWER COATED FACTORY FINISH.



Ⓑ SECTION

① SHORT TERM BICYCLE RACK DETAIL



POST/IN-GROUND MOUNT GRILLS SPECIFICATIONS

GRILL MODEL	HEIGHT*				WIDTH			DEPTH	
	HOOD OPEN	HOOD CLOSED	FLOOR TO TOP OF SHELF	FLOOR TO BOTTOM OF EXTENSION BELOW GROUND	POST	POST BASE	SHELF TO SHELF	POST BASE	MAX OUTER
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
24NGT/24NGL	59"	48 1/2"	36 1/2"	18"	52 1/2"	–	51"	–	24 3/4"
24NPT/24NPL	59"	48 1/2"	37"	–	52 1/2"	26"	51"	18 1/2"	24 3/4"

*IN-GROUND MOUNT GRILL HEIGHT DIMENSIONS ARE APPROXIMATE FROM GROUND LEVEL ONCE INSTALLED.

② POST MOUNT GRILL

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Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	
△	

Project Architect:

REGISTERED PROFESSIONAL ENGINEER SCOTT A. VINCENT Exp. 12-31-21 No. C-15298 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

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DESIGN REVIEW	
PLAN CHECK	
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CONSTRUCTION	
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Reference North:

Scale: 1/30" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 07.06.21

Sheet Number:

A1.1

Of . Sheets .

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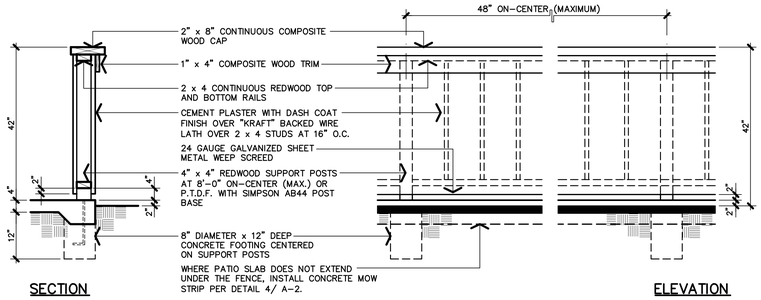
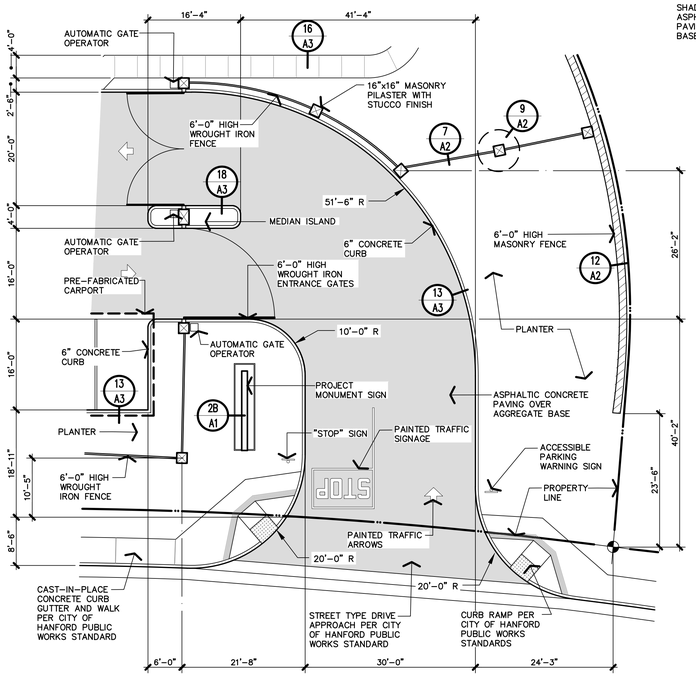
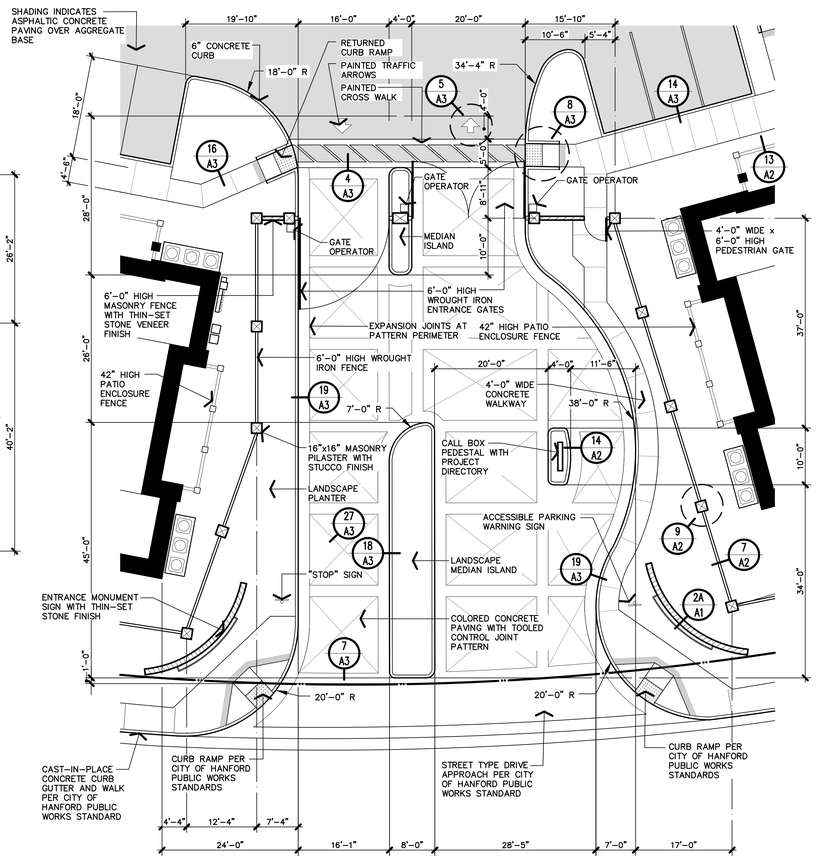
Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)



13 PATIO ENCLOSURE FENCE ELEVATION



CENTENNIAL DRIVE ENTRANCE
5 RESIDENCE ACCESS GATED ENTRY–PLAN VIEW 3/32" = 1'-0"



MILLENNIUM DRIVE ENTRANCE
1 PUBLIC ACCESS GATE ENTRY PLAN VIEW 3/32" = 1'-0"

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Fresno, California 93711
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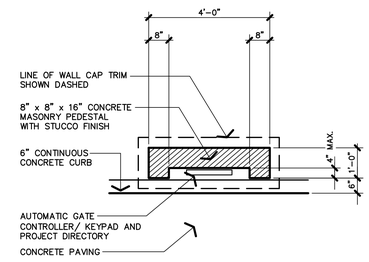
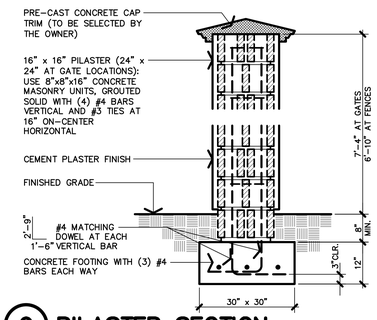
Revisions | Date

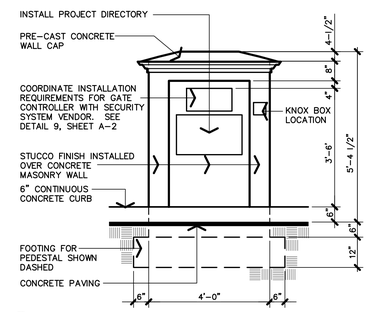
Project Architect



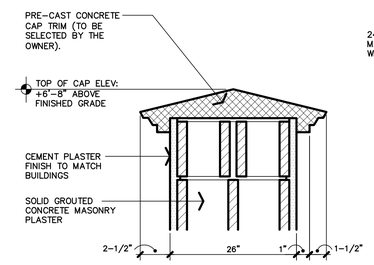
A PLAN VIEW



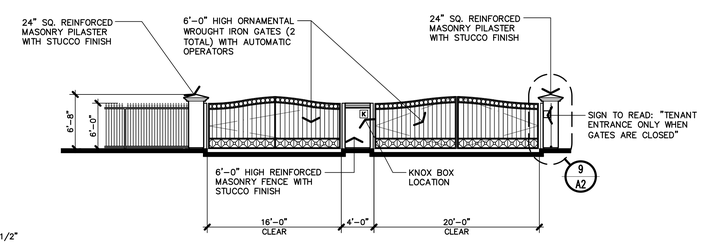
9 PILASTER SECTION



B ELEVATION

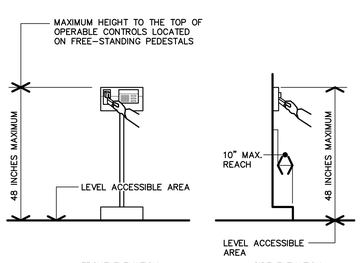


10 PILASTER CAP DETAIL

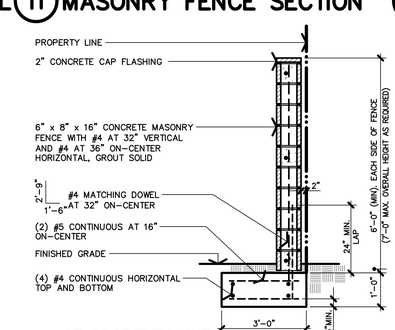


CENTENNIAL DRIVE ENTRANCE
6 SITE TENANT ACCESS GATE–ELEVATION 1/8" = 1'-0"

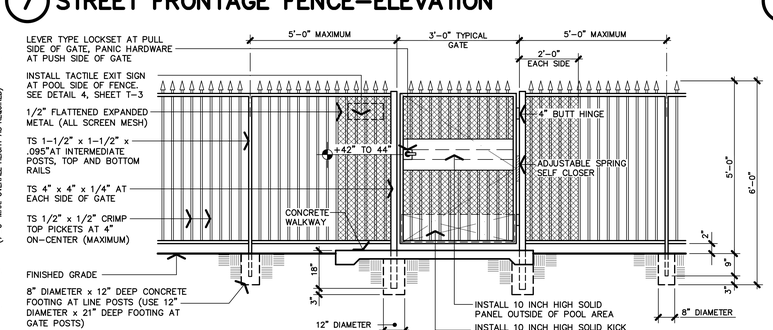
MILLENNIUM DRIVE ENTRANCE
2 SITE PUBLIC ACCESS GATE–ELEVATION



AUTOMATIC
15 GATE CONTROLLER

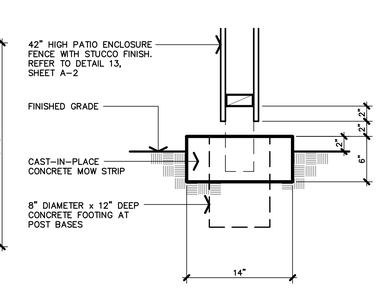


AT PROPERTY LINE
12 MASONRY FENCE DETAIL

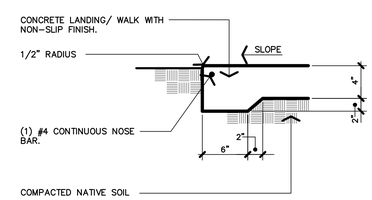


7 STREET FRONTAGE FENCE–ELEVATION

8 SWIMMING POOL ENCLOSURE FENCE–ELEVATION



AT PATIO ENCLOSURE
4 MOW STRIP DETAIL



3 EDGE OF SLAB DETAIL

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances: Date:
- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: AS NOTED

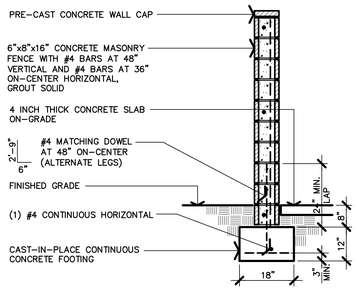
Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21
Sheet Number:

A2

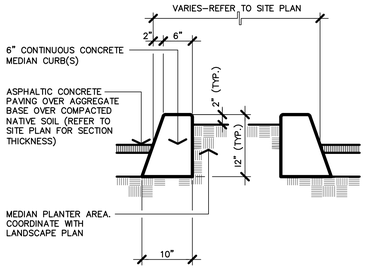
Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\A2 - Site Details.dwg, 8/9/2021 1:28:43 PM, lurii

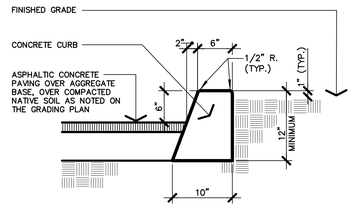
Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)



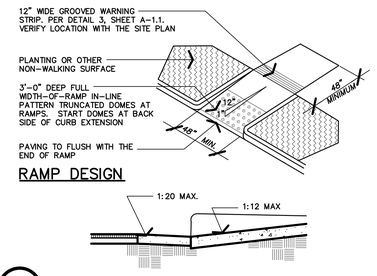
23 POOL EQUIPMENT ENCLOSURE MASONRY FENCE SECTION



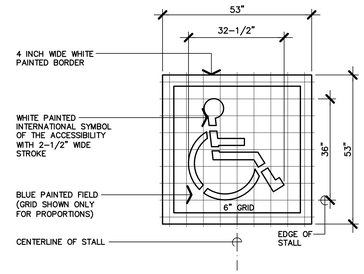
18 MEDIAN ISLAND SECTION



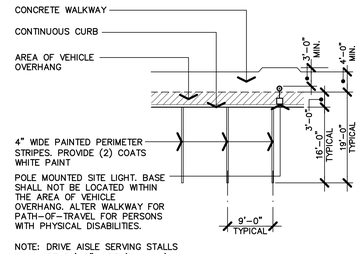
13 TYPICAL CONCRETE CURB



8 RETURN CURB RAMP

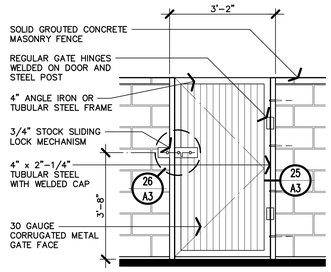


3 PAINTED STALL EMBLEM

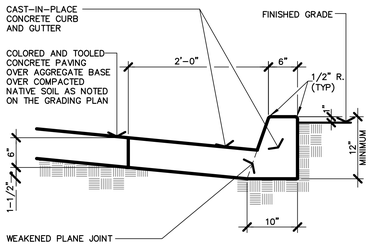


NOTE: DRIVE AISLE SERVING STALLS SHALL BE 26'-0" WIDE (MINIMUM)

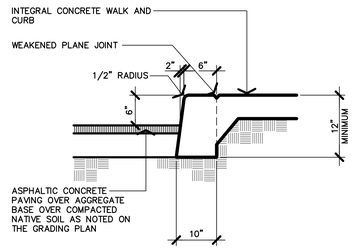
A STANDARD PARKING STALL



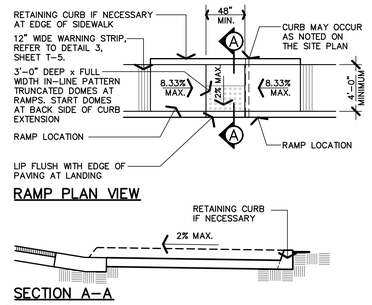
24 METAL GATE ELEVATION



19 CONCRETE CURB & GUTTER



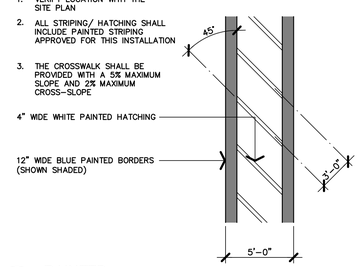
14 INTEGRAL CURB & WALK



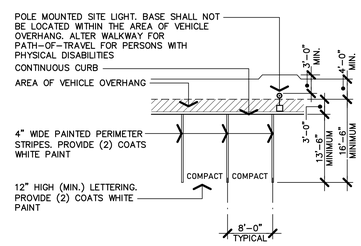
9 DEPRESSED WALK RAMP

NOTES:

1. VERIFY LOCATION WITH THE SITE PLAN
2. ALL STRIPING/ HATCHING SHALL INCLUDE PAINTED STRIPING APPROVED FOR THIS INSTALLATION
3. THE CROSSWALK SHALL BE PROVIDED WITH A 5% MAXIMUM SLOPE AND 2% MAXIMUM CROSS-SLOPE

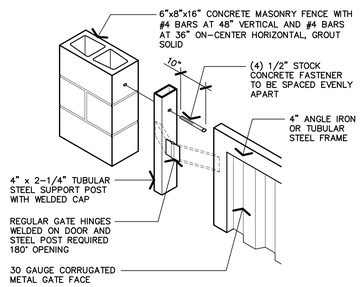


4 PAINTED CROSSWALK DETAIL

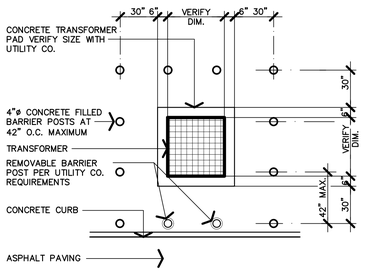


NOTE: DRIVE AISLE SERVING STALLS SHALL BE 26'-0" WIDE (MINIMUM)

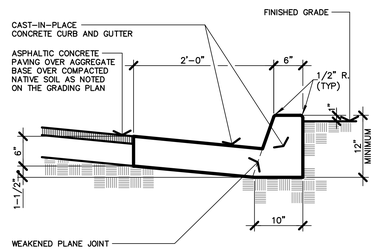
B COMPACT PARKING STALL



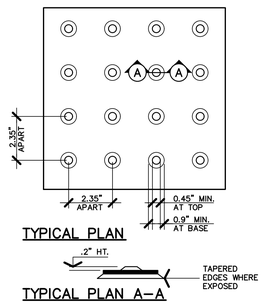
25 PEDESTRIAN GATE POST DETAIL



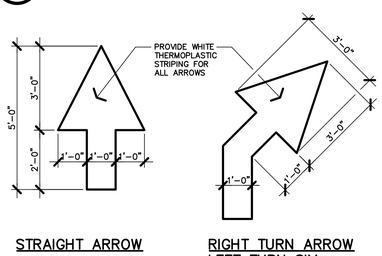
20 TRANSFORMER PAD



15 CONCRETE CURB & GUTTER



10 TRUNCATED DOMES



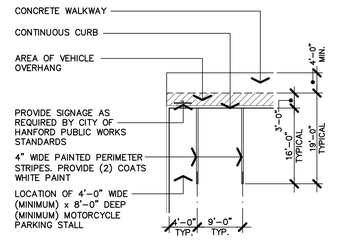
STRAIGHT ARROW

RIGHT TURN ARROW
LEFT TURN SIM.

NOTES:

1. REFER TO THE ARCHITECTURAL SITE PLAN, SHEET A-1 FOR LOCATIONS.

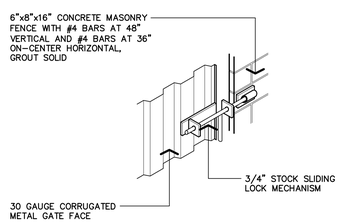
5 PAINTED TRAFFIC ARROWS



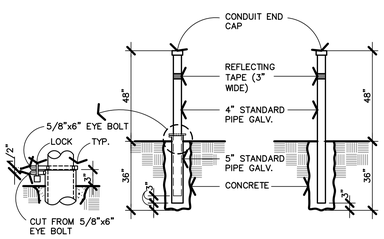
NOTE: DRIVE AISLE SERVING STALLS SHALL BE 26'-0" WIDE (MINIMUM)

C MOTORCYCLE STALL

1 TYPICAL PARKING STALL DIMENSIONS AND MARKINGS



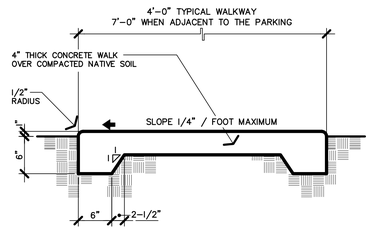
26 PEDESTRIAN GATE LATCH DETAIL



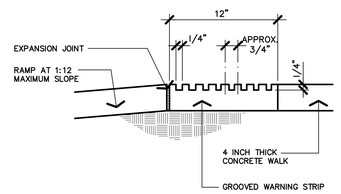
21 BARRIER POST DETAILS

NOTE:

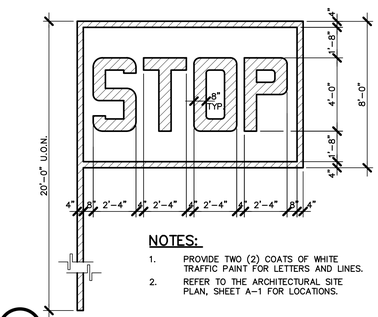
PROVIDE NON-SLIP FINISH AS NOTED ON THE SITE PLAN OR AS SELECTED BY THE ARCHITECT



16 TYPICAL CONCRETE WALK



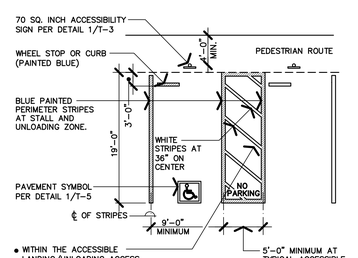
11 GROOVED WARNING STRIP



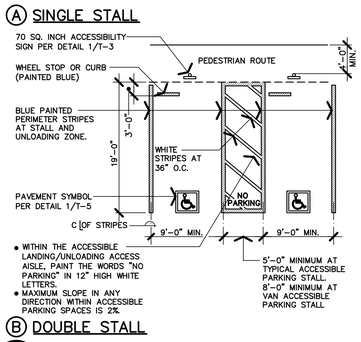
NOTES:

1. PROVIDE TWO (2) COATS OF WHITE TRAFFIC PAINT FOR LETTERS AND LINES.
2. REFER TO THE ARCHITECTURAL SITE PLAN, SHEET A-1 FOR LOCATIONS.

6 PAINTED TRAFFIC ARROWS

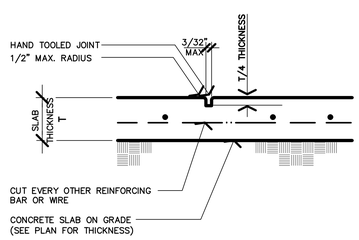


A SINGLE STALL

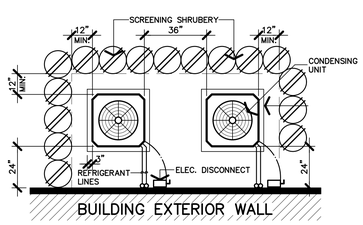


B DOUBLE STALL

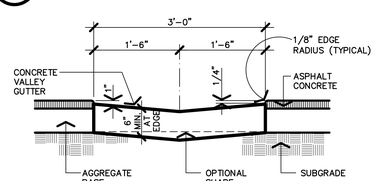
2 ACCESSIBLE PARKING STALL



27 TOOLED CONTROL JOINT DETAIL



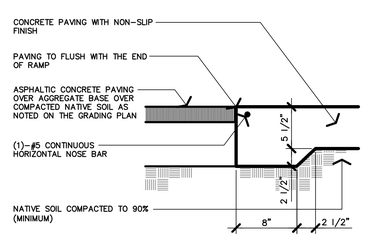
22 CONDENSING UNIT SCREENING & CLEARANCES



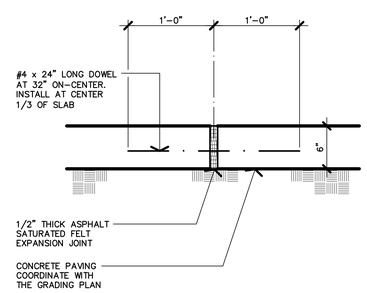
NOTES:

1. CONCRETE TO HAVE 1/8" WIDE BY 2" DEEP WEAKENED PLANE JOINTS AT 15'-0" ON-CENTER MAXIMUM AND 1/2" EXPANSION JOINTS AT 90'-0" ON-CENTER MAXIMUM.
2. CONCRETE VALLEY GUTTER SHALL MATCH THE THICKNESS OF THE A.C. PLUS THE A.B., BUT IT SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES AT THE EDGE.
3. FINISH TO BE TYPE I-C-BROOM FINISH.
4. WHERE AN ACCESSIBLE ROUTE CROSSES A CONCRETE VALLEY GUTTER, THE SLOPE SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL OR 2% CROSS SLOPE. COORDINATE THE WORK WITH THE GRADING AND DRAINAGE PLAN.

17 CONCRETE VALLEY GUTTER



12 PAVING TRANSITION



7 EXPANSION JOINT

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	

Project Architect

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE HANFORD VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

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Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

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Reference North:

Scale: AS NOTED

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 08.09.21

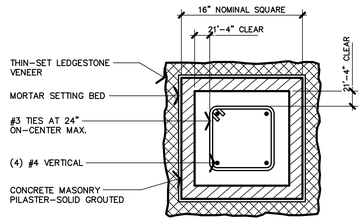
Sheet Number:

A3

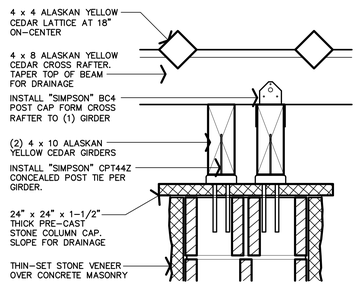
Of Sheets

Z:\2018\181019 - Hanford Square Apartments\A3 - Site Details.dwg, 8/9/2021 1:29:22 PM, lurii

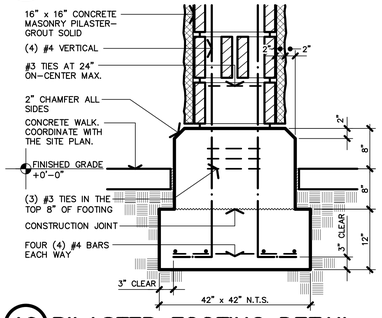
Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-03 Village at Hanford Square)



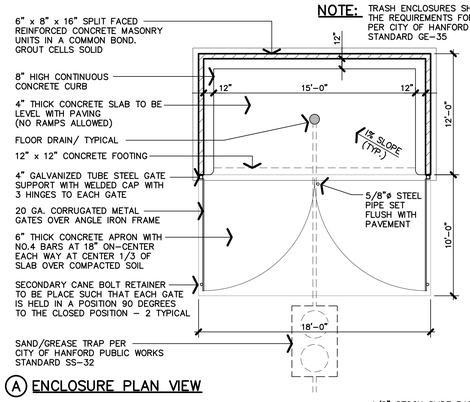
8 PILASTER SECTION



9 RAFTER TO PILASTER

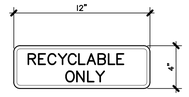


10 PILASTER FOOTING DETAIL



NOTE: TRASH ENCLOSURES SHALL COMPLY WITH THE REQUIREMENTS FOR ENCLOSURES PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35.

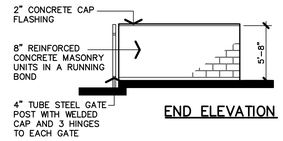
Ⓐ ENCLOSURE PLAN VIEW



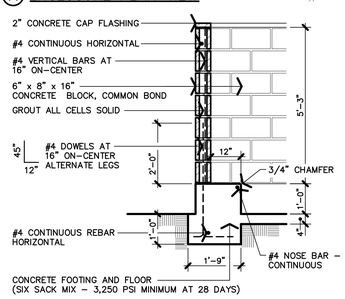
SIGN NO. 1

SIGN NO. 2

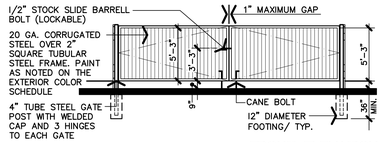
- SIGNS TO HAVE BLUE LETTERS ON A WHITE BACKGROUND
- MOUNT SIGNS AT +48"



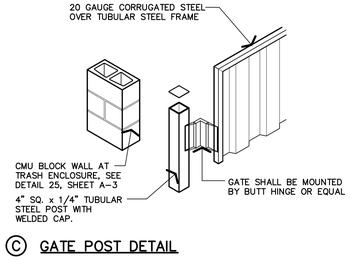
END ELEVATION



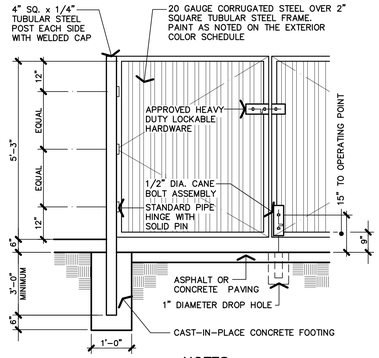
Ⓑ WALL SECTION



FRONT ELEVATION



Ⓒ GATE POST DETAIL

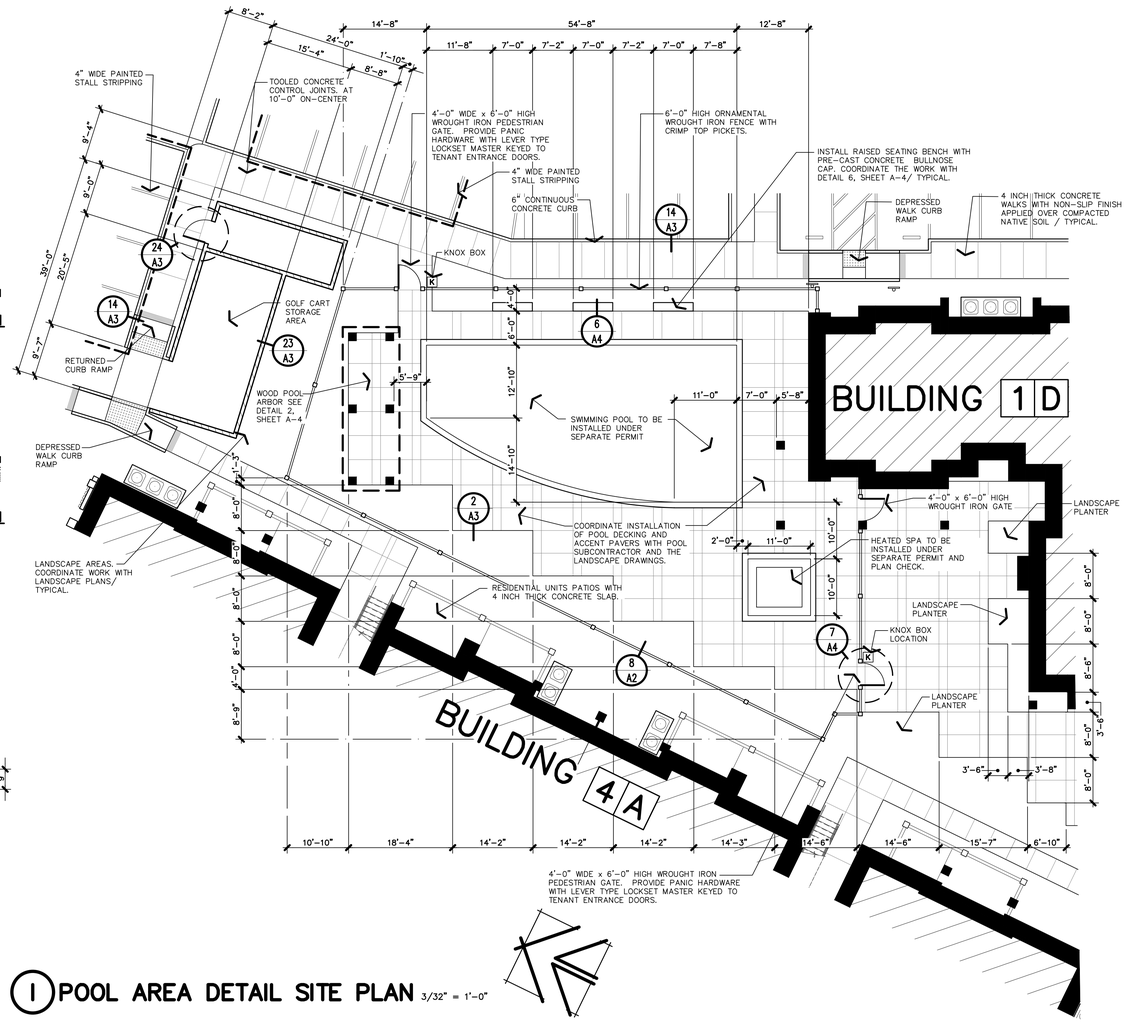


Ⓓ GATE ELEVATION

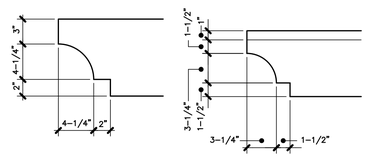
NOTES:

1. GATE HARDWARE SUBMITTALS SHALL BE REQUIRED FOR APPROVAL.
2. BLOCKS TO INCLUDE REINFORCING, FILL ALL CORES AND CAP AT TOP.

5 TRASH / RECYCLING ENCLOSURE DETAILS

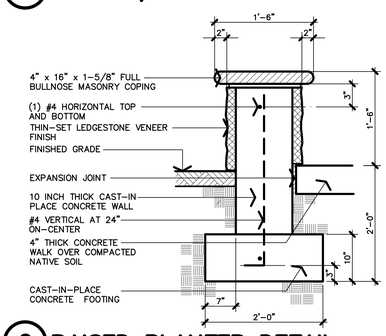


1 POOL AREA DETAIL SITE PLAN 3/32" = 1'-0"

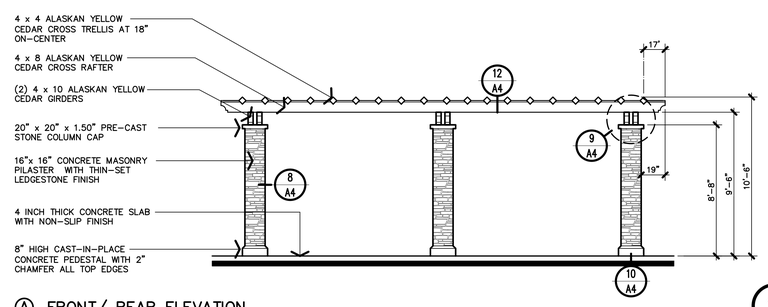


Ⓐ GIRDER Ⓑ CROSS RAFTER

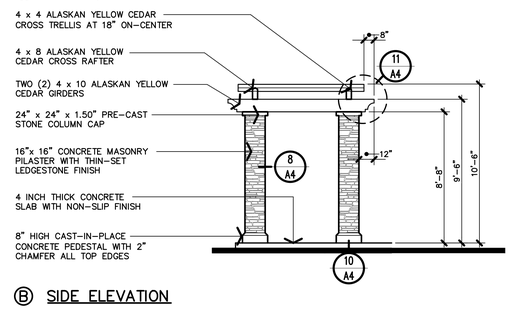
11 BEAM END DETAILS



6 RAISED PLANTER DETAIL

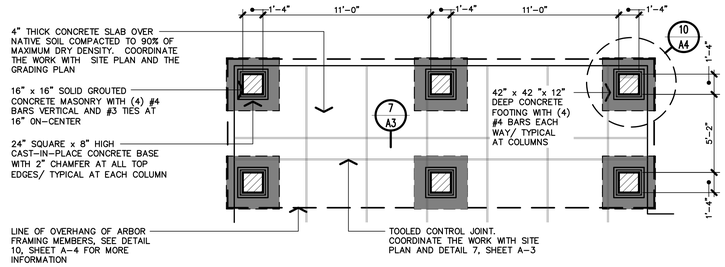


Ⓐ FRONT/ REAR ELEVATION

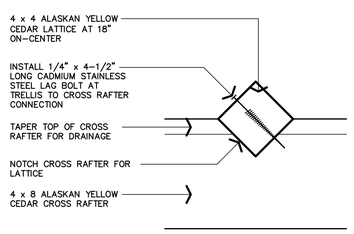


Ⓑ SIDE ELEVATION

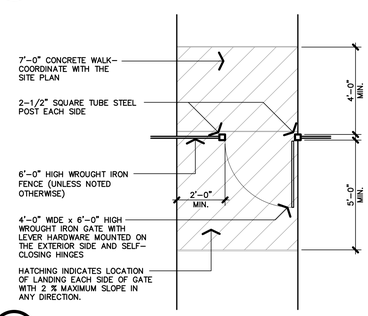
4 ARBOR ELEVATIONS 1/4" = 1'-0"



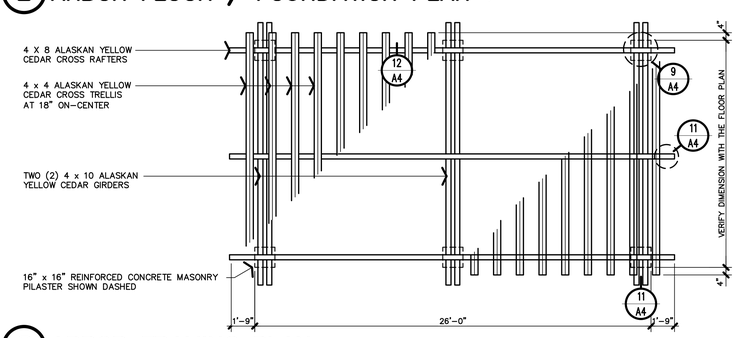
2 POOL ARBOR FLOOR / FOUNDATION PLAN 1/4" = 1'-0"



12 TRELLIS TO BEAM DETAIL



7 GATE CLEARANCES



3 ARBOR FRAMING PLAN

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	
△	

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: AS NOTED

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA

Project Number: 181019

Plot Date: 05.31.21

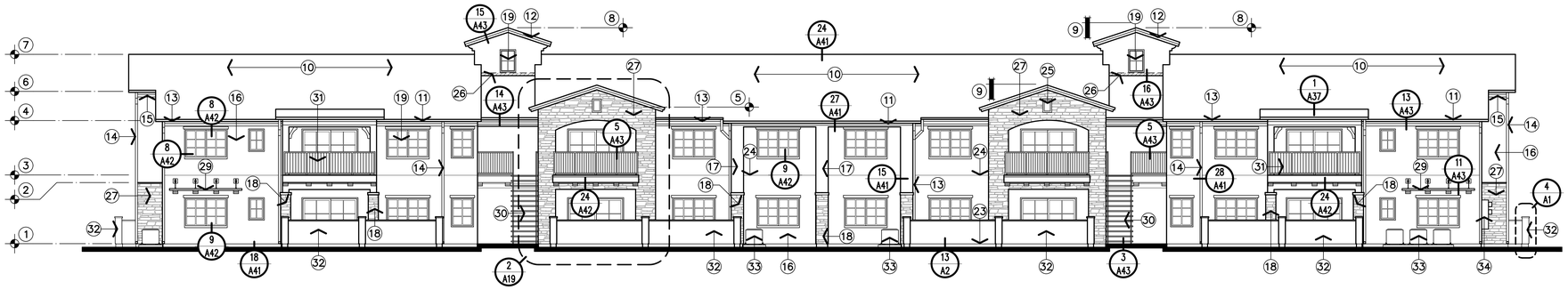
Sheet Number:

A4

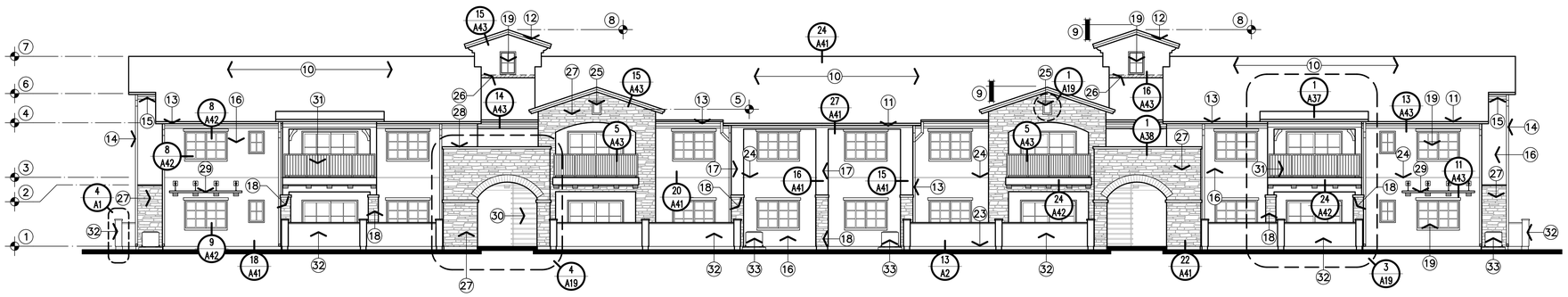
Of , Sheets ,

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

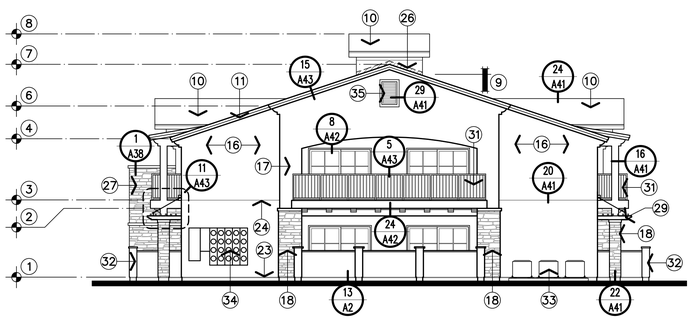
Z:\2018\181019 - Hanford Square Apartments\A4 - Site Details Pool Area.dwg, 8/9/2021 1:29:58 PM, lurli



BUILDING 'A' - FRONT



BUILDING 'A' - REAR



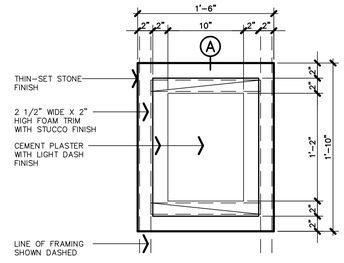
BUILDING 'A' - END

EXTERIOR ELEVATIONS

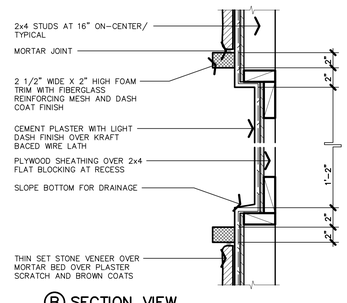
1/8" = 1'-0"

KEYNOTES

1. FINISHED FLOOR ELEVATION: + 0'-0"
2. DOUBLE TOP PLATES ELEVATION: + 9'-1"
3. FINISHED SECOND FLOOR ELEVATION: + 10'-2 1/2"
4. DOUBLE TOP PLATES ELEVATION: + 18'-3 1/2"
5. DOUBLE TOP PLATES ELEVATION: + 20'-3 1/2"
6. DOUBLE TOP PLATES ELEVATION: + 22'-7 1/2"
7. TOP OF RIDGE ELEVATION: + 27'-9 1/2"
8. TOP OF RIDGE ELEVATION: + 32'-2 1/2"
9. TYPICAL ROOF PITCH: 4:12
10. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
11. INSTALL 2 x 8 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP AR RAINGUTTER LOCATIONS). COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
12. INSTALL 2 x 6 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 2 STARTER STRIP. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
13. INDICATES LOCATION OF PRE-FINISHED 6 INCH WIDE GALVANIZED SHEET METAL OGEE RAINGUTTER WITH DOWNSPOUT INSTALLED OVER 2 x 8 RESAWN HEM FIR FASCIA. STARTER STRIPS ARE NOT REQUIRED AT THE FASCIA WHERE RAINGUTTERS ARE INSTALLED. COORDINATE INSTALLATION WITH THE ROOF PLAN, SHEET A-18 AND DETAIL 27, SHEET A-41/ TYPICAL.
14. INDICATES THE LOCATION OF PRE-FINISHED SHEET METAL DOWNSPOUT AS SUPPLIED BY THE RAINGUTTER INSTALLER. COORDINATE THE INSTALLATION REQUIREMENTS WITH DETAIL 28, SHEET A-41/ TYPICAL.
15. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION / TYPICAL.
16. INSTALL SINGLE-COAT STUCCO SYSTEM WITH LIGHT DASH FINISH OVER EXPANDED WIRE LATH INSTALLED OVER R-5 RIGID INSULATION OVER TWO LAYERS GRADE D PAPER OVER PLYWOOD SHEATHING. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
17. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH STUCCO EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
18. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
19. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42(UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
20. INDICATES LOCATION OF 6" HIGH x 2" DEEP HORIZONTAL FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT SURFACES. PROVIDE ACCENT COLOR WITH ELASTOMERIC PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
21. INDICATES THE LOCATIONS OF FALSE FOAM "CORBELS" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 25, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
22. INDICATES THE LOCATIONS OF FALSE FOAM "KNEE BRACES" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 26, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. INSTALL 24 GAUGE GALVANIZED SHEET METAL SINGLE LINE EXPANSION SCREED/ TYPICAL.
25. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 1, SHEET A-19.
26. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
27. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
28. INSTALL PRE-CAST CONCRETE TRIM OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE TRIM WITH THE STONE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
29. INDICATES THE LOCATION(S) OF FABRICATED WOOD AWNINGS. COORDINATE THE WORK WITH THE REFLECTED CEILING PLAN FOR EACH BUILDING TYPE AND DETAIL 11, SHEET A-43 / TYPICAL
30. INSTALL 48 INCH WIDE PRE-FABRICATED WROUGHT IRON STAIRWAY. USE (18) 6.76 INCH RISERS WITH (17) 11.00 INCH PRE-CAST CONCRETE TREADS. COORDINATE WORK WITH STAIR DETAIL 3, SHEET A-43. PAINT STRINGERS AND RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
31. INSTALL 42 INCH HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. COORDINATE WORK WITH RAILING DETAIL 5, SHEET A-43. PAINT RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
32. INDICATES LOCATION OF 42 INCH HIGH STUCCO FENCE AT PATIO. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL
33. INDICATES LOCATION(S) OF GROUND MOUNTED OUTDOOR HEAT PUMP UNIT(S). PROVIDE SCREENING OF UNITS AS NOTED IN DETAIL 22, SHEET A-3. COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
34. INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY.
35. INDICATES LOCATION OF 24 INCH WIDE x 36 INCH HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. PROVIDE 3 INCH WIDE x 2 INCH DEEP FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH TO MATCH ADJACENT WALLS.
36. INSTALL PRE-CAST CONCRETE ARCHSTONE VENEER OVER PLASTER SCRATCH AND BROWN COATS PER THE VENEER MANUFACTURER'S MOST RECENT RECOMMENDATIONS / TYPICAL

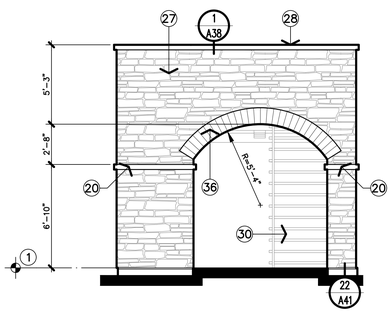


Ⓐ ELEVATION VIEW

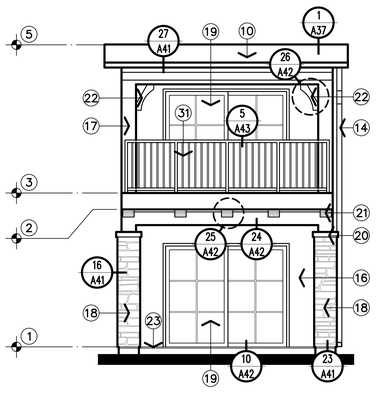


Ⓑ SECTION VIEW

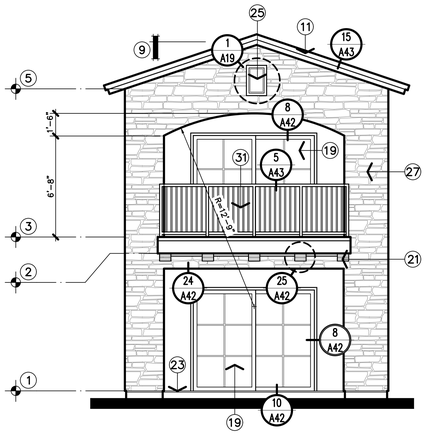
1 STUCCO RECESS DETAIL



4 PARTIAL ELEVATION



3 PARTIAL ELEVATION



2 PARTIAL ELEVATION

EXTERIOR COLORS

SYMBOL	MATERIAL / LOCATION	DESCRIPTION
A	STUCCO – MAIN WALL COLOR	COLOR TO MATCH 'BEHR' 61YY 89/040 "CRISP LINEN"
B	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' SW0033 "REMBRANDT RUBY"
C	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"
D	THIN SET STONE VENEER	COLOR TO MATCH EL DORADO STONE "DURANGO" SERIES, COLOR: "MOUNTAIN LEDGE"
E	MISSION PROFILE CONCRETE ROOFING TILES	COLOR TO MATCH EAGLE ROOFING PRODUCTS "BEL AIR" SERIES, COLOR: NO. 4502 "ARCADIA"
F	WOOD FASCIAS (RAINGUTTERS TO MATCH)	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
G	WOOD ARBORS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
H	DOWNSPOUTS	PAINT TO MATCH ADJACENT WALL SURFACE
J	VINYL WINDOW FRAMES	FACTORY WHITE
K	IRON STAIRS AND RAILINGS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
M	ENTRANCE DOORS	COLOR TO MATCH SHERWIN WILLIAMS "LOYAL BLUE" SW 6510
N	STORAGE / HEATER DOORS	PAINT TO MATCH ADJACENT WALL SURFACE
P	DOOR AND WINDOW TRIM	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

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Consultant Information:

Consultant Seal:

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

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Reference North:

Scale: 1/8" = 1'-0"

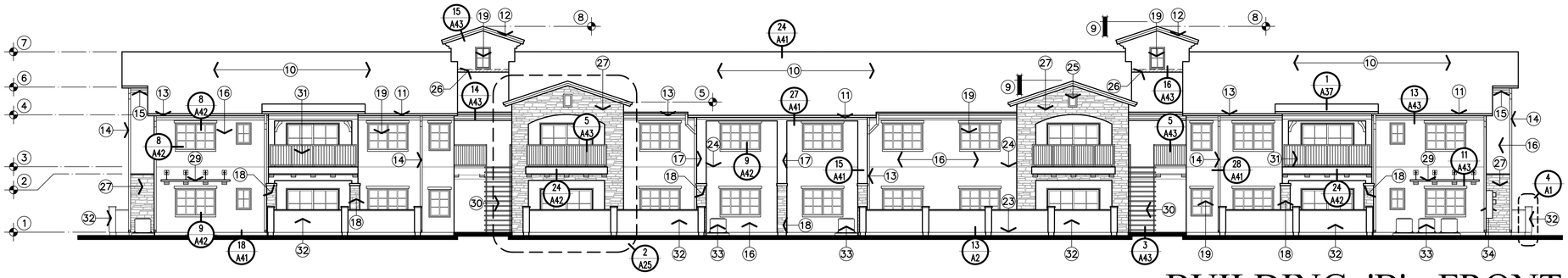
Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21
Sheet Number:

A19

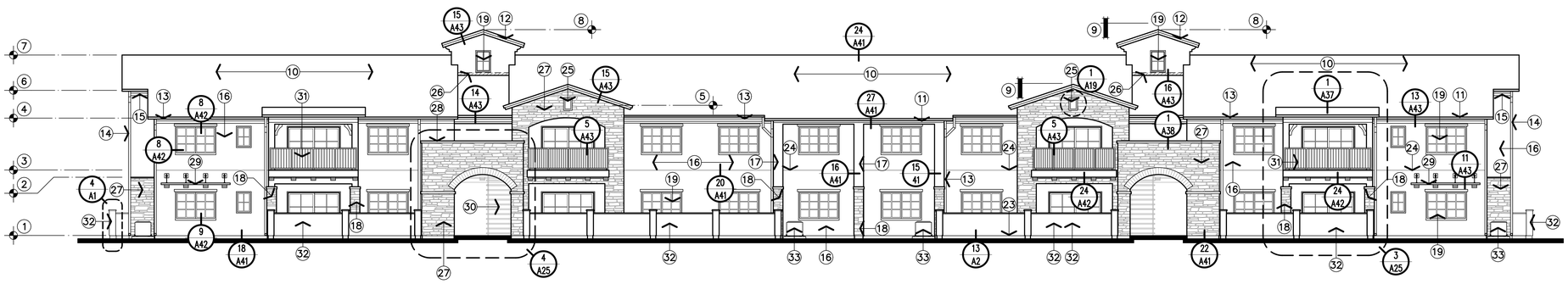
Of - Sheets -

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

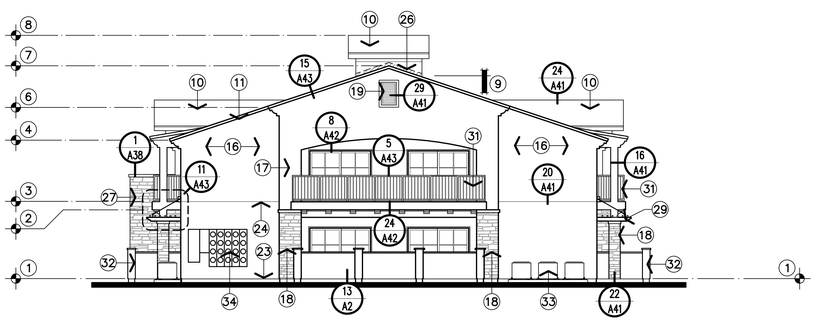
Z:\2018\181019 - Hanford Square Apartments\A19 - Bldg A - Exterior Elevations.dwg, 8/9/2021 2:44:31 PM, lurli



BUILDING 'B' - FRONT



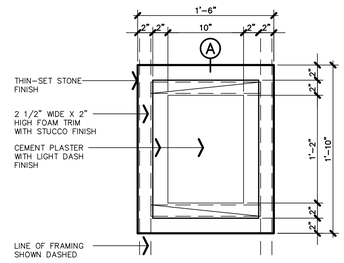
BUILDING 'B' - REAR



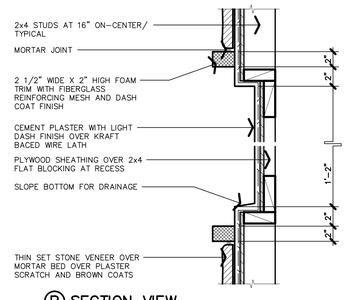
BUILDING 'B' - END

EXTERIOR ELEVATIONS

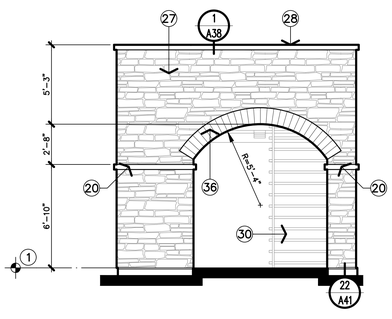
1/8" = 1'-0"



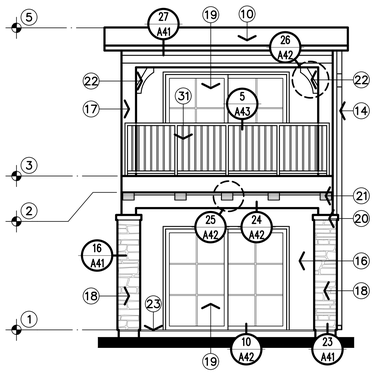
Ⓐ ELEVATION VIEW



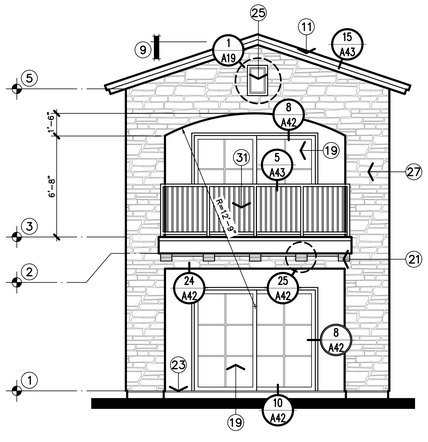
Ⓑ SECTION VIEW



4 PARTIAL ELEVATION



3 PARTIAL ELEVATION



2 PARTIAL ELEVATION

1 STUCCO RECESS DETAIL

KEYNOTES

1. FINISHED FLOOR ELEVATION: + 0'-0"
2. DOUBLE TOP PLATES ELEVATION: + 9'-1"
3. FINISHED SECOND FLOOR ELEVATION: + 10'-2 1/2"
4. DOUBLE TOP PLATES ELEVATION: + 18'-3 1/2"
5. DOUBLE TOP PLATES ELEVATION: + 20'-3 1/2"
6. DOUBLE TOP PLATES ELEVATION: + 22'-7 1/2"
7. TOP OF RIDGE ELEVATION: + 27'-9 1/2"
8. TOP OF RIDGE ELEVATION: + 32'-2 1/2"
9. TYPICAL ROOF PITCH: 4:12
10. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
11. INSTALL 2 x 8 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP AR RAINGUTTER LOCATIONS). COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
12. INSTALL 2 x 6 RESAWN HEM FIR FASCIA / BARGE RAFTER WITH 1 x 2 STARTER STRIP. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
13. INDICATES LOCATION OF PRE-FINISHED 6 INCH WIDE GALVANIZED SHEET METAL OGEE RAINGUTTER WITH DOWNSPOUT INSTALLED OVER 2 x 8 RESAWN HEM FIR FASCIA. STARTER STRIPS ARE NOT REQUIRED AT THE FASCIA WHERE RAINGUTTERS ARE INSTALLED. COORDINATE INSTALLATION WITH THE ROOF PLAN, SHEET A-18 AND DETAIL 27, SHEET A-41/ TYPICAL.
14. INDICATES THE LOCATION OF PRE-FINISHED SHEET METAL DOWNSPOUT AS SUPPLIED BY THE RAINGUTTER INSTALLER. COORDINATE THE INSTALLATION REQUIREMENTS WITH DETAIL 28, SHEET A-41/ TYPICAL.
15. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION / TYPICAL.
16. INSTALL SINGLE-COAT STUCCO SYSTEM WITH LIGHT DASH FINISH OVER EXPANDED WIRE LATH INSTALLED OVER R-5 RIGID INSULATION OVER TWO LAYERS GRADE D PAPER OVER PLYWOOD SHEATHING. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
17. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH STUCCO EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
18. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
19. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42(UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
20. INDICATES LOCATION OF 6" HIGH x 2" DEEP HORIZONTAL FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT SURFACES. PROVIDE ACCENT COLOR WITH ELASTOMERIC PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
21. INDICATES THE LOCATIONS OF FALSE FOAM "CORBELS" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 25, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
22. INDICATES THE LOCATIONS OF FALSE FOAM "KNEE BRACES" WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 26, SHEET A-42 FOR ADDITIONAL INFORMATION / TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. INSTALL 24 GAUGE GALVANIZED SHEET METAL SINGLE LINE EXPANSION SCREED/ TYPICAL.
25. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 1, SHEET A-19.
26. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE ROOF PLAN FOR EACH BUILDING TYPE.
27. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
28. INSTALL PRE-CAST CONCRETE TRIM OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE TRIM WITH THE STONE VENEER MANUFACTURERS MOST RECENT REQUIREMENTS/ TYPICAL.
29. INDICATES THE LOCATION(S) OF FABRICATED WOOD AWNINGS. COORDINATE THE WORK WITH THE REFLECTED CEILING PLAN FOR EACH BUILDING TYPE AND DETAIL 11, SHEET A-43 / TYPICAL.
30. INSTALL 48 INCH WIDE PRE-FABRICATED WROUGHT IRON STAIRWAY. USE (18) 6.76 INCH RISERS WITH (17) 11.00 INCH PRE-CAST CONCRETE TREADS. COORDINATE WORK WITH STAIR DETAIL 3, SHEET A-43. PAINT STRINGERS AND RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
31. INSTALL 42 INCH HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. COORDINATE WORK WITH RAILING DETAIL 5, SHEET A-43. PAINT RAILING AS NOTED ON THE EXTERIOR COLOR SCHEDULE/ TYPICAL.
32. INDICATES LOCATION OF 42 INCH HIGH STUCCO FENCE AT PATIO. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL
33. INDICATES LOCATION(S) OF GROUND MOUNTED OUTDOOR HEAT PUMP UNIT(S). PROVIDE SCREENING OF UNITS AS NOTED IN DETAIL 22, SHEET A-3. COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
34. INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY.
35. INDICATES LOCATION OF 24 INCH WIDE x 36 INCH HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. PROVIDE 3 INCH WIDE x 2 INCH DEEP FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH TO MATCH ADJACENT WALLS.
36. INSTALL PRE-CAST CONCRETE ARCHSTONE VENEER OVER PLASTER SCRATCH AND BROWN COATS PER THE VENEER MANUFACTURER'S MOST RECENT RECOMMENDATIONS / TYPICAL

EXTERIOR COLORS

SYMBOL	MATERIAL / LOCATION	DESCRIPTION
A	STUCCO – MAIN WALL COLOR	COLOR TO MATCH 'BEHR' 61YY 89/040 "CRISP LINEN"
B	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' SW0033 "REMBRANDT RUBY"
C	STUCCO – ACCENT WALL COLOR	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"
D	THIN SET STONE VENEER	COLOR TO MATCH EL DORADO STONE "DURANGO" SERIES, COLOR: "MOUNTAIN LEDGE"
E	MISSION PROFILE CONCRETE ROOFING TILES	COLOR TO MATCH EAGLE ROOFING PRODUCTS "BEL AIR" SERIES, COLOR: NO. 4502 "ARCADIA"
F	WOOD FASCIAS (RAINGUTTERS TO MATCH)	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
G	WOOD ARBORS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
H	DOWNSPOUTS	PAINT TO MATCH ADJACENT WALL SURFACE
J	VINYL WINDOW FRAMES	FACTORY WHITE
K	IRON STAIRS AND RAILINGS	COLOR TO MATCH SHERWIN WILLIAMS "URBANE BRONZE" SW 7048
M	ENTRANCE DOORS	COLOR TO MATCH SHERWIN WILLIAMS "LOYAL BLUE" SW 6510
N	STORAGE / HEATER DOORS	PAINT TO MATCH ADJACENT WALL SURFACE
P	DOOR AND WINDOW TRIM	COLOR TO MATCH 'BEHR' 20YY41/145 "TRADITIONAL TAN"

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions | Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12-31-21 No. C-15290 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1/8" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21

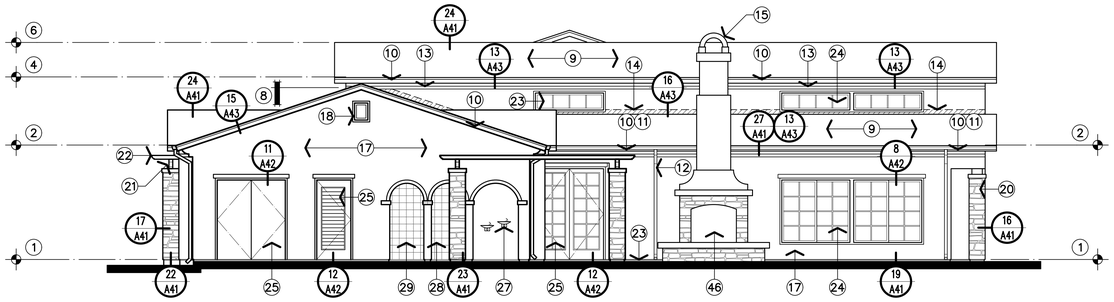
Sheet Number:

A25

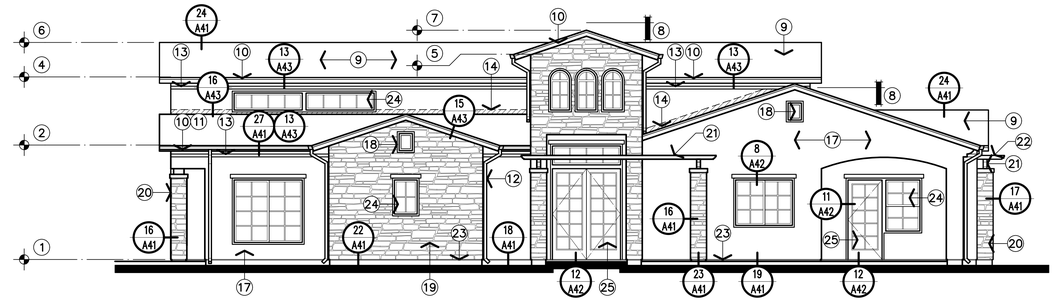
Of . Sheets .

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

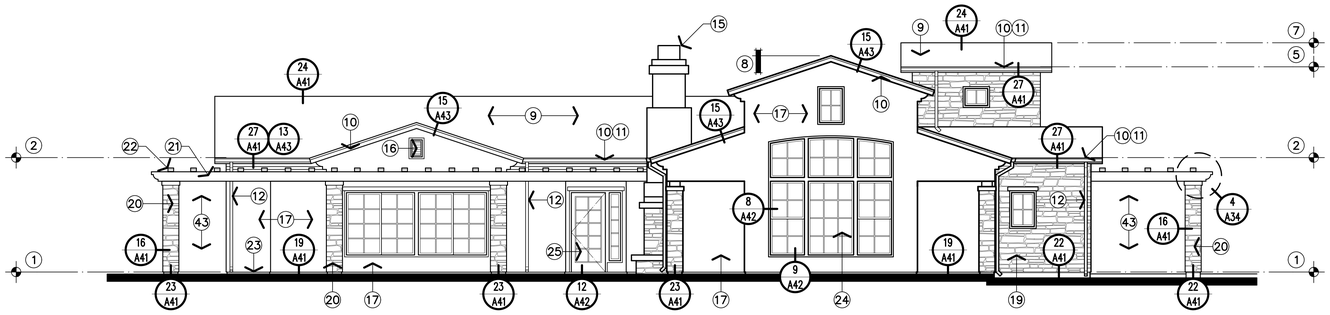
Z:\2018\181019 - Hanford Square Apartments\A25 - Bldg B - Exterior Elevations.dwg, 6/9/2021 3:21:54 PM, lurli



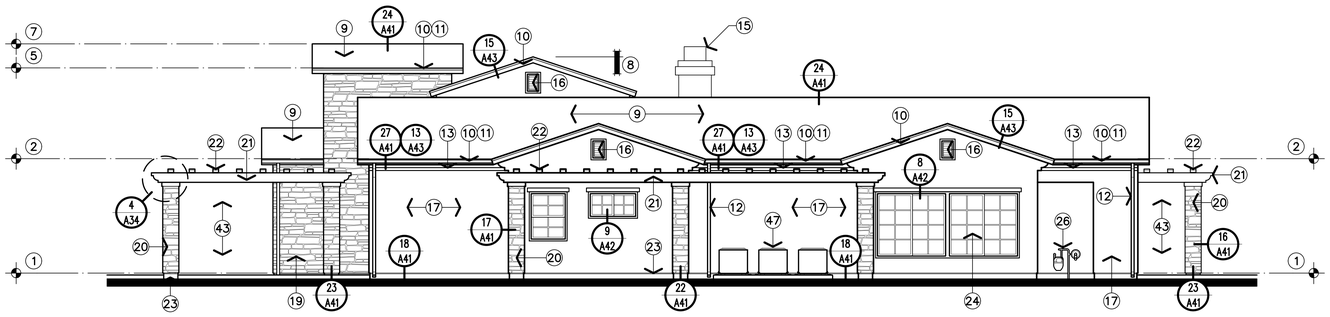
BUILDING 'D' - NORTH



BUILDING 'D' - SOUTH



BUILDING 'D' - WEST



BUILDING 'D' - EAST

EXTERIOR ELEVATIONS

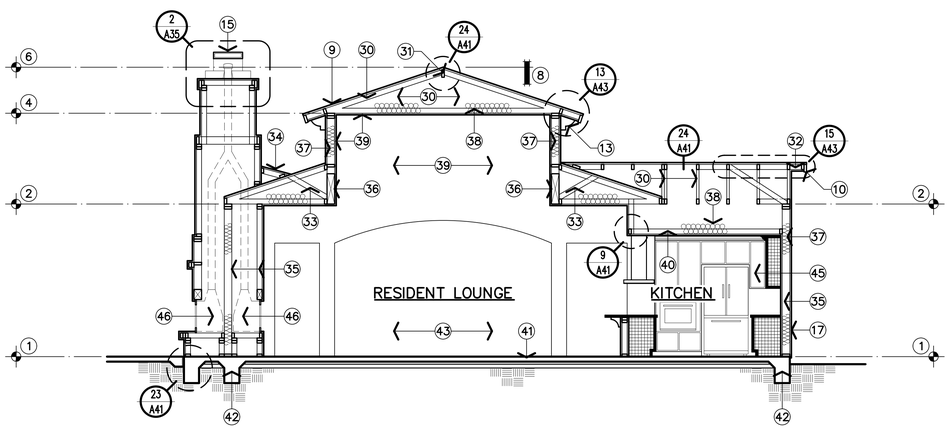
3/16" = 1'-0"

KEYNOTES

39. GYPSUM BOARD INTERIOR FINISH APPLIED AT WALLS AND CEILINGS. COORDINATE FINISH WITH THE FINISH SCHEDULE, SHEET A-13/ TYPICAL.
40. COORDINATE INSTALLATION OF FURRED CEILINGS WITH THE REFLECTED CEILING PLANS FOR EACH BUILDING TYPE/ TYPICAL.
41. COORDINATE THE INSTALLATION OF 4 INCH THICK CONCRETE SLAB WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
42. COORDINATE FOOTING SIZE AND REINFORCING WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
43. OPEN TO BEYOND.
44. COORDINATE INSTALLATION OF THE LIGHT FIXTURE WITH ELECTRICAL PLANS.
45. CABINETS. REFER TO THE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
46. COORDINATE INSTALLATION OF THE GAS APPLIANCE FIREPLACE WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1 AND THE MANUFACTURER'S RECOMMENDATIONS.
47. INDICATES LOCATION(S) OF GROUND MOUNTED CONDENSING UNIT(S). COORDINATE INSTALLATION REQUIREMENTS WITH MECHANICAL PLANS AND MANUFACTURER'S INSTALLATION REQUIREMENTS / TYPICAL.

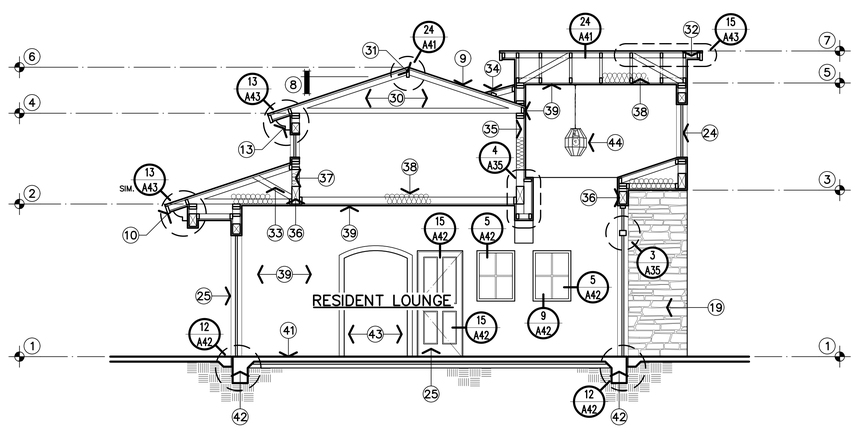
1	FINISHED FLOOR ELEVATION:	+ 0'-0"
2	DOUBLE TOP PLATES ELEVATION:	+ 10'-1"
3	BOTTOM OF SOFFIT ELEVATION:	+ 11'-0"
4	DOUBLE TOP PLATES ELEVATION:	+ 16'-1"
5	DOUBLE TOP PLATES ELEVATION:	+ 18'-1"
6	TOP OF RIDGE ELEVATION:	+ 19'-1 1/2"
7	TOP OF RIDGE ELEVATION:	+ 20'-2 1/2"
8	TYPICAL ROOF PITCH:	4 : 12

9. INSTALL MISSION PROFILE CONCRETE TILE ROOFING (EAGLE ROOFING PRODUCTS MALIBU SERIES NO. 2118 "TERRACOTTA GOLD" CRRC I.D. 0918-0002, SOLAR REFLECTANCE=0.38, THERMAL EMITTANCE=0.88, SRI=42 OR EQUAL)OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING. THE TILE ROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT. COORDINATE THE WORK WITH THE ROOF PLAN/ TYPICAL.
10. INSTALL 2 x 8 RESAWN HEM FIR FASCIA WITH 1 x 3 STARTER STRIP (DELETE STARTER STRIP WHERE GUTTERS ARE TO BE INSTALLED). COORDINATE THE WORK WITH THE ROOF PLAN AND EXTERIOR ELEVATIONS.
11. COORDINATE THE INSTALLATION OF PRE-FINISHED SHEET METAL RAINGUTTERS WITH THE ROOF PLAN/ TYPICAL.
12. COORDINATE THE INSTALLATION OF PRE-FINISHED SHEET METAL DOWNSPOUTS WITH THE ROOF PLAN/ TYPICAL.
13. INSTALL STEPPED FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND STUCCO FINISH TO MATCH ADJACENT WALLS AT FASCIA CONDITION. FOAM TRIM TO BE INSTALLED OVER THE PLASTER SCRATCH AND BROWN COATS PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS. REFER TO DETAIL 13, SHEET A-43 FOR ADDITIONAL INFORMATION/ TYPICAL.
14. HATCHING INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL FLASHING AT ROOF-TO-WALL JUNCTIONS. COORDINATE THE WORK WITH THE EXTERIOR ELEVATIONS/ TYPICAL.
15. INDICATES THE LOCATION OF CHIMNEY AS SHOWN. COORDINATE THE WORK WITH STRUCTURAL DRAWINGS AND DETAIL 2, SHEET A-35/ TYPICAL.
16. INSTALL 12" WIDE x 18" HIGH LOUVERED GABLE END VENT WITH 1/4 INCH INSECT SCREEN. COORDINATE THE WORK WITH DETAIL 29, SHEET A-41/ TYPICAL.
17. INSTALL 7/8 INCH THICK STUCCO WITH LIGHT DASH FINISH OVER "KRAFT" BACKED WIRE LATH. PROVIDE INTEGRAL COLOR AS NOTED ON THE COLOR SCHEDULE. INSTALLATION OF LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT/ TYPICAL.
18. INSTALL RECESSED STUCCO ACCENT WITH FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND FINISH TO MATCH ADJACENT SURFACES. PAINT TRIM ACCENT COLOR PER THE EXTERIOR COLOR SCHEDULE AND DETAIL 13 AND 14, SHEET A-43.
19. INSTALL THIN SET FAUX STONE VENEER ("ELDORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURER'S MOST RECENT REQUIREMENTS/ TYPICAL.
20. INDICATES LOCATION(S) OF FURRED COLUMN(S) WITH THIN SET STONE VENEER EXTERIOR FINISH TO MATCH ADJACENT WALLS. COORDINATE THE WORK WITH THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE/ TYPICAL.
21. INSTALL 4 x 10 ALASKAN YELLOW CEDAR BEAM AS INDICATED. COORDINATE THE WORK WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
22. INSTALL 4 x 6 (FLAT) ALASKAN YELLOW CEDAR TRELLIS FRAMING AT 24" ON-CENTER COORDINATE THE WORK WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
23. INSTALL 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED/ TYPICAL.
24. WINDOWS WITH MUNTINS AND DUAL GLAZING AS SHOWN. PROVIDE WINDOW TRIM AS NOTED IN DETAIL 1, SHEET A-42 (UNLESS NOTED OTHERWISE). COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE, SHEET A-12.
25. DOOR(S). PROVIDE TRIM AS NOTED IN DETAIL 3, SHEET A-42 (UNLESS NOTED OTHERWISE). COORDINATE INSTALLATION WITH THE DOOR SCHEDULE, SHEET A-12.
26. INDICATES LOCATION OF BUILDING GAS METERS. COORDINATE INSTALLATION WITH PLUMBING PLAN AND LOCAL UTILITY COMPANY REQUIREMENTS/ TYPICAL.
27. INSTALL WALL MOUNTED HIGH-LOW DRINKING FOUNTAINS WITH BUBBLERS AT 40" AND 36" ABOVE FINISHED FLOOR AND 1-1/2 INCH DIAMETER ALUMINUM PIPE BARRIERS EACH SIDE PER DETAIL 13, SHEET T-3 AND THE TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
28. INSTALL ROLL-IN 36" X 36" POOL SHOWER WITH CERAMIC TILE WALL FINISH. INSTALL LEVER TYPE SHOWER VALVE AND GRAB BARS. COORDINATE THE WORK WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1.
29. INSTALL ROLL-IN 60" X 36" POOL SHOWER WITH CERAMIC TILE WALL FINISH. INSTALL LEVER TYPE SHOWER VALVE AND GRAB BARS. COORDINATE THE WORK WITH THE FLOOR PLAN, SHEETS A-32 AND A-32.1.
30. PRE-FABRICATED TRUSSES. REFER TO THE STRUCTURAL DRAWINGS FOR TRUSS TYPE AND ADDITIONAL INFORMATION.
31. COORDINATE INSTALLATION OF 2x FULL DEPTH CONTINUOUS RIDGE BLOCKING AT ROOF TRUSSES WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
32. COORDINATE INSTALLATION OF 2x LOOK-OUTS WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
33. COORDINATE INSTALLATION OF 2x BRACES WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
34. INDICATES THE LOCATION OF 1/2 INCH THICK CPX PLYWOOD CRICKET INSTALLED OVER 2x FRAMING AT 24 INCHES ON-CENTER. PROVIDE COMPOSITION ROOFING COVER FOR A WEATHERTIGHT ASSEMBLY. ROOFING COLOR TO MATCH ADJACENT TILE ROOFING AS SELECTED BY THE ARCHITECT/ TYPICAL.
35. 2x DOUGLAS FIR STUDS AT 16 INCHES ON-CENTER UNLESS NOTED OTHERWISE. COORDINATE STUD SIZE AND GRADE WITH THE STRUCTURAL DRAWINGS/ TYPICAL.
36. COORDINATE INSTALLATION OF BEAM(S) AND HEADER(S) WITH THE STRUCTURAL DRAWINGS FOR EACH BUILDING TYPE.
37. PROVIDE R-19 FIBERGLASS INSULATION BETWEEN STUDS AT ALL EXTERIOR WALLS.
38. INSTALL R-38 FIBERGLASS INSULATION AT CEILING / ROOF ASSEMBLIES.



SECTION 'B'

1/4" = 1'-0"



SECTION 'C'

1/4" = 1'-0"

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15296 STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 3/16" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE

HANFORD, CA

Project Number: 181019

Plot Date: 08.09.21

Sheet Number:

A36

Of . Sheets .

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

Z:\201818\019 - Hanford Square Apartments\A36 - Bldg D - Exterior Elevations.dwg, 8/9/2021 2:16:09 PM, lurt

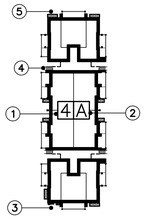
REFERENCE SITE PLAN

1" = 30'-0"

NOTES

1. REFER TO THE FIRE NOTES, SHEET T-6 FOR ADDITIONAL INFORMATION/ REQUIREMENTS.
2. REFER TO THE COMPOSITE FLOOR PLANS FOR EACH BUILDING TYPE FOR ADDITIONAL FIRE PROTECTION REQUIREMENTS.
3. REFER TO THE FIRE ASSEMBLIES AND PENETRATION PROTECTION DETAILS, SHEETS T-6 AND A-37 FOR ADDITIONAL INFORMATION AND REQUIREMENTS/ TYPICAL.
4. ALL BUILDINGS ARE PROVIDED WITH SETBACKS FROM ACTUAL OR ASSUMED PROPERTY LINES THAT EXCEED 10'-0". BASED UPON V-B CONSTRUCTION TYPE, EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE RATED PER CBC TABLE 602 AND OPENINGS ARE NOT RESTRICTED BASED ON CBC SECTION 705.8.1.

SYMBOLS



BUILDING FOOTPRINT

1. BUILDING NUMBER
2. BUILDING TYPE
3. ELECTRICAL METER LOCATION
4. STAIRWAYS
5. GROUND MOUNTED HEAT PUMP UNIT

CPT.-20

CARPORT LOCATIONS
MINIMUM PARKING STALL SIZE = 9' x 18' WITH 2' OVERHANG

TRASH ENCLOSURE
TYPE 'B' ENCLOSURE PER CITY OF HANFORD PUBLIC WORKS STANDARD GE-35

K

KNOX BOX LOCATION
INDICATES THE LOCATIONS OF KNOX BOXES AND KNOX GATE LOCKS TO BE INSTALLED PER CITY OF HANFORD FIRE DEPARTMENT STANDARDS

PROPOSED FIRE HYDRANT LOCATION

KEYNOTES

1. INDICATES PATH-OF-TRAVEL FOR DISABLED ACCESS AT LOCATIONS. PROVIDE 4'-0" WIDE PATH WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL. PROVIDE PAINTED HATCHING TO DELINEATE PATH IN ASPHALT PAVED AREAS. WHERE A PEDESTRIAN WAY CROSSES A CURB, A 3'-0" DEEP x FULL WIDTH OF THE RAMP DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES COMPLYING WITH DETAILS 8 AND 9, SHEET A-3 SHALL BE INSTALLED BEHIND THE PROJECTION OF THE CURB.
2. INDICATES LOCATION(S) OF ON-SITE CURB RAMPS. AT LOCATIONS WHERE A PEDESTRIAN WAY CROSSES A CURB, A 3'-0" DEEP x FULL WIDTH OF THE RAMP DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES COMPLYING WITH DETAILS 8 AND 9, SHEET A-3 SHALL BE INSTALLED BEHIND THE PROJECTION OF THE CURB. COORDINATE INSTALLATION OF THE RAMPS WITH THE SITE PLAN/ TYPICAL.
3. HATCHING INDICATES LOCATION(S) ACCESSIBLE PARKING STALL WITH 5'-0" WIDE UNLOADING ZONES. COORDINATE WORK WITH DETAIL 2, SHEET A-3 AND THE SITE PLAN/ TYPICAL.
4. HATCHING INDICATES LOCATION(S) ACCESSIBLE PARKING STALL WITH 8'-0" WIDE UNLOADING ZONE. COORDINATE WORK WITH DETAIL 2, SHEET A-3 AND THE SITE PLAN/ TYPICAL.
5. HATCHING INDICATES LOCATION(S) VAN ACCESSIBLE PARKING STALL WITH 8'-0" WIDE UNLOADING ZONE AND REQUIRED "VAN ACCESSIBLE" SIGNAGE. COORDINATE WORK WITH DETAIL 2, SHEET A-3 AND THE SITE PLAN/ TYPICAL.
6. LOCATION OF CARPORT STALL WITH 5'-0" WIDE UNLOADING ZONE AVAILABLE FOR ASSIGNMENT TO PERSONS WITH PHYSICAL DISABILITIES. PROVIDE 8'-2" MINIMUM VERTICAL CLEARANCE. ASSIGNED PARKING SPACES ARE NOT REQUIRED TO BE PROVIDED WITH SIGNAGE OR PAINTED SYMBOLS / TYPICAL
7. LOCATION OF VAN ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE UNLOADING ZONE AVAILABLE FOR ASSIGNMENT TO PERSONS WITH PHYSICAL DISABILITIES. PROVIDE 8'-2" MINIMUM VERTICAL CLEARANCE. ASSIGNED PARKING SPACES ARE NOT REQUIRED TO BE PROVIDED WITH SIGNAGE OR PAINTED SYMBOLS / TYPICAL
8. LOCATION OF CROSSWALKS WITH STRIPING AND 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL. COORDINATE THE INSTALLATION WITH DETAIL 4, SHEET A-3/ TYPICAL.
9. INDICATES LOCATION POLE MOUNTED DIRECTIONAL SIGNAGE INDICATING THE ACCESSIBLE PATH-OF-TRAVEL. REFER TO DETAIL 3, SHEET T-3 FOR ADDITIONAL INFORMATION/ TYPICAL.
10. INDICATES THE LOCATION(S) OF ACTUAL PROPERTY LINES.
11. INDICATES THE LOCATION(S) OF ACTUAL PROPERTY LINES TO BE ABANDONED UNDER A VOLUNTARY LOT MERGER TO BE COMPLETED PRIOR TO OCCUPANCY.
12. INDICATES THE LOCATION(S) OF ASSUMED PROPERTY LINES BETWEEN BUILDINGS.
13. INDICATES THE LOCATION OF FUTURE ELECTRIC VEHICLE CHARGING PARKING SPACE. SURFACE SLOPE FOR ELECTRICAL VEHICLE(S) AND AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.
14. INDICATES THE LOCATION OF OPEN BREEZEWAYS SERVING THE RESIDENTIAL UNITS. REFER TO THE COMPOSITE FLOOR PLAN FOR EACH BUILDING TYPE FOR ADDITIONAL INFORMATION / TYPICAL
15. INDICATES THE LOCATION OF SWIMMING POOL TO BE PROVIDED WITH ACCESSIBLE FEATURES AND SHALL BE ON AN ACCESSIBLE PATH-OF-TRAVEL / TYPICAL
16. INDICATES THE LOCATION OF OUTDOOR ARBOR TO BE PROVIDED WITH ACCESSIBLE FEATURES AND SHALL BE ON AN ACCESSIBLE PATH-OF-TRAVEL / TYPICAL
17. INDICATES THE LOCATION OF SPA TO BE PROVIDED WITH ACCESSIBLE FEATURES AND SHALL BE ON AN ACCESSIBLE PATH-OF-TRAVEL / TYPICAL

THE VINCENT COMPANY
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
△	
△	
△	
△	
△	
△	

Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12-31-21
No. C-15290
STATE OF CALIFORNIA

PROPOSED LUXURY APARTMENT HOMES FOR:

THE VILLAGE AT HANFORD SQUARE

2038 MILLENNIUM WAY
HANFORD, CALIFORNIA

Consultant Information:

Consultant Seal:

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1/30" = 1'-0"

Project Name: VILLAGE AT HANFORD SQUARE
HANFORD, CA
Project Number: 181019
Plot Date: 05.20.21

Sheet Number:

T5

Of . Sheets .

Z:\2018\181019 - Hanford Square Apartments\T5 - Reference Site Plan.dwg, 8/9/2021 1:26:48 PM, lurii

Attachment: Attachment 2 - Site Plan Review Approval Letter - Pending Variance Approval (Variance No. 2022-01 Village at Hanford Square)

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

NOTICE IS HEREBY GIVEN that on Tuesday, May 8, 2018 at 7:00 p.m., a public hearing will be conducted by the Hanfo Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanfor California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

> **VARIANCE NO. 2018-01:** A request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development.
>
> **LOCATION:** The project is located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044).

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

COMMENT PERIOD: April 13 – May 3, 2018 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negativ Declaration by May 3, 2018 and/or to appear at the hearing described above to present testimony, in regard to the abov listed request. All comments should be submitted to the City of Hanford, Attention: Gabrielle de Silva, at the above liste address.

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

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

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Publish: **Friday, April 13, 2018**

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

MITIGATED NEGATIVE DECLARATION NO. 2018-04

Project Title: Variance No. 2018-01 **File Number:** VAR 2018-01(511-0091)

State Clearinghouse Number: N/A

Lead Agency: City of Hanford **Responsible Agency:** N/A

Applicant/Property Owner: Village @ Hanford Square, LLC
(C/o Daniel Bailey)
480 E. Bogert Trail
Palms Springs, CA

Project Description:

Variance No. 2018-01 is a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development.

LOCATION: The project is located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044

Attachments:

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

Environmental Assessment: The Initial Study for the project is available for public review at the City of Hanfor Community Development Department, 317 N. Douty St., Hanford CA.

Declaration of No Significant Effect: The City of Hanford has completed the preparation of an initial study for the proje described above. The initial study did not identify any potentially significant environmental effects that would result fro the proposed project. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sectio 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, whic is attached.

(a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or elimina important examples of the major periods of California history or prehistory.

(b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-ter environmental goals.

(c) The project does not have environmental effects which are individually limited but cumulatively considerabl Cumulatively considerable means that the incremental effects of an individual project are considerable when viewe in connection with the effects of past projects, the effects of other current projects, and the effects of probable futu projects.

(d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly indirectly.

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

Contact Person: Gabrielle de Silva **Phone:** (559) 585-2578

Signature: Gabrielle de Silva **Date:** April 12, 2018

Review Period: 20 days [April 13 – May 3, 2018]

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2018-04

Prepared For

Village at Hanford Square, LLC (c/o Daniel Bailey)

Variance No. 2018-01

Prepared By

The City of Hanford

April 12, 2018

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

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

1) The initial study show there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or

2) The Initial Study identified potentially significant effects, but:

   a) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

   b) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

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

PROJECT DESCRIPTION:

The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development. The 100-unit multi-family development has been processed under Site Plan Review No. 2017-16. Approval of Variance No. 2018-01 is a requirement of development, see Site Plan Review No. 2017-16, attached. The variance and site plan application apply to the property located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044).

ENVIRONMENTAL IMPACTS

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

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

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS
The proposed General Plan Amendment and Rezone are consistent with the policy of the General Plan and Zonin Ordinance.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS
An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for Variance No. 2018-01, in accordance with th California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. Th IS/MND for the proposed Project is tiered from the 2035 General Plan Update Environmental Impact Report (EIR) (SC No. 2015041024), certified by the City Council on April 15, 2017, for which a Statement of Overriding Considerations wa adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resource (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Populatic and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update.

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

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

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

CONSULTATION
Pre-consultation was sent to the interested agencies on March 12, 2018.
Responses were received from the following:

1. Kings Area Rural Transit
2. San Joaquin Valley Air Pollution Control District via CeqaConnected

SOURCES – hereunto annexed and incorporated by reference

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

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

City of Hanford 2035 General Plan Update (2017).

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

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

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford Public Works Construction Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

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

Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 1
San Joaquin Valley Air Pollution Control District Climate Change Action Report.

San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI
Revised March19, 2015.

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

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

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

Final Regional Climate Action Plan (May 28, 2014)

Pre-Consultation Letters Received:

Consultation from Mark Pedreiro for Kings Area Rural Transit (KART) on March 20, 2018

Consultation from Brian Clements for San Joaquin Valley Air Pollution Control District (SJVAPCD) via CEQAConnected c
April 9, 2018

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2018-04

1. Project Title — Variance No. 2018-01

2. Lead Agency Name and Address: — City of Hanford
317 N. Douty Street
Hanford, CA 93230

3. Responsible Agency Name and Address: — n/a

4. Contact Person/Phone Number: — Gabrielle de Silva
Community Development Department
(559) 585-2578

5. Project Location: — The project is located north of Millennium Way and west of Centennial Drive (APN 011-020-043 and 011-020-044).

6. Project Sponsor's Name/Address: — Village @ Hanford Square, LLC
(c/o Daniel Bailey)
480 E. Bogert Trail
Palms Springs, CA

7. General Plan Designation: — Low-Density Residential

8. Zoning: — R-H High-Density Residential

9. Description of the Project: — The project is a request to deviate from the standards of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area for a 100-unit multi-family development. The 100-unit multi-family development has been processed under Site Plan Review No. 2017-16

10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	R-H	High-Density Residential	Vacant
East	C-R	Regional Commercial	Vacant and Commercial
South	R-H	High-Density Residential	Vacant, Planned for 216 unit apartments
West	R-L-5	Low-Density Residential	Vacant, plan in progress for 66 residential lots

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreemen
n/a

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED**.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**

☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

Gabrielle de Silva
Associate Planner
City of Hanford

DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

Issues:

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

ENVIRONMENTAL SETTING:

SCENIC VISTAS AND CORRIDORS

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

SCENIC HIGHWAYS

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

VISUAL CHARACTER

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

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

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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

LIGHT AND GLARE

The majority of the City includes existing sources of daytime glare and nighttime lighting and illumination.

Significance Criteria

The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences.

Checklist Discussion:

a) Less than Significant Impact – Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. The grasslands, grazing land, and large farms create open vistas at the northern and eastern edges of the City. These projects are along the western edge of the city and an existing developed area; therefore, the project would not have a significant effect on any scenic vista.

b) Less than Significant Impact – There are no designated State Scenic Highways, as identified by the California Scenic Highway Mapping System within the City's General Plan Study area. There are also no rock outcroppings within the Study Area. The City does have an ordinance protecting trees in Chapter 12.12 Street Trees and Shrubs of the Municipal Code. The projects would be consistent with the tree ordinance. The projects would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway and impacts would be less than significant.

c) **Less than Significant Impact with Mitigation Incorporation**– Several sections of the Hanford Municipal Code regulate development by controlling not only the appearance of new development, but also by controlling the placement of new development with consideration for surrounding uses. The development will be mitigated through appropriate development standards of the Hanford Municipal Code. (MM Aesthetics 1)

d) **Less than Significant Impact with Mitigation Incorporation**– The development of the project area is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation light power and brightness, shielding, and sensor controls (MM Aesthetics 2)

Mitigation Measures:

MM Aesthetics 1: That the project is subject to the appropriate development standards of the Hanford Municipal Code.

MM Aesthetics 2: That the project is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.

Conclusion: Impacts to aesthetics are anticipated to be less than significant with the incorporation of mitigation measures.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime	☐	☐	☑	☐

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☑	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☑
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☑	☐	☐

Agriculture and Forestry Resources:

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

Environmental Setting

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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

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

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

Table 4.2-1
Farmland Mapping and Monitoring Program

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

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

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

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

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

Checklist Discussion:

a) No Impact – The project is located within an area listed as Vacant or Disturbed Land on the Department of Conservation website. Vacant or Disturbed Land includes open field areas that do not qualify for an agricultural category, mineral and oil extraction areas, off road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges. Therefore, the project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural impacts.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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

b) Less than significant impact - The project does not conflict with any agricultural zoning. The properties are not enrolled in a Williamson Act contract.

c) No impact – the projects would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland, or Timberland Zoned Timberland Production, as these designations do not exist within the City. Therefore, there would be no impact.

d) No Impact – There is no forest land within the City. The projects would not result in the loss of forest land or conversion of forest land to non-forest use, as these designations do not exist within the City. Therefore, there would be no impact.

e) **Less than Significant Impact with Mitigation Measures** – Approximately 0.xx acres west of the project site, there are existing agricultural activities taking place within the County. Under Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, adjacent uses to future development could result in "potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limit to, equipment and animal noise; farming activities conducted on a 24 hour a day, 7-days a week basis; odors form manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations." This acknowledgement establishes the right of adjacent landowners to continue to farm and therefore precludes indirect conversion of adjacent farmland, as a result of potentially incompatible land uses as a result of the project. A mitigation of the project will include, that a right-to-farm provision be recorded, in order to mitigate potential impacts to indirect conversion of adjacent farmland.

Mitigation Measures:

MM Agriculture 1: That a right-to-farm provision be recorded to insure that future residents of the multi-family development are aware of adjacent agricultural uses and their right to continue to operate.

Conclusion: The project is located on land which is considered vacant or disturbed and has no value as agricultural land. The impacts to existing agricultural activities are considered less than significant with the incorporation of a mitigation measure that a right to farm be recorded for the property.

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

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation		Less Than Significant Impact	No Impact
number of people?					

Air Quality:
Climatological/Topological Factors

The San Joaquin Valley's topography and meteorology provide ideal conditions for trapping air pollution for long periods of time and producing harmful levels of air pollutants, including ozone and particulate matter. Low precipitation levels, cloudless days, high temperatures, and light winds during the summer in the San Joaquin Valley are conducive to high ozone levels resulting from the photochemical reaction of oxides of nitrogen (NOX) and volatile organic compounds (VOC). Inversion layers in the atmosphere during the winter can trap emissions of directly emitted particulate matter less than 2.5 microns (MN2.5) and PM2.4 precursors (such as NOX and sulfur dioxide [SO2] within the San Joaquin Valley for several days, accumulating to unhealthy levels.

The region also houses the State's major arteries for goods and people movement, Interstate 5 to the west and State Route 99 through the Central Valley, thereby attracting a large volume of vehicular traffic. Another compounding factor is the region's historically high rate of population growth compared to other regions of California. Increased population typically results in an even greater increase in vehicle activity and more consumer product use, leading to increased emissions of air pollution, including NOX. In fact, mobile sources account for about 80% of the Valley's total NOX emissions inventory. Since NOX is a significant precursor for both ozone and PM2.5, reducing NOX from mobile sources is critical for progressing the Valley towards attainment of ozone and PM2.4 standards.

The geography of mountainous areas to the east, west, and south, in combination with long summers and relatively short winters, contributes to local climate episodes that prevent the dispersion of pollutants. Transport, as affected by wind flows and inversions, also plays a role in the creation of air pollution.

The climate of the SJV is modified by topography. This creates climatic conditions that are particularly conducive to air pollution formation. The SJV is surrounded by mountains on three sides and open to the Sacramento Valley and the San Francisco Bay Area to the north.

Hanford is located in the southern end of the San Joaquin Valley Air Basin.

San Joaquin Valley Air Basin

The SJVAB is in the southern half of California's Central Valley and is approximately 250-miles long and averages 35-miles wide. The San Joaquin Valley is bordered by the Sierra Nevada Mountains to the east, the Coast Ranges to the west, and the Tehachapi mountains to the south. There is a slight downward elevation gradient from Bakersfield in the southeast end to sea level at the northwest end, where the valley opens to the San Francisco Bay at the Carquinez Straits. At its northern end is the Sacramento Valley, which comprises the northern half of California's Central Valley. The bowl shaped topography inhibits movement of pollutants out of the Valley.

The SJV is in a Mediterranean Climate Zone. Mediterranean Climates Zones occur on the west coast and are influenced by a subtropical high-pressure cell most of the year. Mediterranean Climates are characterized by sparse rainfall, which occurs mainly in winter. Summers are hot and dry. Summertime maximum temperatures often exceed 100 degrees Fahrenheit in the Valley.

The subtropical high-pressure cell is strongest during spring, summer, and fall and produces subsiding air, which can result in temperature inversions in the Valley. A temperature inversion can act like a lid, inhibiting vertical mixing of the air mass at the surface. Any emissions of pollutants can be trapped below the inversion. Most of the surrounding mountains are above the normal height of summer inversion (1,500 to 3,000 square feet).

Winter-time high pressure events can often last many weeks with surface temperatures often lowering into the 30s degrees F. During these events, fog can be present and inversions are extremely strong. These wintertime inversions can inhibit vertical mixing of pollutants to a few 100 feet.

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

Wind

Wind speed and direction play an important role in dispersion and transport of air pollutants. Wind at the surface and aloft can disperse pollution by mixing and transporting the pollution to other locations. The region's topographic features restrict air movement and channel the air mass toward the southeastern end of the Valley. The Coastal Range is a barrier to air movement to the west and the high Sierra Nevada range is a significant barrier to the east. A secondary, but significant, summer wind pattern is from the southeasterly direction and can be associated with nighttime drainage winds, prefrontal conditions, and summer monsoons.

San Joaquin Valley Air Basin Monitoring

The SJVAB consists of eight counties, from San Joaquin County to the north to Kern County in the South. The closest monitoring station to the Study Area is located at Hanford's South Irwin Street Monitoring Station. The station monitors particulates, ozone, carbon monoxide, and nitrogen dioxide.

The SJVAB is nonattainment for ozone (1 hour and 8 hour) and particulate matter. In accordance with the Federal Clean Air Act (FCAA), EPA uses the design value at the time of standard promulgation to assign nonattainment areas to one of several classes that reflect the severity of the nonattainment problem.

The SJVAB was reclassified from a "serious" nonattainment area for the 8-hour ozone standard to "extreme" effective June 4, 2010.

Maximum Pollutant Levels at Hanford's South Irwin Street Monitoring Station

Pollutant	Time Avg.	2012 Max.	2013 Max.	2014 Max.	National Standards	State Standards
Ozone (O3)	1 hour	0.109 ppm	0.104 ppm	0.108 ppm	NA	0.009 ppm
Ozone (03)	8 hour	0.094 ppm	0.098 ppm	0.0904 ppm	0.075 ppm	0.070 ppm
Carbon Monoxide (C0)	8 hour	0.033 ppm	*	*	9.0 ppm	9.0 ppm
Nitrogen Dioxide (NO2)	1 hour	0.056 ppm	0.058 ppm	0.050 ppm	100 ppm	0.18 ppm
Nitrogen Dioxide (NO2)	Annual Average	0.009 ppm	0.010 ppm	0.010 ppm	0.053 ppm	0.030 ppm
Particulates (PM 10)	24 hour	128.0 µg/m3	177.0 µg/m3	131.3 µg/m3	150 µg/m3	50 µg/m3
Particulates (PM 10)	Federal Annual Arithmetic Mean	40.3 µg/m3	50.3 µg/m3	47.8 µg/m3	NA µg/m3	20 µg/m3
Particulates (PM 2.5)	24 hour	64 µg/m3	128.7 µg/m3	96.7 µg/m3	35 µg/m3	NA
Particulates (PM 10)	Federal Annual Arithmetic Mean	14.8 µg/m3	18.1 µg/m3	17.4 µg/m3	12 µg/m3	12 µg/m3

Notes:
NA = Not Applicable (there is no standard for this pollutant)
*** = There was insufficient data available to determine the value**
ppm = parts per million
µg/m3 = microgram per cubic meter

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

Attainment Status

Air quality impacts from proposed projects within Hanford are controlled through policies and provisions of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In order to demonstrate that a project would not cause further air quality degradation in either of the SJVAPCD's plan to improve air quality within the air basin or federal requirements to meet certain air quality compliance goals, each project should also demonstrate consistency with the SJVAPCD's adopted Air Quality Attainment Plans (AQAP) for ozone and PM10. The SJVAPCD is required to submit a "Rate of Progress" document to ARB that demonstrates past and planned project toward reaching attainment for all criteria pollutants. The CCAA requires air pollution control districts with severe or extreme air quality problems to provide a 5% reduction in non-attainment emissions per year. The Air Quality Attainment Plans prepared for the SJV by the SJVAPCD complies with this requirement.

Air pollution sources associated with stationary sources are regulated through the permitting authority of the SJVAPCD under the New and Modified Stationary Review Rule (SJVAPCD Rule 2201). Owners of any new or modified equipment that emits, recues, or controls air contaminants, except those specifically exempted by the SJVAPCD, are require to apply for an Authority to Construct and Permit to Operate (SJVAPCD Rule 2010). Additionally, best available control technology is required on specific types of stationary equipment and are required to offset both stationary source emission increases along with increases in cargo carrier emissions if the specified threshold levels are exceeded (SJVAPCD Rule 2201, 4.7.1). Through this mechanism, all stationary sources within the Study Area would be subject to the standards of the SJVAPCD to ensure that new developments do not result in net increases in stationary sources of criteria air pollutants.

Existing Air Quality

Air pollutant emissions generated from projects constructed under the implementation of the General Plan would be required to adhere to SJVAPCD rules and regulations and therefore, would not exceed SJVAPCD thresholds.

Odor

The SJVAPCD has identified some common types of facilities that have been known to produce odors in the SJVAB. The types of facilities that are known to produce odors are shown below along with a reasonable distance from the source within which, the degree of odors could possibly be significant. Information presented in the table will be used as a screening level of analysis for potential odor sources for new development as a result of implementation of the General Plan.

Type of Facility	Distance
Wastewater Treatment Facility	2 miles
Sanitary Landfill	1 mile
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 mile
Asphalt Batch Plant	1 mile
Chemical Manufacturing	1 mile
Fiberglass Manufacturing	1 mile
Painting/Coating Operation (e.g., auto body shops)	1 mile
Food Processing Facility	1 mile
Feed Lot/Dairy	1 mile
Rendering Plant	1 mile

Asbestos

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

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

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

Project Impacts

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

The SJVAB often exceeds the State and national ozone standards and if the new development as a result of the General Plan Update emits a substantial quantity of ozone precursors, it may contribute to an exceedance of the ozone standard. The SJVAB is also in nonattainment for State PM10 air quality standards and in nonattainment for State and federal PM2.5 air quality standards. Therefore, substantial project emissions may contribute to an exceedance for these pollutants.

District Rule 2201, the New and Modified Stationary Source Review (NSR), is a major component of the SJVAPCD's attainment strategy, as it relates to growth. It applies to new and modified stationary sources of air pollution. The SJVAPCD's attainment plans demonstrate that project-specific emissions below the SJVAPCD's offset thresholds would have a less-than-significant impact on air quality. Thus the SJVAPCD concludes that use of the NSR Offset thresholds as the consistency in significance determinations within the environmental review process and is applicable to both stationary and non-stationary emission sources.

Project Type	Pollutant/Precursor Emission (tons/year)					
	CO	NOX	ROG	SOX	PM10	PM2.5
Construction Emissions	100	10	10	27	15	15
Operational Emissions (Permitted Equipment and Activities)	100	10	10	27	15	15
Operational Emissions (Non-Permitted Equipment and Activities)	100	10	10	27	15	15

Short-term (construction) emissions

Construction-related impacts are expected to be temporary in nature and can generally be reduced to a less-than-significant level through the use of mitigation measures and through compliance with applicable existing City, county, State and SJVAPCD regulations for reducing construction-related emissions. The SJVAPCD's Regulation VIII is applied to all construction sites and would constitute sufficient measures to reduce air quality impacts to a level considered less than significant.

Long-term (operational) emissions

Operational emissions are emitted from two main sources:

1) small, distributed sources known as area sources and
2) Motor vehicles known as mobile sources.

All new development and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including Rule 9510 (indirect source review) and Regulation VIII (Fugitive Dust Prohibitions). Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer Based Trip

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

Reduction). Individual projects would require a project-level analysis to determine necessary mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified.

Short-term (construction) emissions

Fugitive dust control rules:

- Rule 8011 – Fugitive dust administrative requirements for control of fine particulate matter
- Rule 8021 – Fugitive dust requirements for the control of fine particulate matter from construction, demolition, excavation, extraction, and earthmoving activities.
- Rule 8071 – Fugitive dust requirements for the control of fine particulate matter from vehicle and/or requirement parking, shipping, receiving, transfer, fueling, and service areas one acre or larger

Further, the new development should include the following local municipal code requirements:

- Water sprays or chemical suppressants must be applied to all unpaved roads to control fugitive emissions
- All access roads and parking areas must be covered with asphalt-concrete paving

Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant

Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant.

The following measures from the Guide for Assessing and Mitigation Air Quality Impacts are required to be implemented at construction sites for all new development built during the planning cycle of the General Plan Update:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demotion.
- When materials are transported offsite, all materials shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.
- Following the addition of materials to, or the removal of materials from, the surface of storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.

Long-Term (operational) emissions

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

Long-term emissions from new development are generated by mobile source (vehicle) emissions and area sources such as water heaters and lawn maintenance equipment.

Future development projects in the City of Hanford would be subject to the SJVAPCD's Indirect Source Review (ISR) program. The purpose of the SJVAPCD's ISR Program is to reduce emissions of NOX and PM10 from new development projects. Further, all new developments and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including the ISR rule and Regulation VIII. Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer based trip reduction).

The project would not expose sensitive receptors to substantial pollutant concentrations.

Sensitive receptors are those individuals who are sensitive to air pollution, which may include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. The six criteria pollutants include ozone, CO, NO2, SO2, particulate matter, and Pb. Of the six pollutants, particle pollution and ground-level ozone are the most widespread health threats.

The SJVAPCD has determined that any project would perform an ambient air quality analysis when construction activities or operational activities exceed the 100 pound per day screening level of any criteria pollutant after implementation of all enforceable mitigation measures.

Exempt small development projects include:

- Residential projects with 50 dwelling units or less
- Commercial projects with 2,000 square feet or less
- Light industrial projects with 25,000 square feet or less
- Heavy Industrial projects with 100,000 square feet or less
- Medical Office projects with 20,000 square feet or less
- General Office projects with 39,000 square feet or less
- Educational projects with 9,000 square feet or less
- Government projects with 10,000 square feet or less
- Recreational projects with 20,000 square feet or less
- Transportation or Transit projects with construction exhaust emissions of 2 tons of NOX or PM10 or less

Pre-Consultation

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on April 9, 2018, through use of CEQA Connected, which is a web-based system designed to assist state and local agencies to streamline the CEQA commenting process during the early consultation, CEQA Connected provides comments related to air quality impacts, potential rules and regulations, and potential air quality improvements/mitigation measures based on the project description. Through CEQA Connected, an official comment letter is provided after inputting the project information. A copy of the pre-consultation letter received through CEQA Connected is attached to this initial study. Comments were provided, as follows:

"The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of apartments, low rise with a total of 100 dwelling units (Project), located north of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044) in Hanford, CA. The District offers the following comments:

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

1. Significance Impact for Annual Criteria Pollutant Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 micron or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

2. District Rule 9510 (Indirect Source Review) – At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the District concludes that the Project is subject to District Rule 9510.

   District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off0site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

3. Regulation VIII (Fugitive PM10 Prohibitions) – The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021-Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm

4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or email SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/ruleslist.htm.

5. Potential Air Quality Improvement Measures – The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at http://www.valleyair.org/ceqaconnected/aqimeasures.aspx.

   a) Cleaner Off-Road Construction Equipment – this measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.

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

b) Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

c) Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.

d) Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project within a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:

- A transit station/top with high-quality, high0frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
- A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
- Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
- Neighborhood designed for walking and cycling

e) Voluntary Emission Reduction Agreement (VERA) – Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increased through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent."

A copy of the District's comments has been provided to the project proponent.

Checklist Discussion

a) **Less than Significant with Mitigation Incorporation-** The project does not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's Air Quality Plan. The development is subject to the SJVAPCD Indirect Source Review (Rule 9510) since more than 50 residential units are proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. The Project will be subject to Regulation VIII. The project proponent is

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

required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan

b) **Less than Significant with Mitigation Incorporation** - The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. With these mitigation measures, the project will have a less than significant impact.

c) **Less than Significant Impact with Mitigation Incorporation –** The San Joaquin Valley is a region that is already at non-attainment for air quality. The project does not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's Air Quality Plan. The development is subject to the SJVAPCD Indirect Source Review (Rule 9510), as more than 50 residential units are proposed in the project area. The applicant would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. With these mitigation measures, the project will have a less than significant impact.

d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the future development of a high-density residential project that would expose sensitive receptors to substantial pollutant concentrations. There are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant

e) Less than Significant Impact – The variance applies to the development of a 100-unit multi-family residential project. No objectionable odors are anticipated to occur as part of the project.

Mitigation Measures:

MM Air Quality 1: That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.

MM Air Quality 2: The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.

MM Air Quality 3: That the project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.

Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD.

Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), San Joaquin Valley Air Pollution Control District, California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) http://www.arb.ca.aqs;

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☑	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☑
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☑	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☑	☐

Environmental Setting

Natural Communities

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

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

There are two patches of riparian woodlands identified by the State Dept. of Conservation mapping program that are within the study area (City of Hanford). Riparian woodlands are one of the richest wildlife habitats in the State; however, much has been severely degraded. Less than 1% of the Central Valley's riparian vegetation is in a natural, high-quality condition. Riparian woodlands in the study area are located on the west side of 12th Avenue between Houston and Iona Avenues, and along the west side of 13th Avenue, north of Iona Avenue. They are 30 and 14 acres in size, respectively.

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

Valley oak woodland provides habitat components such as food, cover, nesting sites, and dispersal habitat for a wide variety of wildlife. The large oak trees present in this vegetation community provide nesting opportunities for many birds of prey. Typical wildlife species in this vegetation community include California ground squirrel, western fence lizard, western scrub jay, California quail, northern flicker, northern mockingbird, mourning dove, American kestrel, and red-tailed hawk.

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

Waters/Wetlands

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

The only natural watercourse is Mussel Slough, remnants of which still exist on the City's western edge. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south and portions of it still exist north of Grangeville Boulevard and west of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of SR 198. The Kings River is about 4 miles north of Hanford.

Wildlife Corridors

Wildlife corridors are areas of habitat that connect two or more habitat patches that would otherwise be fragmented or isolated from one another.

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

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

Standards of Significance

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

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

Checklist Discussion

a) Less than significant impact – the conversion to urban development was evaluated under the General Plan EIR for which a Statement of Overriding Considerations was certified. The project is being developed consistent

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

with the General Plan designation for the area, High-Density Residential. No new impacts would occur that were not already analyzed in the General Plan.

b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.

c) No Impact – the site is not identified as a federally protected wetland.

d) Less than significant impact - The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area.

e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy; there is not an adopted ordinance protecting biological resources.

f) Less than Significant Impact – the project pertains to land that has no value as natural habitat; therefore, the plan does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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

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

V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code15064.5?	☐	☐	☑	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code 15064.5?	☐	☑	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☑	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☑	☐	☐

Ethnographic Setting

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

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

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

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

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

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

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

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

Pioneer Settlement Period

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

In McKenney's Pacific Coast Directory, San Francisco, 1886-1887, Hanford was described as having a post, express and telegraph office, located along the Southern Pacific Railroad Company's Goshen Division, 254 miles from San Francisco, and 22 miles from Visalia. At the time, the community numbered 1,000 inhabitants and was located in the heart of the "famous Mussel Slough country," a region of rich top soils and important agricultural zone. Hanford was the principal depot for the local wheat industry and had several flouring mills along with schools, churches, and hotels.

Through the early pioneer years, a series of devastating fires dampened the growth of Hanford. On July 12, 1887, a fire destroyed most of the downtown business district. On June 19, 1891, another fire destroyed portions of the downtown business district. The fires of early 1890s spurred new development using fireproof materials.

National Register of Historic Places

Hanford has three buildings listed on the NRHP. They are the Hanford Carnegie Library, the Kings County Courthouse, and the Taoist Temple. All three buildings are also listed on the California Register of Historic Places.

Hanford Carnegie Library

The Hanford Carnegie Library, now the Hanford Carnegie Museum, was built in 1905 as one of the many Carnegie libraries that were funded by steel magnate, Andrew Carnegie. The library was replaced by a new structure at a different location in 1968. The old library was subsequently renovated and reopened as the Hanford Carnegie Museum in 1974. The building is of Romanesque Revival architecture, with displays of furniture and photos describing the history of the Hanford area.
Kings County Courthouse

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

The 1986 Kings County Courthouse was erected after Kings County was formed. The building served as the county's courthouse until 1976 when it was replaced by the new Kings County Government Center on West Lacey Boulevard. The building was listed on the National Register of Historic Places in 1978.

Taoist Temple

The Taoist Temple at 12 China Alley dates from 1893. It was listed on the NRHP in 1972. It is historically significant as a surviving authentic structure from Hanford's Chinatown. China Alley served the second largest population of Chinese in the U.S., behind San Francisco.

While many urban Chinatowns continue to thrive, most rural Chinatowns have declined; Hanford's China Alley is unique for its retention of many original features. China Alley's survival is largely because many of its buildings are owned by a single third-generation family corporation that has, through the years, exhibited concern for the site's future.

National Register of Historic Places – Eligible Resources

There are a number of resources within Hanford that contribute to its unique culture, yet are not officially listed as historic resources, including the following:

- Clark Center for Japanese and Art and Culture, 15770 10th Avenue
- Temple Theater, 514 Visalia Street
- Fox Theater
- Kings Art Center, 605 N. Douty Street
- Hanford Civic Auditorium, 400 N. Douty Street
- Hanford Veteran's Memorial Building

Paleontological Resources

A paleontological resources report was not prepared for the General Plan, as there are recent paleontological resources reports for areas within the vicinity. The geology of the area includes the Modesto Formation, Tulare Lakebeds, and Quanternary alluvium. Between overlies sediments of the late-Pleistocene to early-Holocene Modesto Formation. From Hanford south to approximately Delano, Tulare Lakebed deposits are exposed at or near the surface.

Consultation Meeting

On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study.

In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. **(This condition applies as a mitigation measure to all projects that require an initial study).**

In accordance with Assembly Bill 52, formal notification of determination to undertake a project and notice of consultation opportunity, pursuant to Public Resources Code Section 21080.3.1 was sent to the Tachi Yokut Tribe. A response has not been received, as of the date of preparation of this environmental assessment.

Thresholds of significance

The project would have a significant impact on cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5
- Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5;

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- Directly or indirectly destroy a unique paleontological resource or site or unique geological feature; or
- Disturb any human remains, including those interred outside of formal cemeteries

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.

b) **Less than Significant Impact with Mitigation Measures** – Due to the consultation meeting, which took place between the City and the Tachi Yokut tribe on January 17, 2017, per the request of the Tachi Yokut Tribe, the following condition shall apply to all projects which require an initial study:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature.

d) See B.

Mitigation Measures

- **MM Cultural Resources 1:** That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Conclusion:

The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources.

Source(s): Hanford General Plan (2017), California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b).

VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☑	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☑
ii) Strong seismic ground shaking?	☐	☑	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☑	☐	☐

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

Environmental Setting

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

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

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

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

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

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

Liquefaction

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Liquefaction occurs when saturated, loose materials are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. For liquefaction to occur, surface and near-surface soil must be saturated and be relatively loose. Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 ft. below ground surface. In the City, the range is generally between 120 ft. to 160 feet below ground surface, therefore, the potential for liquefaction is not very probable.

Soil Erosion
Soil erosion, which can be caused by wind and water runoff, is a type of soil degradation. The potential for erosion to occur is affected by the soil's properties. The soil in the City and surrounding study area is generally sandy loams, fine sandy loams, and loams. The area's erodibility factor ranges from 0.19 to 0.38 depending on the soil type and percentage of organic matter. Based on this range, the soils in the study area have medium susceptibility to sheet and rill erosion by rainfall.

Lateral Spreading (Landslides)

Lateral spreading is large horizontal ground displacements due to earthquake-induced liquefaction. Lateral spreading also refers to landslides that commonly form on gentle slopes that have rapid, fluid-like movement. Lateral spreading generally occurs on 0.3 to 5% slopes underlain by loose sand and shallow groundwater.

Subsidence
Land subsidence is the gradual settling or sudden sinking of the ground surface due to movement of the ground materials. It is generally caused my three distinct water-related causes: 1) compression of layers of clay and slit within an aquifer, 2) oxidation and drainage of organic soils, 3) dissolution and collapse of susceptible rocks. Subsidence is occurring within the San Joaquin Valley. The primary causes for subsidence in the SJV are groundwater-level decline (due to overdraft) and subsequent aquifer compaction and hydro compaction of moisture-deficient deposits above the water table.

Collapsible Soil
Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. These soils are found in areas of young alluvial fans, debris flow sediments, and loess deposits. Since the City and surrounding area includes soils that are derived from alluvial fans, there is the potential for collapsible soils.

Expansive Soil
Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.

Septic Systems
The City does not have septic requirements for septic systems within the City.

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

a) **Less than Significant Impact with Mitigation Incorporation** -

i. No Impact - No portion of the project area is located within an earthquake fault zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act and therefore, development would not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture

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

of a known earthquake fault.

ii. **Less than Significant Impact with Mitigation Measures** – Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.

iii. **Less than Significant Impact with Mitigation Measures** – The potential for liquefaction in the project area is low. There is a minute possibility that a rain event, coupled with a concurrent seismic event, may create a condition where liquefaction could occur. Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.

iv. **Less than Significant with Mitigation Measures** – the entire City is located within an area of low landslide incidence but, there is still a possibility that landslides could occur within the City, as a result of erosion, slope weakening through saturation, or stresses by earthquakes that make slopes fail. Geotechnical and soil studies that identify potential hazards, including landslides, would be required prior to grading activities as part of the plan check and development review process for the physical development of the area. Such technical studies would provide structural design, as needed, pursuant to the California Building Code requirements to reduce hazards to people and structures as a result of landslides.

b) **Less than Significant Impact with Mitigation Measures** – development would result in construction-related ground disturbance as a result of grading and excavation where topsoil is exposed, moved, and/or stockpiled. Such construction-related ground disturbance could loosen soil and remove vegetation, which could lead to exposed or stockpiled soils made susceptible to peak storm water runoff flows and wind forces. Such disturbances could result in substantial soil erosion or topsoil, which is a potentially significant impact. Adherence to the Hanford Municipal Code Chapter 15.52 Flood Damage Prevention Regulation, and the California Building Code, along with the plan check and development review process, would assist the development of property erosion controls during operation of future development to a less than significant impact.

c) **Less than Significant Impact with Mitigation Measures:** in order to ensure a structure would not be located on soil that is unstable, or that would become unstable as a result of the project, the City requires the following as mitigation: **1.)** That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans; **2)** that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first; **3)** That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

d) Less than Significant Impact – Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.

e) No impact- The City does not have septic requirements for septic systems within the City. Septic is not proposed.

Mitigation Measures:

MM Geology 1: That the physical development of the project comply with the applicable General Plan policies, as well as the California Building Code.

MM Geology 2: That a geotechnical and soil studies be prepared for the project

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

MM Geology 3: that the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.

MM Geology 4: That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans;

MM Geology 5: that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first;

MM Geology 6: That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

Conclusion

The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively.

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

VII. GREENHOUSE GAS EMISSIONS – Would the project:

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

Environmental Setting

Kings County and the City of Hanford

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

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

Global Climate Change

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

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

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

scenarios.

Increased Temperatures and Extreme Heat events

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

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

Other impacts related to increased temperatures and heat waves include:

- Increased urban "heat island" effect – urban heat islands are especially dangerous because they are both hotter during the day and do not cool down at night, increasing the risk of heat-related illness
- Reduced freezing events –reduced freezes could lead to increase incidence of disease as vectors and pathogens do not die off. In addition, fewer events of freezing would impact CA's food production and indirectly the food supply in Kings County.
- Increased energy demand for air conditioning and refrigeration

Greenhouse Gases

Gases that trap heat in the Earth's atmosphere are called greenhouse gases. Some of the solar radiation that enters Earth's atmosphere is absorbed by the Earth's surface, and some is reflected back toward space. Of the radiation reflected back toward space, GHG's will absorb a part. As a result, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. Some levels of GHGs are essential for maintaining temperatures supportive of life on Earth. Without naturally-occurring GHGs, the Earth's surface would be about 61 degrees cooler. This phenomenon is known as the greenhouse effect, Many scientists believe that emissions from human activities – such as electricity generation, vehicle emissions, and farming and forestry practices have elevated GHGs in the atmosphere beyond naturally-occurring concentrations, contributing to global climate change. The six primary GHGs are:

- Carbon dioxide (C02), emitted when solid waste, fossil fuels (oil, natural gas, and coal) and wood and wood products are burned
- Methane (CH4), produced through the anaerobic decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion.
- Nitrous oxide (N20), typically generated as a result of soil cultivation practices, particularly the use of commercial and organic fertilizers, fossil fuel combustion, nitric acid production, and biomass burning
- Hydrofluorocarbons (HFCs), primarily used as refrigerants
- Perfluorocarbons (PFCs), originally introduced as alternatives to ozone depleting substances and typically emitted as by-products of industrial and manufacturing processes
- Sulfur hexafluoride (SF6), primarily used in electrical transmission and distribution systems

There are currently no State regulations in CA that establish ambient air quality standards for GHGs. However, the State of CA has passed legislation directing the CA Air Resources Board to develop actions to reduce GHG emissions.

Significance Criteria

The project would have a significant impact on GHG emissions if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs

Checklist Discussion

a. Less than Significant Impact - The project complies with the General Plan policy, which includes emission

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

reductions that mitigate GHG emission generation to a less than significant level.

b. Less than Significant Impact – The project is consistent with the policies of the General Plan, which consists of numerous land uses and goals and policies to provide for a more walk \able community in the Hanford area. The goals and policies of the General Plan are intended to assist in reducing operational emissions. In addition, the General Plan policy meet 10 of the 12 Smart Growth Principles cited in the San Joaquin Valley Blueprint.

Conclusion

The project is consistent with the General Plan, which provides policy to mitigate impacts of GHG to a less than significant level.

Source(s): General Plan Update (2017), General Plan Update EIR (2017), San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☑	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☑	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☑	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or	☐	☐	☑	☐

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation		Less Than Significant Impact	No Impact
where residences are intermixed with wildlands?					

Environmental Setting

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

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

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

Brownfields

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

Airport Hazards

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

Emergency Response

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

Significance Criteria

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

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

Checklist Discussion

a) **Less than Significant Impact with Mitigation** – the new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant.

b) See a.

c) Less than Significant Impact- there is a school within a ¼ mile radius of the project site; however, the General Plan restricts land uses around schools, such as industrials uses, that could result in emitted hazardous emissions or handled hazardous or acutely hazardous materials, substances, or wastes within ¼ mile of an existing or proposed school that would result in significant adverse impacts to school sites.

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

d) No Impact – the project is not located on a site which is included on a list of hazardous materials sites compilec pursuant to Government Code Section 65962.5

e) No Impact -The project site is not located within two miles of a public airport/airstrip therefore there is no impact.

f) No Impact -The project site is not located within two miles of a private airport/airstrip therefore there is no impact.

g) Less than Significant Impact - development has the potential to strain the emergency response and recovery capabilities of federal, state, and local government. Compliance with the General Plan policies to ensure adequate emergency response and maintain current plans reduces the impact of development. This plan is consistent with the policy of the General Plan, therefore, impacts are considered less than significant.

h) Less than Significant Impact– the City of Hanford is located within a zone considered by CAL FIRE to have low to no potential for wildland fires, therefore, the impact is considered less than significant.

Mitigation Measures:

MM Hazards 1: The development proposed must comply with applicable federal, state, and local regulations related tc hazardous materials.

Conclusion

The impact from hazards and hazardous materials are expected to be less than significant.

Source: 2017 General Plan and General Plan EIR, State of California Hazardous Waste and Substance List

IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☑	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☑	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☑	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☑	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☑	☐	☑
f) Otherwise substantially degrade water quality?	☐	☑	☐	☐
g) Place housing within a 100-year flood hazard area	☐	☐	☐	☑

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☑
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☑
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑

Environmental Setting

Climate

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

Surface Water Resources

Tulare Lake Basin

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

South Valley Floor Watershed

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

Local

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

Surface Water Quality

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

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

Groundwater Resources

Regional

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

Local

The City exclusively uses groundwater for its potable water supply. The City's municipal water system extracts its wate supply from underground aquifers via 14 active groundwater wells with depths that range from 1300 to 1700 feet below ground surface (bgs). In cooperation with the Peoples Ditch Company and the Kings County Water District, excess Kings River water and stormwater flows are conveyed to 125 acres of drainage and slough basins located throughout the City to help replenish groundwater. The basins account for approximately 568 acre-feet of available water retention and the City is planning to add approximately 317 acre feet of additional basins located along major drainage channels within the City for groundwater recharge as well as flood protection.

Groundwater Quality

Groundwater quality in the Tulare Lake Subbasin ranges from calcium bicarbonate in type in the northern portion to a sodium bicarbonate type in the lakebed. Total dissolved solids in the Subbasin typically range from 200 to 600 milligrams per liter and can be as high as 40,000 mg/L in shallow groundwater with drainage problems. The City reports electrical conductivity in 14 wells ranging from 560 micromhos per centimeter to 1,100 microhos per centimeter. There are also areas of shallow, saline groundwater in the southern portion of the Subbasin, localized areas of high arsenic and the City reports odors caused by the presence of hydrogen sulfide.

The EPA and State Water Resource Control Board have set the arsenic standard for drinking water at 0.01 parts per million and, in order to meet these standards, the City now drills wells up to 1,500 feet deep.

Floodplains

Only 48.6 acres are located within the 100-year floodplain. This accounts for 0.003% of the total area in the Planned Area of the City.

Significance Criteria

The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system.

Checklist Discussion

a) **Less than Significant Impact with Mitigation Measures –**

- **Construction**: potential impacts on water quality arise from erosion and sedimentation are expected to be localized and temporary during construction of new development. All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters;

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

eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.

- **Operation**: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements. New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in that runoff to the maximum extent practical. The City Building Division would review and approve grading plans and site development requirements for the new development.

b) Less than Significant Impact –The current and future efforts of the City and Kings County Water District coupled with the requirement to comply with the Sustainable groundwater management act through the Groundwater Sustainability Plan process ensures that future development as an implementation of the General Plan would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

c) See a.

d) **Less than Significant Impact with Mitigation Measures** – with the approval of grading plans and site development requirements by the City Building Division that incorporates BMPs and design standards, new development operations would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

e) **Less than Significant Impact with Mitigation Measures and impact fee payment** – In accordance with Site Plan No. 2017-16 for the site, the developer shall **1.** Comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the state Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; **2.** A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan; **3.** The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

f) See a.

g) No Impact. – The project site is not located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact.

h) See g.

i) See g.

j) No impact – the project site is not located by the ocean. Therefore, there is no risk that new development would be inundated by tsunami. A mudflow is a flow of soil or fine-grained sediment mixed with water down a steep unstable slope. The project area is relatively flat and does not contain slopes steep enough to cause mudflow. The project would not be downgrade from aboveground water storage tanks.

Mitigation Measures:

Conclusion:

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

MM Hydrology 1: All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.

MM Hydrology 2: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.

MM Hydrology 3: New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.

MM Hydrology 4: New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.

MM Hydrology 5: The developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the state Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information;

MM Hydrology 6: A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan;

MM Hydrology 7: The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

Less than Significant Impact with Mitigation Measures – With the incorporation of mitigation measures, the impacts to hydrology and water quality are considered less than significant.

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

X. LAND USE AND PLANNING - Would the project:

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

Environmental Setting

The City is predominantly surrounded by agricultural land uses and is characterized as a low rise community dominated by low-density, single-family housing along with some limited pockets of multi-family housing, low-intensity commercial uses, and several industrial areas. The City's older urban development lies north of the Union Pacific railroad tracks and

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

south of Grangeville Boulevard, while the newly urbanized areas are north of Grangeville Boulevard. The majority of land within the City's planned area consists of agricultural, open space, and single-family residential uses.

The City has processed an associated site plan review for the development of the 100-unit multi-family development, under Site Plan Review No. 2017-16, attached to this initial study and hereby incorporated by reference. The site plan review contains development approval conditions, which are also a condition of development for the variance application.

Significance Criteria
The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion

a) Less than significant impact – the project proposes a designation change from office to high-density residential on a portion of a vacant lot. The conversion to high-density residential does not propose physically dividing and established community, as the project pertains to a vacant lot.

b) **Less than significant with mitigation incorporation**- The project is consistent with the policy in the General Plan and will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigation and environmental effect. The development of the 100-unit multi-family project does require a variance, due to the request to deviate from the requirements of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear-yard setback area. The appropriate findings cited in Section 17.84 of the Hanford Municipal Code are able to be supported by staff and the variance is able to be recommended for approval. With the approval of the variance, the project will not conflict applicable policy in the Hanford Municipal Code.

c) No Impact – The City is not included in any habitat conservation plan or natural community conservation plan, nor are there plans to be involved.

Mitigation Measures

MM Land Use 1: That approval of the variance is required, in order to develop the site, as proposed under Site Plan Review No. 2017-16.

Conclusion
The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning with the approval of Variance No. 2018-01.

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☑
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☑

Environmental Setting

Oil and Gas
The planning area is not found within a Division of Oil, Gas, and Geothermal Resources recognized oil field and does not contain any areas that have been designated for mineral recovery by the Kings County General Plan.

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

Sand and Gravel
The only mineral resources that could occur within the vicinity of the City are sand and gravel operations for road anc building construction, but there are currently no significant deposits and no active mines.

Significance Criteria
The project would create significant impacts to mineral resources if there was a loss of availability of a known minera resource.

Checklist Discussion

a) No Impact – No portion of the vicinity of the City is located within the boundaries of a DOGGR-recognized oi field. There are currently no identified MRZ designated areas, no known significant sand and gravel deposits and no active mines within the vicinity of the City.

b) No Impact – no portion of the City or nearby vicinity is designated for mineral resources or zoned for minera resources. Therefore, the project would not result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

Conclusion

There will be no impact to mineral resources.

XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☑	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☑	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☑	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☑	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑

Environmental Setting

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

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

areas, but aircraft and rail activities are also significant sources of environmental noise in the local areas surrounding these operations. Sources of noise within the City include mobile and stationary sources.

Highways and Roadways

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

Railroad

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

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

Airport

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

Stationary Noise Sources

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

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

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

Significance Criteria

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

Checklist Discussion

a) **Less than Significant with Mitigation Incorporation** – the project would not result in exposure of persons to or generation of noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies. Short-term noise-related impacts would be temporary in nature, require compliance with applicable regulations, and policies of the General Plan further ensure that construction-related impacts would be attenuated to the greatest extend feasible.

b) Less than Significant. - Ground vibration generated by common construction equipment would be 75 VdB or less at a distance of 100 feet or more. Given that the physical development of the parcel would be located on a vacant parcel in a moderately developed area, the nearest offsite structures to the new development site would be located in excess of 100 ft. from construction activities. As a result, predicted vibration levels at the nearest offsite structures would not exceed vibration levels greater than 75 VdB.

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

c) Less than Significant – full build out of the General Plan would possibly result in a maximum increase of 2 decibels when compared to existing conditions. According to the Caltrans Technical Noise Supplement, the average healthy ear can barely perceive noise level changes of 3 dBA. As a result, it is anticipated that ful buildout of the General Plan, including development of this site, would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels exiting without the project.

d) **Less than Significant with Mitigation Incorporation** - A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. As a mitigation measure, construction would be limited to the hours of 7 a.m. to 10 p.m.

e) Less than Significant Impact - The project is approximately 2.5 miles away from airport and will not be impacted by the public airport.

f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Conclusion

The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the development of the property.

Mitigation Measures:

MM Noise 1: Comply with applicable regulations and policies of the General Plan to ensure that construction-relatec impacts would be attenuated to the greatest extend feasible.

MM Noise 2: Construction is limited to the hours of 7 a.m. to 10 p.m.

Source: 2017 General Plan Update, 2017 General Plan Update EIR

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☑	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

Environmental Setting

Population

The estimated population on January 1, 2013, was 55,122. It is estimated that the General Plan Update could result in a population increase of 47,367 people in 2035 for an estimated total population of 102,489.

Housing

In 2013, there were 17,867 housing units in the Study Area. It is estimated that the implementation of the General Plan could result in 15,633 additional housing units in 2035 for an estimated total number of 33,520 housing units.

Employment

In 2014, there were 20,900 jobs in the planning area. It is estimated that the implementation of the General Plan could result in 33,308 additional jobs in 2035 for an estimated total number of 54,208 jobs.

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

Jobs-Housing Balance

Jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. SCAG uses the jobs-housing balance as a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area.

Significance Criteria

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

Checklist Discussion

a) Less than significant impact – The project variance applies to a 100-unit multi-family project. The 100 unit has the potential to induce population growth in the area by approximately 311 persons (based 100 units multiplied by the average household size, 3.11 persons per unit). This project is considered an implementation of the General Plan, for which a Statement of Overriding Considerations was adopted, due to substantial population growth.

b) No Impact - The project will not result in displacement of housing. The property is currently vacant.

c) No Impact - The project will not result in displacement of people.

Conclusion

Less than significant impact - The project will not result in a significant impact to population and housing.

Source: 2017 General Plan Update, 2017 General Plan Update EIR

XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☑	☐	☐
Police protection?	☐	☑	☐	☐
Schools?	☐	☑	☐	☐
Parks?	☐	☑	☐	☐
Other public facilities?	☐	☐	☑	☐

Environmental Setting

The City of Hanford currently has two fire stations located within the north central and south central portions of the Study Area. These two stations protect approximately 16.5 square miles, Station 1 is located at 350 W. Grangeville Blvd and

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

covers the city limits north of SR 198 and station 2 is located at 10533 Houston Avenue and covers the city limits south of SR 198. In addition, two properties have been purchase for future fire stations. The City currently owns sites at Centennial Drive and Berkshire Lane and Florinda Street and 9 ¼ Avenue, which have been planned for future fire stations. The Hanford Fire Department provides fires, rescue, hazardous materials response, and serves as a first responder for emergency medical service calls in the City. The HFD is also capable of responding to other situations such as high and low angle rescues, confined space emergencies, vehicle accidents, public assists, state-wide mutual aid responses and disaster management.

Police Protection

City residents receive police protection services from the Hanford Police Department, which currently operates out of a single station located at 425 N. Irwin Street. The City's recent growing problem that requires the need of police services includes gag and drug issues. The HPD's actual average response times are 6:30 minutes for Priority I incidents with an average of 32 Priority I incidents per day and a response time of 17:19 minutes for all other incidents with an average of 144 incidents per day. However, a response time of less than 2:30 minutes is a goal for the HPD to maintain in the future.

Schools

The City currently includes six elementary school districts and one high school district within the Study Area. These districts do not include the religiously affiliated private schools or charter schools located in the study area. The Hanford Elementary School District consists of 11 elementary and junior high schools that are all located in the study area.

Pioneer Union Elementary School District consists of two elementary schools and one junior high school that are all located in the study area.

The Hanford Joint Union High School District consists of four comprehensive high schools.

Parks

See Environmental Setting for Recreation.

Other Public Services

Library Services

The current library is a branch of the Kings County Library.

Significance Criteria

The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion

a) **(FIRE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** – the increase in population as a result of the project will increase demands on the HFD to provide fire protection and emergency services. The development is subject to Fire Impact fees in order to mitigate the effect of the project on Fire services. ($48,088.00, based on a building area of 107,968 square feet and a site area of 4.58 acres).

b) **(POLICE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** – the increase in population as a result of the project will increase demands on the HPD to provide law enforcement services. The physical development of the project will be subject to Police Impact fees in order to mitigate the effect of the project on Police services. ($30,284.00, based on a building area of 107,968 square feet and a site area of 4.58 acres).

c) **(SCHOOLS) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** – the increase in population as a result of the physical project will increase demands on schools to provide education services. The development is subject to School Impact fees ($3.48 for each square foot of new building area)

d) **(PARKS) Less than Significant Impact with Mitigation Measures** – the increase in population as a result of the project will increase demands on recreation. The development is subject to a park impact fee. ($279,276.00,

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

based on a building area of 107,968 square feet and a site area of 4.58 acres).

e) (OTHER) Less than significant impact – Libraries – there is not a requirement or standard for the number or size of a library based on a city's population. Policies encourage residents to utilize the library's resources. Therefore, a significant impact is not anticipated.

Mitigation Measures:

MM Public Services 1: That the physical development of the project will be subject to Fire Impact Fees.

MM Public Services 2: That the physical development of the project will be subject to Police Impact Fees.

MM Public Services 3: That the physical development of the project will be subject to School Impact Fees.

MM Public Services 4: That the physical development of the project will be subject to Park Impact Fees.

Conclusion

The project can be served by existing public services. Impact fees will be required of physical development.

Sources: 2017 General Plan and General Plan Update; City Ordinances No. 90-09, 90-10, and 98-14

XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☑	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☑	☐	☐

Environmental Setting

School Parks

All school sites have limited public access since their primary purpose is to support the educational mission of the school districts that control their use. There are 16 school sites within the City. The school facilities include athletic fields, conference rooms, gymnasiums, auditoriums, and swimming pools, which are open to the public after hours, during the summer, and on weekends for recreational use.

Indoor facilities

The Hanford Parks and Recreation Department also provides a wide array of programs for City residents. The Recreation Department is responsible for coordinating activities for the entire family including special classes, youth programs, and older adult activities, sports for youth and adults, as well as community events. These activities are conducted in a variety of indoor rec. facilities.

City of Hanford Parkland Standard

Combining the City's 188 acres of parkland and 100 acres of school parks, the City has a total of 288 acres of developed parkland that go toward meeting the parkland standard. This does not include regional parks outside the planning area, greenways, private parks, or indoor recreation facilities. Based on the 2013 estimated population of 55,860 for the City of Hanford, the Study Area has approximately 5.2 acres of parkland for every 1,000 residents in the City.

Significance Criteria

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

The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.

Checklist Criteria

a) **Less than Significant Impact with Mitigation Measures** – The City would be able to utilize the Quimby Act and AB 1600 as a funding mechanism for parkland acquisition along with the General Plan Update and Park Master Plan for guidance and priorities. As permitted in the Quimby Act, local jurisdictions can require the dedication of land for parks and or the payment of in-lieu fees for purchase of parkland. The physical development of the project site would be subject to park impact fees, totaling $279,276.00, based on a building area of 107,968 square feet and a site area of 4.58 acres.

b) **Less than Significant Impact** – the multi-family development project includes a recreational element for use by residents. The recreational space includes a community building, totaling 3,101 square feet, as well as an outdoor area and pool.

Mitigation Measures

MM Recreation 1: That the development is subject to the payment of park in-lieu fees.

Conclusion: The project would have a less than significant impact on recreation with the incorporation of mitigation measures.

Source: 2017 General Plan, 2017 General Plan EIR

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation		Less Than Significant Impact	No Impact
turnouts, bicycle racks)?					

Environmental Setting

Existing Functional Roadway Classification System

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

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

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

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

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

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

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

Mass Transit

Kings Area Rural Transit
Kings County Area Public Transit Agency (KCAPTA) is an intra-governmental agency with representatives from Avenal, Kings County, Hanford and Lemoore, and is responsible for the operation of the Kings Area Rural Transit (KART). KART offers scheduled daily bus service from Hanford to Armona, Lemoore, the Lemoore Naval Air Station, Visalia, Corcoran, Stratford, Kettlemen City and Avenal.

KART Dial-A-Ride Service
Dial-A-Ride is an origin-to-destination service available to eligible residents of Hanford, Lemoore, Armona and Avenal.

Park-and-Ride lots
Park-and-Ride lots provide a meeting place where drivers can safely park and join carpools or vanpools or utilize existing public transit. Park-and-Ride lots are generally located near community entrances, near major highways or local arterial where conveniently scheduled transit service is provided. Hanford has one Park-and-Ride facility located at the northeastern entrance of the City at 10th Avenue and SR 43.

KART-Vanpool Program

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

KART defines vanpooling as 7 to 15 persons who commute together in a van-type vehicle and who share the operating expenses. The KART Vanpool Program provides passengers with reliable transportation to and from work. The vanpoo program is not only to provide safe travel to work but to provide alternative transportation options, which would ultimately reduce the amount of vehicles on the road.

Rail Service

Amtrak Passenger Service
Amtrak provides passenger rail service from Hanford station to the San Francisco Bay Area and Sacramento, and service to Southern CA by a combination of rail and bus. Freight service is available from both the BNSF Railway and the San Joaquin Valley Railroad. The Amtrak San Joaquin passenger train provides regularly scheduled intercity passenger rail service to Kings County. Stops are made daily at the Hanford and Corcoran stations for each northbound and southbound trains. Stops along the San Joaquin line also include Bakersfield, Wasco, Fresno, Madera, Merced, Turlock, Modesto, Stockton, Antioch, Martinez, Richmond, Emeryville, and Oakland, with connecting bus service to LA, Sacramento, SF, and many other points in Northern and Southern CA. Passengers can transfer to Amtrak Coast Starlight, which continues north to Portland and Seattle.

High Speed Rail
In November 2008, Proposition 1A, a High Speed Rail bond, was passed by California voters. In 2009, the US Department of Transportation through the American Recovery and Reinvestment Act program, announced the allocation of $8 billion to high speed rail projects throughout the US. Of that amount, $2.24 billion was allocated to California High Speed Rail. In November 2013, the California High Speed Rail Commission identified the preferred route through the Planning Area. The selected route, which runs along the eastern edge of Hanford, roughly follows a north-south route near the high voltage power lines between 7th and 8th Avenues.

Freight Service
Almost 87% of the total freight tonnage is moved out of the Valley by truck, while rail account for 11%. BNSF and SJVR railroads provide freight service to the Hanford Area. The BNSF mainline is double-tracked through the entire Planning Area. Over time, it is expected that the number of trains using the system will increase as demand for rail service increases. The BNSF railroad currently operates between 50 and 60 trains per day on the system.

Consultation
During Pre-Consultation, the City received the following comment from Mark Pedreiro with Kings Area Rural Transit: KART would like consideration for a bus stop. A section of sidewalk 10' x 10' would be needed for the possible placement of a bus shelter. I believe a bus pullout would be needed if street is not going to be widened."

As a condition of approval of Variance No. 2018-01, staff is requiring the applicant consult with KART to determine a bus stop location.

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following:

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

Checklist Discussion

a) Less than Significant Impact – The following conditions of approval have been required of development from the Public Works Engineering Division to ensure effective circulation of the project and existing area: **1.** That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with

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

City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements; **2.** That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site; **3.** The development is subject to a $223,014.40 Transportation Impact Mitigation Fee; 4) That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code.

b) See a.

c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located approximately 2.5 miles northwest from the nearest municipal airport.

d) Less than Significant Impact- the development of the site as a 100-unit multi-family development has been evaluated under Site Plan Review No. 2017-16. The Public Works Engineering Division has ensured the project will not feature any hazardous design elements.

e) Less than Significant Impact –The project can be adequately be accessed by emergency services.

f) See a.

Mitigation Measures

MM Traffic 1: That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements;

MM Traffic 2: That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site;

MM Traffic 3. The development is subject to a $223,014.40 Transportation Impact Mitigation Fee.

MM Traffic 4: That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code.

Conclusion
The development has been evaluated to ensure adequate and effective circulation of the site. Mitigation measures will reduce the impact of the project on traffic and transportation.

Source: City of Hanford General Plan and EIR 2017, City of Hanford Municipal Code; City Resolution No. 98-56-R

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☑	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing	☐	☐	☑	☐

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

Environmental Setting

Wastewater

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

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

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

Water Supply

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

The City's groundwater system consists of 13 supply wells, one standby well, three elevated storage tanks (all three of which have abandoned), one existing 0.5 million gallon ground-level storage tank at the Industrial Park, 3.5 million gallon ground-level storage tanks, and a piping network for distributing the water throughout the City (2 million gallon storage tank at Grangeville and Centennial Drive facility and 1 million gallon storage tank at the Fargo Avenue facility). No surface water is used by the water system as groundwater is contained in both an unconfined and confined aquifer lying beneath the City. Currently, the City maintains 206 miles of main lines and 15,870 service connections, which includes

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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

8-inch to 30-inch pipes with 12-inch mains laid out on an approximately 1-mile grid. Water is pumped from 13 deep wells. The well depth is determined by the water quality, but typically, is drilled to a minimum depth of 1,500 feet and below the Corcoran clay layer.

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

Storm Water Drainage

The City is predominantly located within a 500-year Flood Zone as defined by FEMA Flood Insurance Maps. Areas subject to the 500-year flood zone have a moderate to low risk of flooding.

There are two major irrigation ditches that flow through the City. Lakeside Ditch, which is operated and maintained by the Lakeside Water District, and the Peoples Ditch, which is operated and maintained by the Peoples Ditch Company.

The Existing drainage infrastructure within the boundaries covered by the City's Storm Water Management Program includes natural drainage channels, retention basins, natural vegetation, piping, and pump stations. There are numerous areas where storm drainage is controlled via drainage inlets and underground structures. The storm drainage system consists of 30 pump stations, 57 miles of pipeline ranging in size from 6-inch through 60-inch , and 220 acres of drainage basins and drainage ditches. The storm drainage system removes rainfall from surface streets and disposes the accumulated stormwater in drainage basins.

The City, in cooperation with the People's Ditch Company and the Kings County Water District, delivers excess water flows from the Kings River, along with storm water runoff, into the 125 acres of drainage and slough basins located throughout the City to help replenish the groundwater. Some of this acreage is located within the City's park facilities.

Solid Waste Disposal

The City's solid waste and recycling services are provided by the Kings Waste Recycling Authority (KWRA). The current KWRA facility is located at 7803 Hanford-Armona Road, southeast of the City near SR 43 and 198 and operates as a solid waste disposal and recycling facility. The responsibilities of the KWRA include the siting, permitting, financing, construction, and operation of landfills, as well as a Material Recovery Plan and Transfer Station. The KWRA also ensures all activities and waste diversion goals required by the State at the closure, post-closure monitoring, and liabilities of all identified former landfills in Kings County. The KWRA is the leading contributor to helping the City meet the State's recycling goals.

Refuse from both municipal and commercial haulers is sorted at the KWRA facility to recover a variety of recyclable materials. Once waste is separated from recyclable materials, it is then hauled by transfer trucks from the Material Recovery Facility to the State-permitted 320-acre Chemical Waste Management Landfill site in Kettlemen Hills.

The landfills at the Kettlemen Hills Facility are designed for municipal solid waste, which encompasses household and commercial trash. The facility is permitted to receive a maximum of 2,000 tons of municipal solid waste per day.

The City has instituted a green waste collection mixed recycle collection program for single-family residential customers.

Dry Utilities

Gas and Electric Service

The City's main electricity providers are Pacific Gas and Electric Company and Southern California Edison Company. Within the Study Area, PG&E provides power to sites south of Iona Avenue and north of Flint Avenue via 12 kv and 70kv lines. SCE supplies power to sites north of Iona Avenue and south of Flint Avenue via 12 kv and 66kv lines.

Communication Systems

AT&T and Comcast are currently available in Hanford. AT&T provides telephone services that include ISDN and all other necessary high-technological services. Many cellular and long-distance services are also available. Comcast, Dish Network, and Direct TV provide television services as well as internet access.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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

Thresholds of Significance

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

Checklist Discussion

a) Less than significant - the City's Wastewater Treatment Facility is currently up-to-date with all wastewater treatment requirements set forth by the Central Valley Regional Water Quality Control Board. The City's WWTF would continue to comply with the requirements set forth by the Central Valley Regional Water Quality Control Board, as required by law.

b) Less than Significant – Under the General Plan Update it was determined that planned improvements and expansion development through various goals an policies will assist in providing wastewater services to the study area, as development continues. The current capacity of the WWTF is designed to accommodate 8 mgd, which is expected to provide adequate services to population growth for the foreseeable future.

c) Less than Significant – The project is a request to change the designation on a portion of a parcel from office to high-density residential. There are no concrete plans being proposed for the development of the parcel into office and high-density residential. At the time of development, the project would be reviewed by the Public Works Department to ensure stormwater drainage is adequately addressed.

d) **Less than Significant with Mitigation Measures** - Future population growth in the area would create an increase in water usage. Water supply demand was addressed under the Urban Water Management Plan, which concluded that the Tulare Lake Groundwater subbasin would continue to reliably supply water to meet the City's projected water demands through the year 2035. This would be made possible through the implementation of water conservation goals and policies established in the General Plan Update.

e) No Impact. The project will not require a determination by a wastewater agency.

f) **Less than Significant impact with Mitigation Measures (Payment of Impact Fees)** – the City of Hanford will provide for solid waste collection and disposal for the proposed project site, when developed. The City has achieved a 50% diversion rate from the landfill and has incorporated a green waste program and recycling at the Materials Recycling Facility. The development is subject to a $15,929.00 Refuse and Recycling Impact Fee.

g) **Less than Significant impact with Mitigation Measures** – that the future of the project site be required to comply with all statutes and regulations related to solid waste. As a condition of Site Plan Review No. 2017-16, four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in accordance with City Standard GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings.

Mitigation Measure:

MM Utilities 1: That the development would be required to implement water conservation measures.

MM Utilities 2: That the development is subject to Refuse and Recycling Impact Fees.

MM Utilities 3: That the future of the project site be required to comply with all statutes and regulations related to solid waste.

MM Utilities 4: That four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in accordance with City Standard GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings.

Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with mitigation incorporation.

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

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
2015				
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☑	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☑	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☑	☐	☐

a) Less than Significant - Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals.

b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects.

c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.

Gabrielle de Silva

Gabrielle de Silva
Associate Planner

4-12-2018

Date
April 12, 2018

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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

Cumulative Setting

The cumulative setting for the proposed project area includes previously-approved project, Site Plan Review No. 2015-05, a request to construction 210 multi-family units.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, and the previously-approved past project.

Agriculture and Forest Resources

Less than Significant- the proposed project and previously-approved Site Plan 2016-05 are not in an area designated as prime farmland. Therefore, impacts to agriculture are not cumulatively considerable. A right to farm disclosure must be recorded on properties within 1 mile of agricultural operations, which are permitted in the County to mitigate the effect of the projects on existing agricultural operations.

Air Quality

Less than Significant with Mitigation Incorporation -The projects will not create or result in any significant air quality impacts. Effects to air quality from this project and the previously-approved project, Site Plan No. 2015-05, will be mitigated through compliance with the regulations set forth through the San Joaquin Valley Air Pollution Control District.

Biological Resources

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

Cultural Resources

Less than Significant with Mitigation Incorporation – through consultation with the Tachi Yokut Tribe on previous projects, it is anticipated the project and surrounding project area may contain culturally-sensitive materials. The effect of this project and future development of previously-approved plans have been mitigated to reduce impacts to sensitive cultural resources.

Geology and Soils

Less than Impact with Mitigation Measures - The effect of this project and future development of the previously-approved plans on geology and soils would be mitigated by compliance with the CBC, a geotechnical and soil studies (if required), and compliance with the Municipal Code Section 15.52.

Greenhouse Gas Emissions

Less than Significant with Mitigation Measures – the projects (planned and future) would contribute to GHG emissions, which is inherently a cumulative issue. The emissions during construction would be short-term as a result of fossil fuel burning construction equipment. Since the impacts are short-term and the contribution to GHG emissions would be minor compared to the State's GHG emission target of 427 MMTCO2 eq by 20202, the construction-related GHG emissions of the project would be considered less than significant.

The operational emission from the projects (planned and future) would be indirect emissions from electricity usage. Compliance with current building code standards will assist in the reduction of energy use. The emissions are considered less than significant.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

Hazards and Hazardous Materials
Less than Significant – The projects (proposed and planned) are not expected to have a significant impact as a result of hazards or hazardous materials, as the project area plans office and residential land uses, which typically do not generate/use hazardous materials.

Hydrology/Water Quality
Less than Significant with Mitigation Incorporation – this project and past projects have been developed in accordance with City requirements specific to hydrology and water quality. Mitigations have been required on a project by project basis.

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

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

Noise
Less than Significant with Mitigation Incorporation- this project and future existing projects within the area are required to meet the decibel requirement prescribed by the General Plan for Noise. Construction-related noise would be mitigated through the limitation of hours construction is permitted (between 7 a.m. and 10 p.m.).

Population and Housing
Less than Significant - The future development of residences has the potential to impact population and induce growth into the area, which is considered an implementation of the General Plan.

Public Services
Less than Significant with Payment of Impact Fees to Mitigate Effect -The projects (both planned and future) are subject to impact fees to reduce impacts to public service.

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

Transportation/Traffic
Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect – Traffic improvements in the area will result in a LOS D or above in year 2035, with the proposed future develop of the project site and surrounding planned projects. The circulation pattern in the vicinity has been designed to accommodate future build out in the area in accordance with the Circulation Element. The projects will have a less than significant cumulative impact on traffic and circulation conditions through appropriate project design and payment of traffic impact fees, as required.

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

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET

RECEIVED MAR 14 2018

MAYOR
DAVID G. AYERS
VICE-MAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

March 12, 2018

PROJECT REVIEW – PRE-CONSULTATION NOTICE

For: **Variance No. 2018-01**

The Community Development Department of the City of Hanford is requesting your comments regarding Variance No. 2018-01:

Project Description

- **Variance No. 2018-01:** A request to deviate from the standards of the R-H High-Density Residential zone district to allow parking within the 25-ft. rear-yard setback for a 100-unit apartment complex.

Project Location

The project is located west of Centennial Drive, north of Millennium Way (APN 011-020-043 and 011-020-044).

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

It is requested that your comments, if any, be transmitted to this office by Wednesday, April 11, 2018 at 5:00 p.m. Comments can be mailed to 317 N. Douty Street, Hanford, CA 93230 or emailed to gdesilva@cityofhanfordca.com. If you have any questions or concerns regarding this project, please call Gabrielle de Silva at (559)585-2578.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Gabrielle de Silva

Gabrielle de Silva, Associate Planner

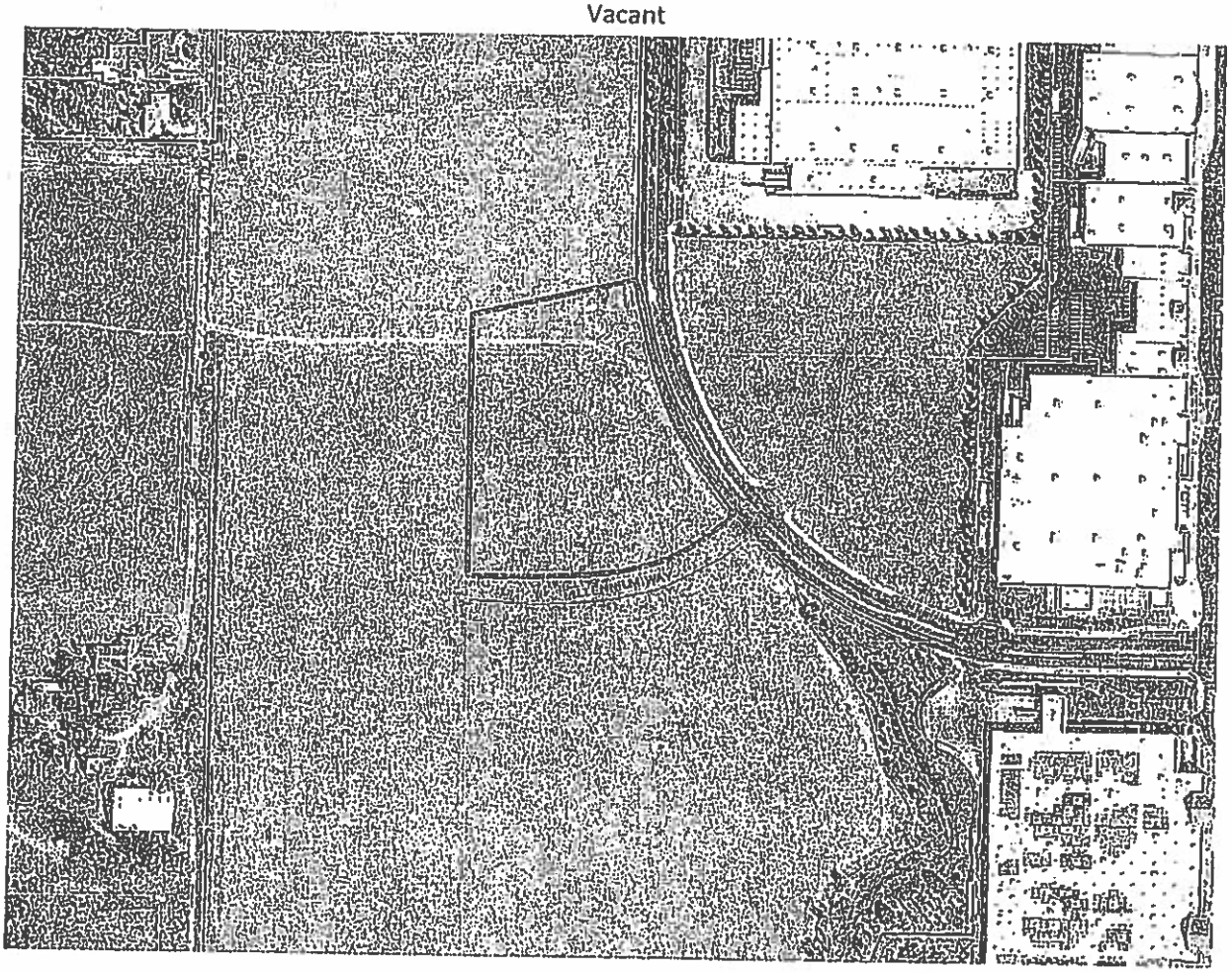
I ☑ do ☐ do not have comments regarding this Project

Signature	Agency	Date
	KART	3/29/18

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

Land Use:

Vacant



KART WOULD LIKE CONSIDERATION FOR A BUS STOP. A SECTION OF SIDEWALK 10'X 10' WOULD BE NEEDED FOR THE POSSIBLE PLACEMENT OF A BUS SHELTER. I BELIEVE A BUS POCKOUT WOULD BE NEEDED IF STREET IS NOT GOING TO BE WIDENED.

MARK PEDREIRO
559-633-0280

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING

April 9, 2018

Gabrielle de Silva
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Project: Variance No. 2018-01 (511-0191)

District CEQA Reference No: 182-20180004

Dear Ms. de Silva:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of apartments, low rise with a total of 100 dwelling units (Project), located at North of Millennium Way and west of Centennial Boulevard (APN 011-020-043 and 011-020-044) in Hanford, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions - The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

2. District Rule 9510 (Indirect Source Review) - At full build-out, the Project will be equal to or exceed 50 residential dwelling units. Therefore, the District concludes that the Project is subject to District Rule 9510.

   District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

www.valleyair.org www.healthyairliving.com

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

3. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm

4. Other District Rules and Regulations - The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.

5. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: http://www.valleyair.org/ceqaconnected/aqimeasures.aspx.

   a. Cleaner Off-Road Construction Equipment - This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.

   b. Improve Walkability Design - This measure is to improved design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

   c. Improve Destination Accessibility - This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.

d. Increase Transit Accessibility - This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
   - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
   - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
   - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
   - Neighborhood designed for walking and cycling

e. Voluntary Emission Reduction Agreement (VERA) - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call the District's Technical Services staff at (559) 230-6000 or e-mail ceqa@valleyair.org. When calling or emailing the District, please reference District CEQA number 182-20180004 .

Sincerely,

Arnaud Marjollet
Director of Permit Services

Brian Clements

Brian Clements
Program Manager

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET

MAYOR
DAVID G. AYERS
VICE-MAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

DATE: March 2, 2018

PROJECT: Site Plan Review 2017-16 (502-0988) **REVISION #1**

APPLICANT: Village at Hanford Square, LLC.

LOCATION: Centennial Drive, north of Millennium Way
(APN 011-020-043 and 011-020-044)

PROPOSAL: Construct 100 multi-family units and associated usable open-space/recreation

ZONING: R-H High-Density Residential

SITE PLAN REVIEW COMMITTEE REVIEW DATE: February 7, 2018

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. You project must return to the Site Plan Review Committee for review of the revised plans.

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

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

☒ **REVISE AND PROCEED**

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

- ☐ City Council
- ☐ Parking and Traffic Commission
- ☐ Other: _____
- ☒ Planning Commission – **VARIANCE**
- ☐ Parks and Recreation Commission

Signed,

Gabrielle de Silva

Gabrielle de Silva, Associate Planner
Community Development Department

March 2, 2018
DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

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).

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

- ☒ ADMINISTRATION
- ☒ 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. 2017-16 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

_____

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

PLANNING DIVISION

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

General: the following comments are considered draft until final approval of the site plan review application

☒ 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. 2017-16 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

Special Requirements:

☒ **That the project is subject to approval of a variance, in order to allow parking to encroach into the rear-yard setback.**

☒ **That a parcel map waiver be recorded in order to merge the properties into one.**

Cultural Resources:

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

Building Setback Areas (17.14.070)

☒ That the appropriate setbacks be maintained, as follows for a two-story structure:

- ☒ Front: 15 feet from the front lot line for livable buildings pace and 20 feet for other non-livable building space
- ☒ Rear: 25 feet
- ☒ Interior Side: 5 feet
- ☒ Street Side: 10 feet *measured from easement*

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Distances between Structures: (Section 17.14.080)

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

Height of Structures (Section 17.14.090)

☒ That the maximum structure height shall be 35 feet.

Usable Open Space (Section 17.14.150)

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

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

Off Street Parking: (Section 17.54).

☒ That the applicant shall provide 169 parking stalls on site (minimum), as shown on the approved site plan. Per the Hanford Municipal Code Section 17.54.040, parking shall be provided, as follows:

Unit Type	Parking Space Requirement	Measuring unit	# of Stalls Required	Total Covered
Studio	1 space	4	4	0
1-bedroom unit	1.5 spaces; 50% covered	56	84	42
2-bedroom unit	1.75 spaces; 50% covered	36	63	32
3-bedroom unit	2 spaces; 50% covered	4	8	4
Community Building	1 space per 300 sq. ft.	3,101 sq. ft.	10	0
Total		100 units	169 stalls	78 covered

☒ That a minimum of 78 stalls shall be covered parking stalls.

☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).

☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and **marked for compact cars** (Section 17.54.110 B. and C).

☒ That there shall be no more than four compact spaces adjacent to each other.

☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).

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☒ That the required parking spaces may not be provided within any front, side, or rear building setback area. **A variance is sought to deviate from this requirement.**

Signage: (Section 17.56).

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

☒ **R-H zones with five or more residences per site**

☒ Building Signs

☒ 1 sign per street frontage maximum
☒ 30 sq. ft. maximum size per sign
☒ Placement a minimum five feet below roofline
☒ External illumination only

☒ Freestanding signs

☒ 1 sign per site maximum
☒ 20 sq. ft. maximum size
☒ 6 feet high maximum
☒ External illumination only

Fencing and Walls: (Section 17.50.110 and 17.50.120).

☒ That fences and walls in the R-H zone district shall be constructed or installed in accordance with the following:

☒ Along a rear lot line not exceeding seven feet in height

☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.

☒ 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.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

Landscaping: (Section 17.52.060).

☒ 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.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

☒ That all building setback areas and open space areas required which are visible from the public right-of-way shall be landscaped.

Trash Collection Areas (Section 17.50.090).

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

☒ That all uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.

☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.

☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment (Section 17.50.100)

☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (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.

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☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

- ☒ Standard window and door awnings
- ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

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

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

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BUILDING DIVISION
SPR 2017-016(502-0988) Multi Family
10-18-17
Centennial

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

   4.1 1 copy of the City of Hanford Permit Application form
   4.2 6 complete sets of Drawings, unless noted, including:
      4.2.1 Grading Plan (Civil Drawings, for reference)
      4.2.2 Site Plan
      4.2.3 Architectural Drawings
      4.2.4 Structural Drawings
      4.2.5 Electrical Drawings
      4.2.6 Mechanical Drawings
      4.2.7 Plumbing Drawings
      4.2.8 Landscape Plan (for reference)
      4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
      4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

   4.3 2 complete sets of documentation, unless noted, including:
      4.3.1 Architectural Specifications
      4.3.2 Structural Calculations
      4.3.3 Electrical Calculations, if not included on the drawings
      4.3.4 Mechanical Calculations, if not included on the drawings
      4.3.5 Plumbing Calculations, if not included on the drawings
      4.3.6 Energy Calculations, if not included on the drawings
      4.3.7 CalGreen Compliance, if not included on plans
      4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
      4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11A.

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6. That a school impact fee of $3.48 (or revision thereof) for each square foot of new building area be paid when building permits are issued.

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.

9. That Kings County Impact Fees shall apply at current rates.

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Department.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

PROJECT: Site Plan Review No. 2017-07, File: 502-0988. PROPOSAL TO CONSTRUCT 100 LUXURY APARTMENTS – PHASE I, LOCATED AT NEC CENTENNIAL & MILLENIUM FOR VILLAGE AT HANFORD SQUARE, LLC.

I ☒(do) ☐(do not) have comments regarding this project.

FIRE DEPARTMENT

11/27/17

Contact Fire Inspector Susan Martinez @ (559) 585-4793 or smartinez@cityofhanfordca.com concerning questions that you may have on the conditions listed below:

General:

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

2. Deferred submittals shall be submitted within 30 days of building permit issuance, **except for the underground fire service which is submitted with the grading plans and requires a separate fire department permit for the Site Utility Plan sheet.**

3. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.

4. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please use the following email: smartinez@cityofhanfordca.com

5. The fire flow and fire hydrant requirements will be determined at the time of building plan submittal.

6. Scope of work shall be clearly stated on all plans submitted for permit.

7. 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.

Fire Extinguisher(s):

8. Fire extinguishers shall be mounted onto a secure surface and/or installed inside approved fire extinguisher cabinets in accordance with the most currently adopted edition of the California Fire Code (CFC).

9. Fire extinguishers that are not easily visible due to being installed inside of a fire extinguisher cabinet or are blocked from view due to building and/or other obstructions,

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

shall have a sign posted nearby with the words Fire Extinguisher on the cabinet or above the location where the fire extinguisher is installed.

10. The size, type and location of all fire extinguishers shall be approved by the fire department.

11. 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.

Fire Sprinklers:

12. **Important!** The City of Hanford code requirements for automatic fire sprinkler systems are more stringent for commercial, residential and industrial buildings than the California building and fire codes. Please contact the fire department for further information.

13. **The Community Building** and all other public buildings require an **NFPA 13** fire sprinkler system and all **residential units** shall comply with **NFPA 13R.**

14. A separate fire department PERMIT is required for the fire sprinkler system.

15. **Fire Riser Room:** All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser 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,

Fire Alarm:

16. 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.

17. Fire sprinkler system(s) with 21 or more sprinkler heads shall be monitored by a Central Station Service.

18. Fire sprinkler monitoring is required for the following devices:

    a. Fire flow switch,
    b. Smoke or heat detector above FACP,
    c. Manual pull device,
    d. Valve supervisory on the fire service backflow preventer and PIV.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

19. A separate fire department permit is required for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.

Emergency Access:

20. Locked gates installed across fire department access roads/lanes:
    a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
    b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
    c. The ordering of Knox Box products can be done directly online at www.knoxbox.com and clicking on or typing in **Hanford Fire Dept** as your department; or a form can be obtained from the fire department.
    d. 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.
    e. 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.

21. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**. No medians or similar objects shall be placed on fire department access roads and lanes.

22. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.

23. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

    Calculated Turning Radii:

a.	Inside Turn:	20 ft., 1 in.
b.	Curb to Curb:	36-ft, 3 in.
c.	Wall to Wall:	44 ft., 6 in.

24. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be constructed and approved prior to any combustible construction being brought onto the premises unless approved by the fire department.

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Fire Hydrants and Underground Fire Service:

25. **All fire mains and fire hydrants shall be installed and operable prior to combustible construction being brought onto the site.**
    - A separate fire department permit is required and shall be turned into the city with the building plan submittal.:

26. **A deposit of $340.00 shall be included with your submittal.**

27. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

28. All FDC's are required to be within 25-feet of a fire hydrant. The exact location shall be reviewed on the Site Utility plans and approved by the fire department. **Knox FDC Plugs, Model #3041,** are required on all FDC's.

29. If a new fire hydrant flow test is required, the following shall be submitted to the fire department:
    a. Site plan showing the closest fire hydrants (minimum of two hydrants),
    b. Payment to the Hanford Fire Department in the amount of $357.19,
    c. Submit to the Hanford Fire Department, 350 W. Grangeville Blvd., Hanford, CA 93230, Attention: Fire Prevention.

30. Fire service backflow devices shall be approved by the city water department and shall comply with City Standard WA-29.

Special Requirements:

31. The following City Standards shall apply:
    - Fire Hydrant Installation WA-20
    - Fire Riser Room WA-27
    - Fire Pumper Connection (FDC) WA-28
    - Fire Service Backflow Preventer Assembly (DCDA) WA-29
    - Concrete Thrust Blocks WA-32
    - Protection Posts (bollards) WA-35
    - Fire Department Access Roads ST-36

32. All address numbers, building identification numerals/alpha letters shall be installed on the building and shall be visible from the fire department access roads and/or lanes (please consult fire department for acceptable locations). The color of the address numbers shall be in a contrasting color to the building. Care and thought shall be given to ensure that trees and tall bushes do not obstruct the number/letters from view in future years.

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

Size of Address 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.

33. Fire lanes and No Parking curbs shall be assigned and approved by the Hanford Fire Department. All hydrants and FDC's shall have a red painted curb in front of their location 10-foot wide from the center of the appurtenance.

34. Solar photovoltaic installations shall conform to CFC 605.11 and require separate fire department plan check.

R:\SITE PLAN REVIEW\SPR 2017-16 (502-0988) VILLAGE AT HANFORD SQUARE NEC CENTENNIAL - MILLENIUM FIRE COMMENTS.docx

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.

2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).

3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

4. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.

2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to both the existing public water main located within Millennium Way and Centennial Drive.

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.

4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.

5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.

6. That the developer shall extend a minimum 12 inch diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel

Mike Cosenza — 03/02/18
UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

per the City's water master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for the City review/approval prior to commencing work per City Standards.

7. That all City of Hanford water system impact fees and any applicable water construction reimbursement charges shall be payable prior to permitting connection to the public water system.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)

2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.

3. That the developer shall furnish and install a floor drain inside any newly constructed Trash Enclosure. Floor drain run through a sand/grease interceptor and shall be connected via sanitary sewer lateral to City's Sanitary Sewer System.

4. That the developer shall extend a minimum 8 inch diameter sanitary sewer main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the City's sanitary master plan.

5. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.

Mike Cosenza — 03/02/18
UTILITIES SUPERINTENDENT (559) 585-2564 — DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

General Requirements:

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

2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That the development is subject to a **$4,400.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. Grading Plan Review fee shall be paid prior to issuance of building permits.

4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.

6. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.

2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.

3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division

Samantha Long — 03/02/18
ASSISTANT ENGINEER (559) 585-2556 — DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

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

3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.

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

Samantha Long — 03/02/18

ASSISTANT ENGINEER (559) 585-2556 — DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

Easement Requirements:

1. That a 10 foot easement be granted to the City of Hanford for Landscape and Irrigation purposes along the frontage of Centennial Drive and Millennium Way.

2. That any easements for irrigation ditches and/or pipelines located on the project site shall be legally relinquished or relocated to the satisfaction of the City Engineer prior to issuance of permits.

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary to provide a safe transition to existing street improvements.

2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations along the Millennium Way and Centennial Drive project frontage shall be determined by the City Engineer in accordance with City Standard GE-56.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located along the Centennial project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs and gutters installed in conformance with City Standard CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.

2. That new sidewalk shall be installed in conformance with City Standard CO-15 along the Millennium Way project frontage and shall be shown on the engineered site improvement plans

Drive Approach Requirements:

1. That the project entrances on Millennium Way and Centennial Drive may be located as shown on the site plan. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/ egress to the development site.

Samantha Long — 03/02/18
ASSISTANT ENGINEER (559) 585-2556 — DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

2. All driveway approaches shall be provided with a minimum of 4' ADA access around and in the back of each driveway approach. Drive approaches equipped with easy access curb returns shall be provided with ADA-compliant curb ramps as shown on proposed site plan.

Parking Lot Requirements:

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

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

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.

2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, which ever occurs first.

3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

Samantha Long — 03/02/18
ASSISTANT ENGINEER (559) 585-2556 — DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works
900 South 10th Ave. • Hanford, CA 93230-5234 • (559) 585-2550

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective July 1, 2017. All fees are payable prior to issuance of building permits. **(Building area: 107,968 sf – 100 Multi-Family Units – Site Area: 4.58 Acres).**

A. That the development is subject to a **$223,014.40 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.

B. That the development is subject to a **$161,677.00 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.

C. That the development is subject to a **$236,205.00 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.

D. That the development is subject to a**$37,613.05 Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.

E. That the development is subject to a **$48,088.00 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.

F. That the development is subject to a **$30,284.00 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

G. That the development is subject to a **$15,929.00 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

H. That the development is subject to a **$279,276.00 Park Impact Fee** in accordance with City Resolution No. 05-64-R or any revisions thereof.

I. That the development is subject to a **$4,396.85 12th Ave Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Samantha Long
ASSISTANT ENGINEER (559) 585-2556

03/02/18
DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)

City of Hanford
Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 17-16 – Village at Hanford Square – Millennium Way & Centennial Dr.

General Requirements:

1. That a four (4) 10' x 20' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.

4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That the applicant shall participate in all available waste recycling & reuse programs **including the new requirement for food waste separate bin service (if applicable)**.

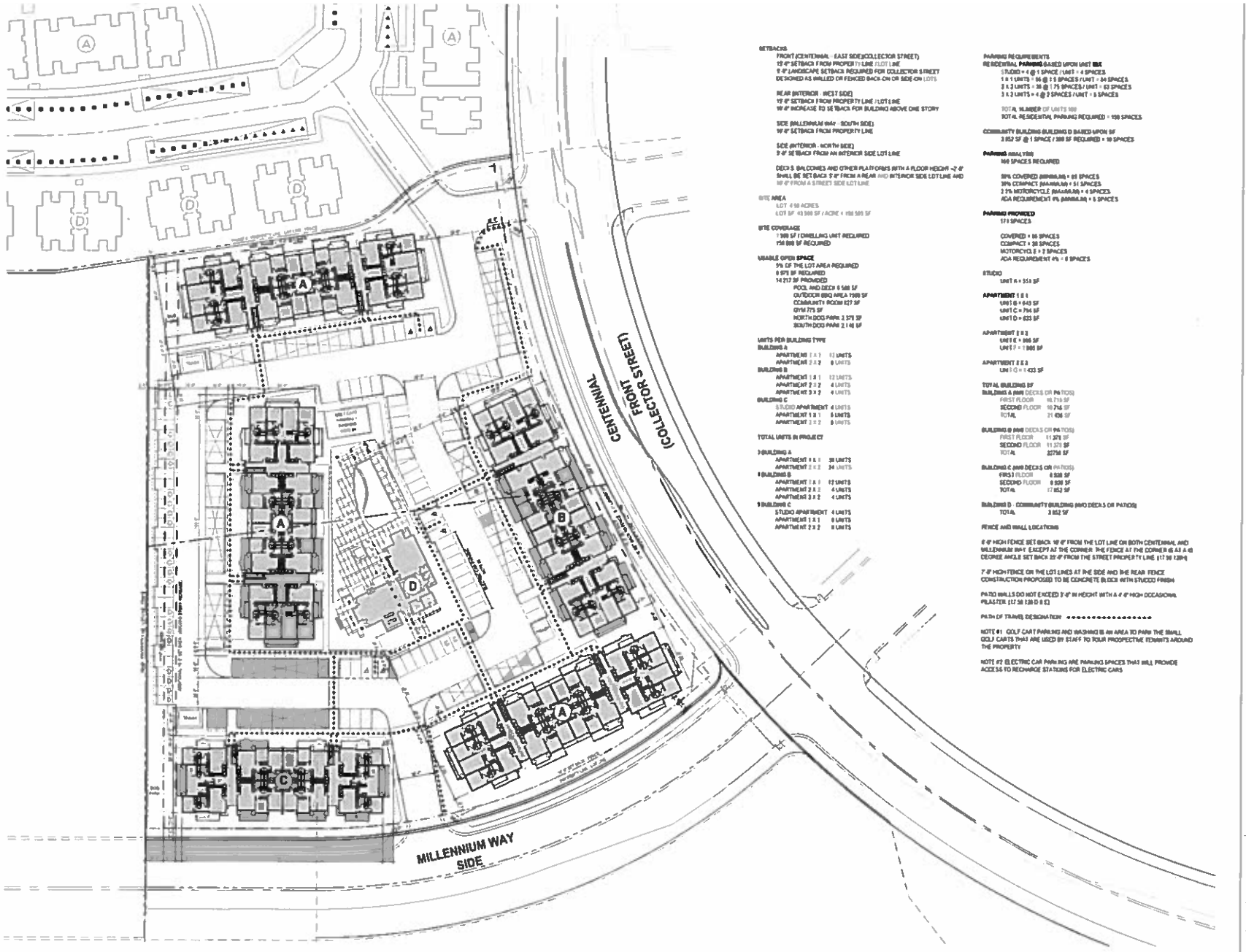
6. That all onsite vehicle drive aisles and parking lot areas subject to refuse truck use for trash enclosure access shall be constructed in accordance with City Standard GE-32 Industrial Parking Lot pavement requirements to provide an adequate pavement structure section for refuse truck use.

7. That a revised site plan showing all proposed refuse enclosure locations must be submitted for approval by the Community Development Department and the Public Works Department before building permits are issued. The latest site plan was missing one enclosure.

Jason Ridgeway — 03/02/18

REFUSE SUPERINTENDENT (559) 585-2569 — DATE

Attachment: Attachment 3 - ISMND 2018-04 (Variance No. 2022-01 Village at Hanford Square)



SETBACKS

FRONT (CENTENNIAL - EAST SIDE)(COLLECTOR STREET)
15' 0" SETBACK FROM PROPERTY LINE / LOT LINE
5' 0" LANDSCAPE SETBACK REQUIRED FOR COLLECTOR STREET
DESIGNED AS WALLED OR FENCED BACK-ON OR SIDE-ON LOTS

REAR (INTERIOR - WEST SIDE)
15' 0" SETBACK FROM PROPERTY LINE / LOT LINE
10' 0" INCREASE TO SETBACK FOR BUILDING ABOVE ONE STORY

SIDE (MILLENNIUM WAY - SOUTH SIDE)
10' 0" SETBACK FROM PROPERTY LINE

SIDE (INTERIOR - NORTH SIDE)
5' 0" SETBACK FROM AN INTERIOR SIDE LOT LINE

DECKS, BALCONIES AND OTHER PLATFORMS WITH A FLOOR HEIGHT <2' 0" SHALL BE SET BACK 5' 0" FROM A REAR AND INTERIOR SIDE LOT LINE AND 10' 0" FROM A STREET SIDE LOT LINE

SITE AREA
LOT 4.59 ACRES
LOT SF 43,560 SF / ACRE = 199,580 SF

SITE COVERAGE
1,000 SF / DWELLING UNIT REQUIRED
150,000 SF REQUIRED

USABLE OPEN SPACE
5% OF THE LOT AREA REQUIRED
9,979 SF REQUIRED
14,217 SF PROVIDED
POOL AND DECK 6,500 SF
CO/EDCOR BBQ AREA 1,000 SF
COMMUNITY ROOM 627 SF
GYM 775 SF
NORTH DOG PARK 2,375 SF
SOUTH DOG PARK 2,140 SF

UNITS PER BUILDING TYPE
BUILDING A
APARTMENT 1 & 1 12 UNITS
APARTMENT 2 & 2 8 UNITS
BUILDING B
APARTMENT 1 & 1 12 UNITS
APARTMENT 2 & 2 4 UNITS
APARTMENT 3 & 2 4 UNITS
BUILDING C
STUDIO APARTMENT 4 UNITS
APARTMENT 1 & 1 6 UNITS
APARTMENT 2 & 2 6 UNITS

TOTAL UNITS IN PROJECT

3 BUILDING A
APARTMENT 1 & 1 20 UNITS
APARTMENT 2 & 2 24 UNITS
4 BUILDING B
APARTMENT 1 & 1 12 UNITS
APARTMENT 2 & 2 4 UNITS
APARTMENT 3 & 2 4 UNITS
3 BUILDING C
STUDIO APARTMENT 4 UNITS
APARTMENT 1 & 1 6 UNITS
APARTMENT 2 & 2 6 UNITS

PARKING REQUIREMENTS
RESIDENTIAL PARKING (BASED UPON UNIT MIX)
STUDIO = 4 @ 1 SPACE / UNIT = 4 SPACES
1 & 1 UNITS = 96 @ 1.5 SPACES / UNIT = 144 SPACES
2 & 2 UNITS = 36 @ 1.75 SPACES / UNIT = 63 SPACES
3 & 2 UNITS = 4 @ 2 SPACES / UNIT = 8 SPACES

TOTAL NUMBER OF UNITS 160
TOTAL RESIDENTIAL PARKING REQUIRED = 219 SPACES

COMMUNITY BUILDING (BUILDING D BASED UPON SF
3,852 SF @ 1 SPACE / 300 SF REQUIRED = 10 SPACES

PARKING (MINIMUM)
160 SPACES REQUIRED

50% COVERED (MINIMUM) = 80 SPACES
30% COMPACT (MAXIMUM) = 51 SPACES
2.5% MOTORCYCLE (MAXIMUM) = 4 SPACES
ADA REQUIREMENT 4% (MINIMUM) = 6 SPACES

PARKING PROVIDED
171 SPACES

COVERED = 86 SPACES
COMPACT = 38 SPACES
MOTORCYCLE = 2 SPACES
ADA REQUIREMENT 4% = 6 SPACES

STUDIO
UNIT A = 551 SF

APARTMENT 1 & 1
UNIT B = 643 SF
UNIT C = 794 SF
UNIT D = 833 SF

APARTMENT 2 & 2
UNIT E = 986 SF
UNIT F = 1,000 SF

APARTMENT 3 & 2
UNIT G = 1,433 SF

TOTAL BUILDING SF
BUILDING A (WITH DECKS OR PATIOS)
FIRST FLOOR 10,715 SF
SECOND FLOOR 10,714 SF
TOTAL 21,429 SF

BUILDING B (WITH DECKS OR PATIOS)
FIRST FLOOR 11,371 SF
SECOND FLOOR 11,371 SF
TOTAL 22,742 SF

BUILDING C (WITH DECKS OR PATIOS)
FIRST FLOOR 8,928 SF
SECOND FLOOR 8,928 SF
TOTAL 17,852 SF

BUILDING D - COMMUNITY BUILDING (WITH DECKS OR PATIOS)
TOTAL 3,852 SF

FENCE AND WALL LOCATIONS

6' 0" HIGH FENCE SET BACK 10' 0" FROM THE LOT LINE ON BOTH CENTENNIAL AND MILLENNIUM WAY EXCEPT AT THE CORNER. THE FENCE AT THE CORNER IS AT A 45 DEGREE ANGLE SET BACK 25' 0" FROM THE STREET PROPERTY LINE (17.58.120-I)

7' 0" HIGH FENCE ON THE LOT LINES AT THE SIDE AND THE REAR. FENCE CONSTRUCTION PROPOSED TO BE CONCRETE BLOCK WITH STUCCO FINISH

PATIO WALLS DO NOT EXCEED 3' 0" IN HEIGHT WITH A 4' 0" HIGH OCCASIONAL PILASTER (17.58.120-D-E)

PATH OF TRAVEL DESIGNATION

NOTE #1 GOLF CART PARKING AND WASHING IS AN AREA TO PARK THE SMALL GOLF CARTS THAT ARE USED BY STAFF TO TOUR PROSPECTIVE TENANTS AROUND THE PROPERTY

NOTE #2 ELECTRIC CAR PARKING ARE PARKING SPACES THAT WILL PROVIDE ACCESS TO RECHARGE STATIONS FOR ELECTRIC CARS

SITE PLAN
SCALE 1" = 30' 0"

NORTH

MABUS

LICENSED ARCHITECT
STATE OF CALIFORNIA

THE VILLAGE AT HANFORD SQUARE
LUXURY APARTMENT HOMES - PHASE 1
CITY OF HANFORD
KINGS COUNTY CALIFORNIA

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REVISIONS

JANUARY 11, 2016
C. MABUS
Case 2017-007
AS NOTED

SITE PLAN

A1.1

Variance No. 2018-01
Mitigation Measures
Mitigated Negative Declaration 2018-04

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the project is subject to the appropriate development standards of the Hanford Municipal Code.	Developer to provide; City to require on site plan and building permits
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That development is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AGRICULTURE			
MM Agriculture 1.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	That a right-to-farm provision be recorded to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	City to require; Developer to disclose
AIR QUALITY			

MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	That the project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 3	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Developer
CULTURAL RESOURCES			

MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	1) That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the physical development of the project site comply with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared for the project.	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of	That the physical development of the project site shall comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check	City to require; developer to comply

	topsoil?	and development review process.	
MM Geology 4-6	That the project could be located on a geological unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	- That copies of a preliminary soil investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans. - that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Department prior to acceptance of the development improvements or issuance of building permits, whichever occurs first - That the developer shall retain the project design engineer to inspect and verify that all grading within the development is competed, in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The new development would be required to comply with applicable federal, state, and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use, and disposal of hazardous materials would be less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. Otherwise substantially degrade water quality?	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs;	City to require; Developer to provide

		2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site.	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Developer
MM Hydrology 5-7	The project could potentially create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial	a) In accordance with Site Plan No. 2017-16 for the site, the developer shall: - Comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the state Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of	Developer

	additional sources of polluted runoff.	SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information; - A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan; - The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.	
LAND USE AND PLANNING			
MM Land Use 1:	That the project may conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	That approval of the variance is required, in order to develop the site, as proposed under Site Plan Review No. 2017-16.	City to process variance
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extend feasible.	Residents and developer; Police to enforce

	established in the local general plan or noise ordinance, or applicable standards of other agencies?		
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours between 7:00 a.m. and 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)	The project will be subject to Fire Impact Fees.	Developer to pay
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to Police Impact Fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts associated with the	That the project will be subject to School Impact Fees	Developer to pay

	provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (School)		
MM Public Facilities 4	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Park)	That the project will be subject to Park Impact Fees	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? That the project includes recreational facilities or requires the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.	That the project is subject to Park Impact Fees	Developer to pay

TRANSPORTATION AND TRAFFICE			
MM Traffic 1-4	The project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The project could conflict with an applicable congestion management program. The project could conflict with adopted policies, plans, or programs supporting alternative transportation.	**MM Traffic 1:** That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary, as necessary, to provide a safe transition to existing street improvements; **MM Traffic 2:** That the project entrances on Millennium Way and Centennial Drive may be located, as shown on Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site; **MM Traffic 3.** The development is subject to a $223,014.40 Transportation Impact Mitigation Fee. **MM Traffic 4:** That parking for bicycles and low-emission vehicles shall be provided, in accordance with the latest adopted version of the California Building Code.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	The project site would be required to implement water conservation measures	Developer
MM Utilities 2 and 4:	Would the project be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste	- That the development is subject to Refuse and Recycling Impact Fees; - That four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in	Developer to pay and provide

	disposal needs?	accordance with City Standard GE-35, modified to include installation of 12" x 12" interior concrete curbs and 10' wide/6" thick concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings.	
MM Utilities 3	Would the project comply with federal, state, and local statures related to solid waste?	That the future development is required to comply with all statutes and regulations related to solid waste.	Developer

ADDENDUM TO INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CITY OF HANFORD

VILLAGE AT HANFORD SQUARE PROJECT

DRAFT

MAY 2022

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

ADDENDUM TO INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

VILLAGE AT HANFORD SQUARE PROJECT

Prepared for:

City of Hanford
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May 2022

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Project #Z210745.01

DRAFT

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

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NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT AN ADDENDUM TO MITIGATED NEGATIVE DECLARATION

As Lead Agency under the California Environmental Quality Act (CEQA), the City of Hanford (City) reviewed the project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382: "[s]ignificant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. A Mitigated Negative Declaration was prepared and was adopted by the Hanford Planning Commission in 2018. This document is an Addendum to that Mitigated Negative Declaration and has been prepared in accordance with CEQA Guidelines §15162 and §15164.

Proposed Project Name

Village at Hanford Square Project (proposed project)

Project Location

The proposed site is located north of Millennium Way and west of Centennial Boulevard (APNs 011-020-043 and -11-020-044) in the City of Hanford.

Project Description – Approved

The approved project was for a new 100-unit multi-family residential community and a Variance that would allow for parking spaces located in the side and rear setback areas within 5 feet of the property line.

Project Description- Proposed

The proposed project being re-analyzed is for the Variance request to develop parking spaces within the side and rear setback areas within 5 feet of the property line for a 100-unit multi-family residential community.

Circumstances created a delay in the development of the project, and the approved Site Plan Review application and Variance application expired, and new applications were resubmitted. Due to updates in CEQA guidelines an addendum to the originally adopted Initial Study and Mitigated Negative Declaration is being prepared.

Mailing Address and Phone Number of Contact Person

Village at Hanford Square, LLC
Daniel Bailey
480 Bogert Trail

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Palm Springs, CA

Findings

When a proposed project is changed, or there are changes in the environmental setting, the lead agency must make a determination as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines §15162 and §15164 set forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of the environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon provided information in this document, the changes to the approved project will not result in any new significant impacts or substantially increase the severity of impacts previously identified in the IS/MND. There are no previously infeasible alternatives that are now feasible. None of the other factors set forth in §15162(a)(3) are present. Therefore, an Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the refinements to the project.

The minor revisions as shown in underline/strikeout do not reflect new information or substantial changes with respect to the circumstances under which the project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the resource impact evaluation standards. No 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 IS/MND was adopted, relevant to such resource impact evaluations have been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

The following mitigation measures were adopted for the approved project. The proposed project will comply with all applicable adopted mitigation measures as listed below. No new mitigation measures are recommended.

MM Aesthetics1: That the project is subject to the appropriate development standards of the Hanford Municipal Code.

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MM Aesthetics 2: That the project is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.

MM Agriculture 1: That a right-to-farm provision be recorded to ensure that future residents of the multi-family development are aware of adjacent agricultural uses and their right to continue to operate.

MM Air Quality 1: That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.

MM Air Quality 2: The project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.

MM Air Quality 3: That the project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.

MM Cultural Resources 1: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

MM Geology 1: That the physical development of the project comply with the applicable General Plan policies, as well as the California Building Code.

MM Geology 2: That a geotechnical and soil studies be prepared for the project.

MM Geology 3: That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.

MM Geology 4: That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer shall be provided to both the Public Works and Building Department for review prior to approval of the development improvement plans.

MM Geology 5: That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.

MM Geology 6: That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approval plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

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MM Hazards 1: The development proposed must comply with applicable federal, State, and local regulations related to hazardous materials.

MM Hydrology 1: All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.

MM Hydrology 2: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.

MM Hydrology 3: New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.

MM Hydrology 4: New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.

MM Hydrology 5: The developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resources Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information.

MM Hydrology 6: A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan.

MM Hydrology 7: The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.

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MM Land Use 1: That approval of the Variance is required, in order to develop the site, as proposed under the Site Plan Review

MM Noise 1: Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.

MM Noise 2: Construction is limited to the hours between 7:00 AM and 10:00 PM.

MM Public Services 1: That the physical development of the project will be subject to Fire Impact Fees.

MM Public Services 2: That the physical development of the project will be subject to Police Impact Fees.

MM Public Services 3: That the physical development of the project will be subject to School Impact Fees.

MM Public Services 4: That the physical development of the project will be subject to Park Impact Fees.

MM Recreation 1: That the physical development of the project will be subject to the payment of in-lieu fees.

MM Traffic 1: That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4' 6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary, to provide a safe transition to existing street improvements.

MM Traffic 2: That the project entrances on Millennium Way and Centennial Drive may be located, as shown on the Site Plan Review No. 2017-16. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site.

MM Traffic 3: The development is subject to a $233,014.40 Transportation Impact Mitigation Fee.

MM Traffic 4: That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

MM Utilities 1: The project site would be required to implement water conservation measures.

MM Utilities 2: That the development is subject to Refuse and Recycling Impact Fees.

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MM Utilities 3: That four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in accordance with City Standard GE-35, proposed to include installation of 12' x 12' interior concrete curbs and 10' wide/6" thick concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings.

MM Utilities 4: That the future development is required to comply with all statutes and regulations related to solid waste.

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SECTION 1 - PURPOSE, SCOPE, AND FORMAT

1.1 - Addendum to a Mitigated Negative Declaration

As Lead Agency under the California Environmental Quality Act (CEQA), the City of Hanford reviewed the project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines § 15382, "[s]ignificant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. A Mitigated Negative Declaration was prepared and was then adopted by the Hanford City Council in 2018. This document is an Addendum to that Mitigated Negative Declaration and has been prepared in accordance with CEQA Guidelines §15162 and §15164.

An agency may prepare an addendum to an adopted mitigated negative declaration pursuant to CEQA Guidelines Section 15164 "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 negative declaration have occurred."

Section 15162 states that a subsequent negative declaration is required if any of the following conditions exist:

(1) Substantial changes are proposed in the project, which will require major revisions to the previous negative declaration…due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous Negative Declaration… due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted…shows any of the following:

   a. The project will have one or more significant effects not discussed in the previous negative declaration.
   b. Significant effects previously examined will be substantially more severe than shown in the previous negative declaration.
   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 alternatives; or

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

As noted above, and discussed in further detail below, there are no modifications to the approved project, and therefore, the proposed project satisfies the conditions set forth in §15162, and an Addendum to the Mitigated Negative Declaration is, therefore, an appropriate CEQA compliance document to address the proposed project, in accordance with CEQA Guidelines §15164.

The analysis of the proposed project indicates that there are no greater impacts created by the proposed project in relation to the approved project; the proposed project has either less impacts or similar impacts, and no new mitigation measures are required.

1.2 - Purpose of an Addendum

When a proposed project is changed, or there are changes in the environmental setting, a determination must be made by the lead agency as to whether an Addendum or Subsequent EIR or MND is prepared. CEQA Guidelines §15162 and §15164 set forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of the environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon provided information in this document, the changes to the approved project will not result in any new significant impacts or substantially increase the severity of impacts previously identified in the IS/MND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in §15162(a)(3) are present. Therefore, an Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the refinements to the project.

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1.3 - Project Background

The proposed site is located north of Millennium Way and west of Centennial Boulevard (APNs 011-020-043 and -11-020-044) in the City of Hanford.

1.4 - Project Description- Approved

The approved project was for a new 100-unit multi-family residential community and a Variance that would allow for parking spaces located in the side and rear setback areas within 5 feet of the property line.

1.5 - Project Description- Proposed

The proposed project being re-analyzed is for the Variance request to develop parking spaces within the side and rear setback areas within 5 feet of the property line for a 100-unit multi-family residential community.

Circumstances created a delay in the development of the project, and the approved Site Plan Review application and Variance application expired, and new applications were resubmitted. Due to updates in CEQA guidelines an addendum to the originally approved Initial Study and Mitigated Negative Declaration is being prepared.

1.6 - CEQA Requirements

The City of Hanford is the Lead Agency for this project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 – Initial Study*) provides analysis that examines the potential environmental effects of the project-related activities of the project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) is appropriate when an IS has been prepared, and a determination can be made that no significant environmental effects will occur because revisions to the project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less-than-significant levels.

Based on the adopted IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with an Addendum MND. The minor revisions as shown in underline/strikeout do not reflect new information or substantial changes with respect to the circumstances under which the project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the resource impact evaluation standards. No 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 IS/MND was adopted, relevant to such resource impact evaluations have been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in

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the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

1.7 - Impact Terminology

The following terminology is used to describe the level of significance of project environmental impacts.

- A finding of "no impact" is appropriate if the analysis concludes that the project would not affect a topic area in any way.
- An impact is considered "less than significant" if the analysis concludes that it would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered "less than significant with mitigation incorporated" if the analysis concludes that it would cause no substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the proponent.
- An impact is considered "potentially significant" if the analysis concludes that it could have a substantial adverse effect on the environment.

1.8 - Document Organization and Contents

The content and format of this Addendum IS/MND is designed to meet the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2– Project Description:* This section describes the project and provides data on the site's location.
- *Section 3 – Environmental Checklist:* This section contains the evaluation of 21 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed project would have an impact. One of four findings is made, which include: no impact, less-than-significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 21 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – References:* This section contains a full list of references that were used in the preparation of this IS/MND.

1.9 - Incorporated by Reference

The following documents and/or regulations are incorporated into this IS/MND by reference:

- City of Hanford 2035 General Plan

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- City of Hanford Municipal Code
- City of Hanford 2016-2024 Adopted Housing Element
- City of Hanford Urban Water Management Plan
- City of Hanford Water Information
- City of Hanford Recycling & Green Waste
- Kings County Emergency Operations Plan (EOP)
- Kings County Airport Land Use Compatibility Plan
- Kings County Safety Element
- California Building Code Title 24

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SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

Village at Hanford Square, LLC has requested approval to establish a 100-unit multi-family residential community. Implementation of the project requires approval of a Variance to allow parking spaces to be developed within the side and rear setback areas to within 5 feet of the property line. The project also requires the approval of a Site Plan Review.

2.2 - Project Location

The proposed site is in Section 34, Township 18 South, Range 21 East Mount Diablo Base and Meridian, within Kings County, California. The project site is located north of Millennium Way and west of Centennial Boulevard in the City of Hanford within Assessor's Parcel Numbers 011-020-043 and 011-020-044, which totals approximately 2.6 acres in area. The regional location is depicted in Figure 2-1, and the project site location is depicted in Figure 2-2.

2.3 - Surrounding Land Uses

The properties to the north are designated Office, properties south and east are designated High Density Residential, and properties to the west are designated as Low Density Residential. Properties to the north, south, and east are similarly zoned as R-H, High Density Residential and properties to the west are zoned R-L-5, Low Density Residential, 5,000 square-foot minimum parcel size.

2.4 - Project Description- Approved Project

The approved project was for a new 100-unit multi-family residential community and a Variance that would allow for parking spaces located in the side and rear setback areas within 5 feet of the property line.

2.5 - Project Description- Proposed Project

The proposed project being re-analyzed is for the Variance request to develop parking spaces within the side and rear setback areas within 5 feet of the property line for a 100-unit multi-family residential community.

Circumstances created a delay in the development of the project, and the approved Site Plan Review and Variance expired; subsequently new applications were resubmitted. Due to updates in CEQA guidelines an addendum to the originally approved Initial Study and Mitigated Negative Declaration is being prepared.

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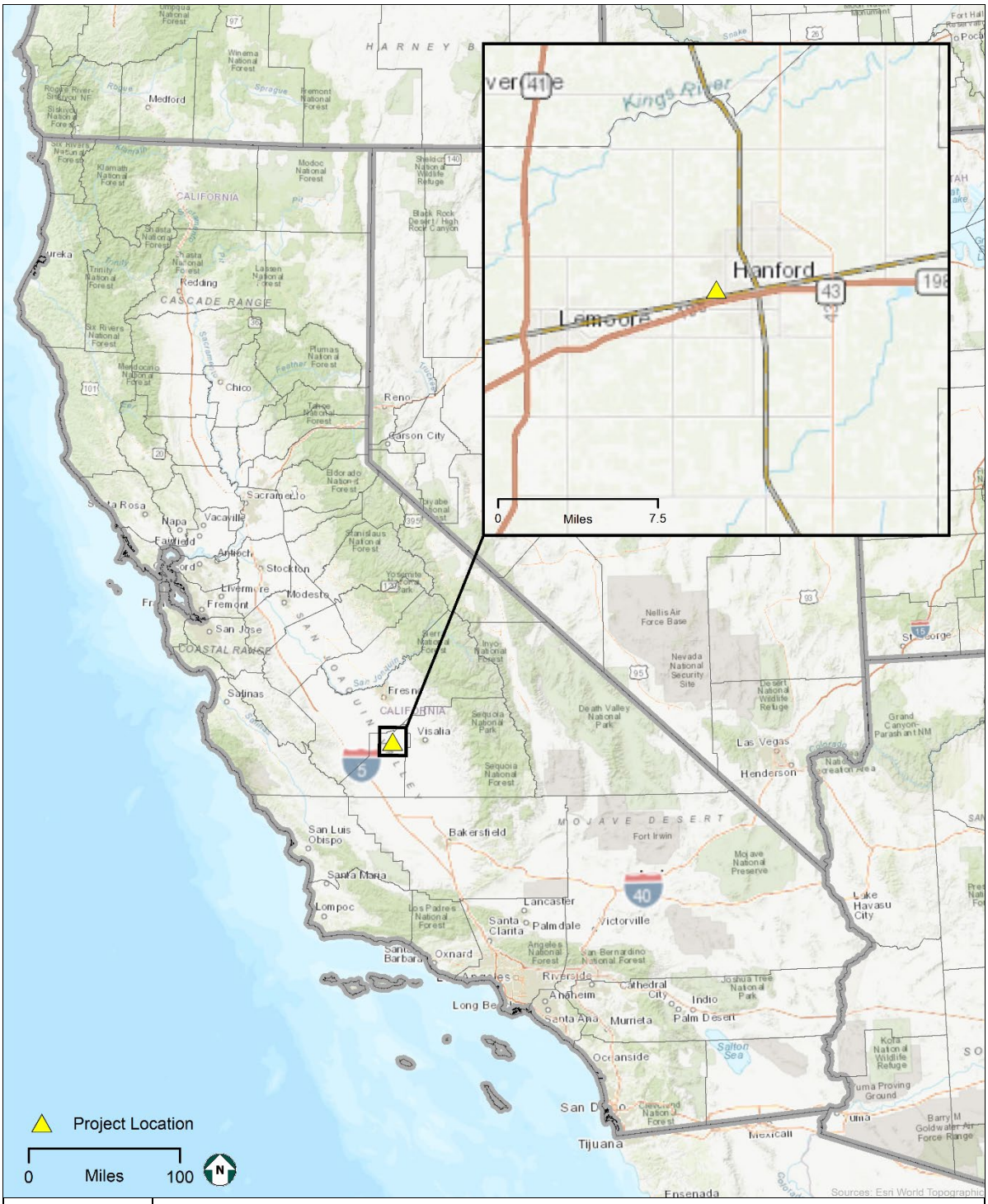

Figure 2-1
Regional Location

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

Figure 2-2
Project Site

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

SECTION 3 - EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 - Environmental Checklist and Discussion

1. **Project Title:**

   Village at Hanford Square Project

2. **Lead Agency Name and Address:**

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

3. **Contact Person and Phone Number:**

   Mary Beatie – (559)585-2500

4. **Project Location:**

   The proposed site is in Section 34, Township 18 South, Range 21 East Mount Diablo Base and Meridian, within Kings County, California. The project site is located north of Millennium Way and west of Centennial Boulevard in the City of Hanford within Assessor's Parcel Numbers 011-020-043 and 011-020-044, which totals approximately 2.6 acres in area. The regional location is depicted in Figure 2-1, and the project site location is depicted in Figure 2-2.

5. **Project Sponsor's Name and Address:**

   Village at Hanford Square, LLC
   Daniel Bailey
   480 Bogert Trail
   Palm Springs, CA

6. **General Plan Designation:**

   High Density Residential

7. **Zoning:**

   High Density Residential – R-H

8. **Description of Project:**

   See *Section 2.4 – Approved Project* and *Section 2.5 – Proposed Project*

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9. **Surrounding Land Uses and Setting:**

   See *Section 2.3 – Surrounding Land Uses*

10. **Other Public Agencies Whose Approval May be Required:**

    - San Joaquin Valley Air Pollution Control District (SJVAPCD).

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?**

    The City of Hanford Planning Department, acting as the CEQA Lead Agency, informed the Santa Rosa Rancheria Tachi Yokut Tribe in writing of the project and its location with a relation to the approved Project in 2017. The Department received a response from the Tribe, and their requests have been incorporated as mitigation measures to the proposed Project.

    NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

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3.2 - Environmental Factors Potentially Affected:

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation and Traffic	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

3.3 - Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT

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IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

< >

Mary Beatie, Interim Planning Director

Date

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Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

3.4 - Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).

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Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. The significance criteria or threshold, if any, used to evaluate each question.
   b. The mitigation measure identified, if any, to reduce the impact to less than significant.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.1 - AESTHETICS				
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☒	☐
c. In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☒	☐	☐
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Discussion

Impact #3.4.1a – Would the project have a substantial adverse effect on a scenic vista?

The proposed project is located in undeveloped land and is surrounded by either vacant land, or commercial development further east.

Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. These agricultural and vacant uses create open vistas at the northern and easter edges of the City. These projects are along the western edge of the city and an existing developed area; therefore, the proposed project would not have a significant effect on any scenic vista.

With respect to the above-described aesthetic impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, there are no substantial increase in the severity of previously identified effects and no substantial changes have occurred with respect to the circumstances under which the project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described aesthetic impact evaluation

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standards. No 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 IS/MND was adopted, relevant to such aesthetic impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.1b – Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

There are no listed State scenic highways within Kings County; therefore, the site would not damage scenic resources within a State scenic highway (California Department of Transportation, 2020). Therefore, the proposed project as described would not result in additional aesthetic impacts to a scenic highway or view than what was analyzed in the adopted IS/MND. The City has an ordinance protecting trees in Chapter 12.12 *Street Trees and Shrubs* of the Municipal Code and it was determined that the project is consistent with the noted ordinance. The proposed project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with a State Scenic Highway; therefore, impacts would be less than significant.

With respect to the above-described aesthetic impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, there would be no substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project will be undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described aesthetic impact evaluation standards. No 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 IS/MND was adopted, relevant to such aesthetic impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

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MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.1c – In a non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Development of the proposed project will be approved in compliance with the City's Municipal Code and development standards. The proposed project as described would not result in additional aesthetic impacts to degrading the existing visual character of the area more than what was analyzed for the approved project in the adopted IS/MND and does not change the determination that the with implementation of the listed mitigation measure MM Aesthetics 1 to comply with the appropriate development standards would reduce impacts are less than significant levels. No new or revised mitigation measures are required. Therefore, impacts would be less than significant.

With respect to the above-described aesthetic impact evaluation standards, there are no changes proposed that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described aesthetic impact evaluation standards. Now 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 IS/MND was adopted, relevant to such aesthetic impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.1d – Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

All outside lighting would be directed downward and shielded to focus illumination on the desired work areas only and prevent light spillage onto adjacent properties. Because lighting used to illuminate work areas would be shielded and focused downward, the potential for lighting to affect any adjacent properties adversely is minimal.

Project-related activities would focus on specific areas on the site, and any sources of glare would not be stationary for a prolonged period. Therefore, the proposed project-related activities of the proposed project would not create a new source of substantial glare that would affect daytime views in the area.

Outdoor security lighting would be on motion detectors and would be shielded and focused downward. The potential for lighting to affect any adjacent properties adversely is minimal.

Additionally, the development of the proposed project area is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – *Outdoor Lighting Standards*. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation light power and brightness, shielding, and sensor controls. The proposed project as described would not result in additional aesthetic impacts to nighttime lighting and light trespass more than what was analyzed for the approved project in the adopted IS/MND and does not change the determination that the with implementation of MM Aesthetics 2 to comply with the appropriate City Municipal Codes impacts are less than significant.

With respect to the above-described aesthetic impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described aesthetic impact evaluation standards. Now 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 IS/MND was adopted, relevant to such aesthetic impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

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Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.2 - AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b.	Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☒	☐
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e.	Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☒	☐	☐

Discussion

Impact #3.4.2a – Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. According to the Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) (CA Department of Conservation, 2022), the project site is classified as "Vacant or Disturbed Land", which are defined as:

- Vacant or Disturbed Land – Open field areas that do not qualify as an agricultural category, mineral and oil extraction areas, off-road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges.

The site is also not currently used for farming and is currently zoned High Density Residential (R-H). Considering these factors, the proposed project as described would not result in additional impacts related to the conversion of agricultural land than what was analyzed in the adopted IS/MND. Based on the foregoing, no new or revised mitigation measures are required. Therefore, impacts would remain less than significant.

With respect to the above-described agricultural resources impact evaluation standards, there are no changes proposed that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described agricultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such agricultural impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed for the approve project in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.2b – Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

See Impact #3.4.2a response.

The proposed project site is not under Williamson Act Contract and does not conflict with any current William Act Contract and does not conflict with any agricultural zoning. Considering these factors, the proposed project as described would not result in additional

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impacts related to the conversion of agricultural land than what was analyzed for the approved project in the adopted IS/MND. Therefore, impacts would remain less than significant.

With respect to the above-described agricultural resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described agricultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such agricultural impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.2c – Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?

See Impact #3.4.2b response.

The proposed project site and the surrounding areas are not zoned for forest land or timberland. Considering these factors, the proposed project as described would not result in additional impacts related to forest land or timberland than what was analyzed in the adopted IS/MND. Therefore, there would be no impacts.

With respect to the above-described agricultural resources impact evaluation standards, there are no changes in proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described agricultural

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resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such agricultural impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and would not increase the severity of a significant impact as previously identified and analyzed for the approved project in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.2d – Would the project result in the loss of forest land or conversion of forest land to non-forest use?

See discussion of Impact #3.4.2c, above.

The proposed projects would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland, or Timberland Zoned Timberland Production, as these designations do not exist within the City. Therefore, the proposed project will have no impact.

With respect to the above-described agricultural resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described agricultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such agricultural impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.2e – Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

See discussion of Impact #3.4.2a-c, above.

There are existing agricultural activities taking place within the County, just west of the proposed project site. Under Chapter 16.40.110 *Right-to-Farm* of the Hanford Municipal Code, adjacent agricultural uses to future development could result in "potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24 hours a day, 7-days a week basis; odors form manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations."

This acknowledgement is included as mitigation measure MM AG-1, which establishes the right of adjacent landowners to continue to farm and therefore precludes indirect conversion of adjacent farmland, as a result of potentially incompatible land uses as a result of the proposed project. The proposed project as described would not result in additional agricultural impacts to changing the existing agricultural environment of the area more than what was analyzed for the approved project in the adopted IS/MND and does not change the determination that the with implementation of the listed mitigation measure MM AG-1, impacts are less than significant.

With respect to the above-described agricultural resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described agricultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such agricultural impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.3 - AIR QUALITY

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

a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentration?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odor) adversely affecting a substantial number of people?	☐	☐	☒	☐

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Discussion

Impact #3.4.3a – Would the project conflict with or obstruct implementation of the applicable air quality plan?

The proposed project is located within the San Joaquin Valley Air Basin (SJVAB), which is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAB is designated non-attainment of State and federal health-based air quality standards for ozone and $PM_{2.5}$. The SJVAB is designated non-attainment of State PM_{10}. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple Air Quality Attainment Plan (AQAP) documents, including:

- 2016 Ozone Plan.
- 2007 PM_{10} Maintenance Plan and Request for Redesignation.
- 2016 $PM_{2.5}$ Plan.

The SJVAPCD's *Guidance for Assessing and Mitigating Air Quality Impacts* (GAMAQI) thresholds are designed to implement the general criteria for air quality emissions as required in the CEQA Guidelines, Appendix G, Paragraph III (Title 14 of the California Code

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of Regulations §15064.7) and CEQA (California Public Resources Code Sections 21000 et al.). SJVAPCD's specific CEQA air quality thresholds are presented in Table 3.4.3-1.

Table 3.4.3-1
GAMAQI Thresholds of Significance for Criteria Pollutants

Criteria Pollutant	Threshold (tons/year)
CO	100
ROG	10
NOx	10
SOx	27
PM_{10}	15
$PM_{2.5}$	15

(San Joaquin Air Pollution Control District, 2015)

As previously noted in the adopted IS/MND, the approved project would not prohibit implementation of the SJVAPCD's Air Quality Plan. The proposed project as described is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed. As required by mitigation measure MM Air Quality 1, the proponent would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. The proposed project will also be subject to Regulation VIII, and as required by mitigation measure MM Air Quality 2, the project proponent will be required to submit a Construction Notification Form; MM Air Quality 3 requires that the project proponent submit and receive approval of a Dust Control Plan.

Therefore, project-related activities of the proposed project would not exceed any established SJVAPCD thresholds. For these reasons, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not change the determination that with implementation of mitigation measure MM Air Quality 1 through Air Quality 3, impacts are less than significant.

With respect to the above-described air quality impacts evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described air quality impacts evaluation standards. No 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 IS/MND was adopted, relevant to such air quality impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

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MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

Impact #3.4.3b – Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The non-attainment pollutants for the SJVAPCD are ozone, PM_{10}, and $PM_{2.5}$. Therefore, the pollutants of concern for this impact are ozone precursors, regional PM_{10}, and $PM_{2.5}$. As discussed above, the thresholds of significance used for the determination of emission significance are shown in Table 3.4.3-1, above. The proposed project would create NOx and PM_{10} emissions during the cultivation of the proposed crops, but agricultural activities are exempted from the Air District rules and regulations.

Operation of the proposed project would also create minimal criteria pollutants, mostly as a result of mobile emissions in the project area. However, these impacts also would not exceed thresholds. Although the emissions from the proposed project may be under the SJVAPCD CEQA thresholds of 10 tons per year for NOx and 15 tons per year for PM_{10}, CEQA and SJVAPCD's Rule 9510 require that all feasible and reasonable mitigation be applied to the proposed project to reduce air quality impacts from project-related activities.

The proposed project is subject to the SJVAPCD Indirect Source Review (Rule 9510), as more than 50 residential units are being proposed. The project proponent would be required to obtain permits demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. The proposed project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. As previously stated, the proposed project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The proposed project are not anticipated to conflict with the attainment plans adopted by the SJVIAPCD. Implementation of mitigation measures MM Air Quality 1 through MM Air Quality 3 requires that the proposed project complies with applicable SJVAPCD rules and regulations to reduce construction and operational impacts as described in the mitigation.

Although the proposed project would not result in significant operational emissions of criteria pollutants, implementation of mitigation measures MM Air Quality 1 through MM Air Quality 3, where applicable, will ensure the proposed project would not contribute to a

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long-term cumulative increase in criteria pollutants. For these reasons, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not change the determination that the with implementation of the listed mitigation measures MM Air Quality 1 through MM Air Quality 3, impacts are less than significant.

With respect to the above-described air quality impacts evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described air quality impacts evaluation standards. No 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 IS/MND was adopted, relevant to such air quality impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.3c – Would the project expose sensitive receptors to substantial pollutant concentrations?

The CARB provides guidance for siting sensitive receptors near sources of Toxic Air Contaminants (TAC) emissions (California Air Resources Board, 2005). Sensitive receptors are defined as areas where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside. The following locations are where several sensitive receptors are likely to reside and be affected by substantial pollutant concentrations: schools, hospitals, nursing homes, and daycare centers. It is recommended that sources of air pollution be kept away from sensitive receptors, including recommendations for distances from certain land uses.

There are no known pollutant concentrations that would be generated by the future development of a high density residential project that would expose sensitive receptors to substantial pollutant concentrations. Additionally, no objectionable odors are anticipated to occur as part of the proposed project. For these reasons, the proposed project would not

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result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not change the determination that impacts would be less than significant.

With respect to the above-described air quality impacts evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described air quality impacts evaluation standards. No 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 IS/MND was adopted, relevant to such air quality impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed for the approved project in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.3d – Would the project result in emissions (such as those leading to odors) adversely affecting a substantial number of people?

See Impact #3.4.3c, above.

The proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that impacts related to odors are less than significant.

With respect to the above-described air quality impacts evaluation standards, there are no changes proposed that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described air quality impacts evaluation standards. No 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 IS/MND was adopted, relevant to such air quality impacts evaluation has been identified.

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Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.4 - BIOLOGICAL RESOURCES				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?	☐	☐	☒	☐

Discussion

Impact #3.4.4a – Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

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There are two patches of riparian woodlands identified by the State Department of Conservation mapping program that are within the City of Hanford. Riparian woodlands in the City are located on the west side of 12th Avenue between Houston and Iona Avenue, and along the west side of 13th Avenue, north of Iona Avenue. They are 30 and 14 acres in size, respectively.

Valley oak woodland provides habitat components such as food, cover, nesting sites, and dispersal habitat for wide variety of wildlife. The large oak trees present in this vegetation community provide nesting opportunities for many birds of prey. Typical wildlife species in this vegetation community include California ground squirrel, western fence lizard, western scrub jay, California quail, northern flicker, northern mockingbird, mourning dove, American kestrel, and red-tailed hawk.

However, the proposed project does not have the potential to impact any of these areas because the area surrounding the proposed project already includes urban development that has been previously disturbed. Additionally, the conversion to urban development was evaluated under the General Plan EIR for which a Statement of Overriding Considerations was certified. The proposed project would be developed consistent with the General Plan designations for the area, High-Density Residential. No new impacts would occur that were not analyzed in the General Plan or in the adopted IS/MND for the approved project.

Therefore, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that impacts are less than significant. With respect to the above-described biological resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described biological resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such biological resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.4b – Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

See Impact #3.4.4a, above.

Based on the above analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination of no impact.

With respect to the above-described biological resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described biological resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such biological resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.4c – Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The proposed project site is not in an area identified as a federally protected wetland nor are there identified marshes, vernal pools or other water features. Therefore, the proposed project would not result in new or substantially more severe significant impacts than those

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disclosed in the adopted IS/MND and does not result in a change to the determination of no impact.

With respect to the above-described biological resources impact evaluation standards, there are no changes by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described biological resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such biological resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.4d – Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

As noted in the adopted IS/MND, the proposed project site and surrounding area do not occur within a known terrestrial migration route, significant wildlife corridor, or linkage area as identified in the Recovery Plan for Upland Species in the San Joaquin Valley (USFWS 1998) or in habitat identified by the Essential Habitat Connectivity Project.

The proposed project would not substantially affect migrating birds or other wildlife. The project will not restrict, eliminate, or significantly alter a wildlife movement corridor, wildlife core area, or Essential Habitat Connectivity area, either during construction or after the project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities. Therefore, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that impacts are less than significant.

With respect to the above-described biological resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant

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environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described biological resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such biological resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed for the approved project in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.4e – Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project would not conflict with any local policies or ordinances protecting biological resources such as tree preservation ordinance or policy, since there is not an adopted ordinance protection biological resource. Therefore, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination of no impact.

With respect to the above-described biological resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described biological resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such biological resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

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Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***no impact.***

Impact #3.4.4f – Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

There are no adopted habitat conservation plans, natural community conservation plans, or other approved conservation plans in Hanford. Therefore, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that impacts of are less than significant.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.5 - CULTURAL RESOURCES				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	☐	☐	☒	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

The adopted IS/MND included an analysis of impacts related to paleontological resources or unique geological features. That impact analysis will be discussed in Impact #3.4.7-*Geology and Soils* pursuant to revisions to the 2022 CEQA Guidelines Appendix G Checklist.

Impact #3.4.5a – Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?

The City of Hanford has three building listed on the National Register of Historic Places (NRHP). They are the Hanford Carnegie Library, the Kings County Courthouse, and the Taoist Temple. All three building are also listed on the California Register of Historic Places. Additionally, there are a number of resources within the City of Hanford that contribute to its unique culture, yet are not officially listed as historic resources, including the following:

- Clark Center for Japanese and Art and Culture, 15770 10th Avenue
- Temple Theater, 514 Visalia Street
- Fox Theater
- Kings Art Center, 605 North Douty Street
- Hanford Civic Auditorium, 400 North Douty Street
- Hanford Veteran's Memorial Building

The proposed project is not on a site that is identified as a historical resource, nor would it impact any historical resource in the City. With respect to the above-described historical resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred

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with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described cultural historical resources impact evaluation standards. No 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 adopted IS/MND was adopted, relevant to such cultural resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.5b – Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

As noted in the adopted IS/MND, on January 10, 2017, the City of Hanford met with the Santa Rosa Rancheria Tachi Yokut Tribe (Tribe), on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study. Therefore, the proposed project would have to comply with MM Cultural Resources 1, for the development of a Burial Treatment Plan, in the unlikely event archaeological resources or human remains are inadvertently discovered during construction. A Burial Treatment Plan has been developed and executed by the project proponent in consultation with the Tribe (Santa Rosa Rachneria Tachi Yokut Tribe, 2020). This plan can be found in Appendix A of this document.

Additionally, in accordance with AB 52, formal notification of determination to undertake a project and notice of consultation opportunity, pursuant to Public Resources Code Section 21080.3.1 was sent to the Tachi Yokut Tribe. A response was not received at the type of the adopted IS/MND.

For these reasons, the proposed project would not cause a substantial adverse change in the significance of a historical or archaeological resource. The proposed project would not result in additional impacts greater than analyzed in the adopted IS/MND and impacts would be less than significant with mitigation incorporated. Based on the foregoing, no new or revised mitigation measures are required.

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With respect to the above-described archaeological resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described cultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such cultural resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant mitigation incorporated***.

Impact #3.4.5c – Would the project disturb any human remains, including those interred outside of formal cemeteries?

See discussion of Impact #3.4.5b, above.

With respect to the above-described impact to human remains and cultural resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described cultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such cultural resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

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Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant mitigation incorporated***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.6 - ENERGY				
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

Impact #3.4.6a – Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

The proposed project would comply with the SJVAPCD requirements regarding the limitation of vehicle idling, and the use of fuel-efficient vehicles and equipment, to the extent feasible to reduce energy consumption during construction activities. The proposed project will not use natural gas during the site preparation or construction.

The energy use from residential land uses is calculated based on the Residential Appliance Saturation Survey (RASS). Similar to CEUS, this is a comprehensive energy use assessment that includes the end-use for various climate zones in California. As shown in Table 3.4.6-1, the Project would use approximately 1.06486e+007 (10,548,600) of natural gas per year and approximately 3,532,460 kWh of electricity per year.

Table 3.4.6-1
Project Operational Natural Gas and Electricity Usage

Emissions[(a)]	Natural Gas (kBTU/year)	Electricity (kWh/year)
Single Family Housing	10,548,600	3,532,460

Source: CalEEMod (V.2016.3.1).

Long-term operation of the proposed project includes electricity and natural gas service to power internal and exterior building lighting and heating and cooling systems.

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ELECTRICITY AND NATURAL GAS

Electricity and natural gas used by the proposed project would be used primarily to power residential homes. Total annual electricity (kWh) and natural gas (kBTU) usage associated with the operation of the proposed Project are shown in Table 3.4.6-1 (as provided by CalEEMod).

The proposed project would be required to comply with California's Title 24 energy efficiency requirements and other applicable City development standards. That would include the installation of solar panels on each home's rooftop, which would provide energy from a renewable power source to offset energy generated by fossil fuel-run. The proposed project will also be required to comply with all applicable standards and building codes included in the 2019 California Green Building Standards Code regarding the use of energy-efficient appliances and lighting, low-flow toilets and faucets, drip irrigation, etc. Therefore, the proposed project will have a less than significant impact.

With respect to the above-described impact to energy evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described cultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such cultural resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

Impact #3.4.6b – Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

See Impact #3.4.6a above.

Energy-saving strategies will be implemented where feasible to reduce the proposed project's energy consumption during project-related activities. Strategies being

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implemented include those recommended by the California Air Resources Board (CARB) that may reduce both the project's construction energy consumption, including diesel anti-idling measures, light-duty vehicle technology, usage of alternative fuels such as biodiesel blends and ethanol, and heavy-duty vehicle design measures to reduce energy consumption.

The construction and the operation of the proposed project would comply with State and local plans and regulations. The proposed project would be in compliance with all applicable federal, State, and local regulations regulating energy usage. The Project will comply with Title 24 Energy Efficiency Standards and CalGreen Code requirements for solar-ready roofs, electric vehicle charging, and water conservation. Energy would also be indirectly conserved through water-efficient landscaping requirements consistent with the City Landscaping Ordinance.

Stringent solid waste recycling requirements applicable to proposed project construction and operation would reduce energy consumed in solid waste disposal. In summary, the Project will implement all mandatory federal, State, local conservation measures, project design features, and voluntary energy conservation measures to reduce energy demands further. Therefore, the Project will not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Project-related impacts are less than significant

With respect to the above-described impact to energy evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described cultural resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such cultural resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

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

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Discussion

Impact #3.4.7a(i) – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No portion of the proposed project is located within an earthquake fault zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act. Therefore, development of the proposed project would not expose people or structures to potential substantial adverse effect, including risk of loss, injury, or death involving rupture of a known earthquake fault. The proposed project would not result in additional impacts greater than analyzed in the adopted IS/MND. Therefore, the proposed project would have no impact. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described geology and soils impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.7a(ii) – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

See response to Impact #3.4.6a(i).

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The greatest potential for seismic activity in the City of Hanford is posed by the San Andreas Fault, which is located approximately 46.5 miles southwest of the western boundary of the proposed project. The White Wolf Fault, located near Arvin and Bakersfield to the southwest in Kern County, which has the potential to cause seismic hazards for the County to a much lesser degree than the San Andreas Fault. Kings County does not have any major fault system within its boundaries.

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

The adopted IS/MND identified mitigation measures to reduce impacts related to seismic events. Adherence to applicable regulations and General Plan policies is required by mitigation measure MM Geology 1. Mitigation measure MM Geology 2 requires a geotechnical and soils study be prepared. The proposed project would also comply with the California Building Code and Municipal Code 15.52 related to flood damage as outlined in Mitigation Measure MM Geology 3 to avoid the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to structures, floods, and soil loss impacts resulting from proposed project. Mitigation measure MM Geology 4 and MM Geology 5 requires a final soils report be prepared by a qualified engineer and submitted to the City Public Works and Building Departments prior to approval of development improvement plans or issuance of building permits. Mitigation measure MM Geology 6 requires the project proponent to retain a project design engineer to inspect and verify all grading within the proposed project is in accordance with the approved plans. Therefore, with implementation of Mitigation Measures MM Geology- 1 through MM Geology-6, impacts of the proposed project would be less than significant.

With respect to the above-described geology and soils impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

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MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant mitigation incorporated***.

Impact #3.4.7a(iii) - Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

See discussion of Impacts #3.4.7a(i) and a(ii), above.

Liquefaction occurs when saturated, loose materials are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. For liquefaction to occur, surface and near-surface soil must be saturated and be relatively loose. Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 feet below ground surface. In the City of Hanford, the range is generally between 120 feet to 160 feet below ground surface and therefore, the potential for liquefaction at the proposed project site is unlikely.

The proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure including liquefaction. The proposed project would be comply with all applicable mitigation measures to avoid any potential impacts to structures resulting from liquefaction at the proposed project site.

For these reasons, the proposed project would not result in additional impacts greater than analyzed in the adopted IS/MND. Therefore, the proposed project would have a less-than-significant impact with implementation of mitigation measures MM Geology 6 through MM Geology 6.

With respect to the above-described geology and soils impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result

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in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant mitigation incorporated***.

Impact #3.4.6a(iv) – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

See discussion of Impacts #3.4.7a(i) through a(iii), above.

The entire City of Hanford is located within an area of low landslide incidence but, there is still a possibility that landslides could occur within the City of Hanford, as a result of erosion, slope weakening through saturation, or stresses by earthquakes that make slopes fail. Geotechnical and soil studies that identify potential hazards, including landslides, would be required prior to grading activities as part of the plan check and development review process for the physical development of the area. Such technical studies would provide structural design, as needed, pursuant to the California Building Code requirements to reduce hazards to people and structures as a result of landslides.

For these reasons, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. The proposed project would not result in additional impacts greater than analyzed in the adopted IS/MND. Therefore, the proposed project would have a less than significant impact with implementation of mitigation measures MM Geology 1 through MM Geology 6.

With respect to the above-described geology and soils impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project

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would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant mitigation incorporated.***

Impact #3.4.7b – Would the project result in substantial soil erosion or the loss of topsoil?

See discussion of Impacts #3.4.7a(i) through a(iv), above.

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

Development of the proposed project would result in construction-related ground disturbance as a result of grading and excavation where topsoil is exposed, moved, and/or stockpiled. Such construction-related ground disturbance could loosen soil and remove vegetation, which could lead to exposed or stockpiled soils made susceptible to peak storm water runoff flows and wind forces. Such disturbances could result in substantial soil erosion or topsoil, which is a potentially significant impact. Compliance with mitigation measures MM Geology 1 through MM Geology 6 would provide erosion controls during construction of the proposed development and impacts would be less than significant.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination of less-than-significant with implementation of MM Geology 1 through MM Geology 6.

With respect to the above-described geology and soils impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects and no substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described

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geology and soils resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant mitigation incorporated.***

Impact #3.4.7c – Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

See discussion of Impacts #3.4.7a(i) through a(iv), above.

All structures would be subject to all applicable City codes and development standards. In addition, the implementation of MM Geology 4 and MM Geology 5, which requires the preparation of a preliminary and final soils investigation reports, would reduce proposed project impacts to a less than significant level.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.

With respect to the above-described geology and soils impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. Now 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 IS/MND was adopted, relevant to such

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geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measures

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant mitigation incorporated***.

Impact #3.4.7d – Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soils types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City of Hanford and surrounding is low.

Additionally, the proposed project would comply with all applicable California Code of Regulations and the most recent California Building Standards Code that provides criteria for the appropriate design of buildings. The proposed project would not be located on any identified expansive soils, as defined in the California Building Code.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described geology and soils impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. Now 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 IS/MND was adopted, relevant to such

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geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.7e – Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

Refer also to *Section 3.4.19 – Utilities and Service Systems*.

The City of Hanford does not have septic requirements for septic systems within the City. Septic is not being proposed as part of the proposed project. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project does not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described geology and soils impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measures

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No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.7f – Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The adopted IS/MND included an analysis of impacts related to paleontological resources or unique geological features in Impact #3.4.5. That impact was removed from Section 3.4.4- *Cultural Resources* and included in this section. Analysis of paleontological resources is analyzed herein.

As previously stated in the adopted IS/MND, the proposed project will not directly or indirectly destroy any unique paleontological resource or site, as the site as has not been identified as containing unique paleontological resource nor unique geologic feature. For these reasons, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, impacts of the proposed project would be less than significant. Based on the foregoing, no now or revised mitigation measures are required.

With respect to the above-described geology and soils impact evaluation standards, there are no changes proposed that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described geology and soils resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such geology and soils resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.8 - GREENHOUSE GAS EMISSIONS				
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion

There have been legislative and regulatory activities that directly and indirectly affect climate change and GHGs in California. The primary climate change legislation in California is AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing G Greenhouse gases (GHG) emissions in California. GHGs, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. AB 32 requires that GHGs emitted in California be reduced to 1990 levels by the year 2020. The California Air Resources Board is the State agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming in order to reduce emissions of GHGs. SB 32 was signed by the Governor in 2016, which would require the State Board to ensure that statewide greenhouse gas emissions are reduced to 40 percent below the 1990 level by 2030.

Greenhouse gases impacts were originally analyzed in the Air Quality section of the adopted IS/MND. The analysis herein uses that data to reanalyze the impacts of the proposed project.

Impact #3.4.8a – Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The SJVAPCD adopted the Final Draft Staff Report, addressing greenhouse gas emissions impacts under the CEQA, that included a recommended methodology for determining significance for stationary source projects and traditional development projects (such as residential, commercial, or industrial projects).

The proposed project would emit greenhouse gases such as carbon dioxide (CO_2), methane, and nitrous oxide from the exhaust of construction equipment and the exhaust of vehicles for residents, and construction equipment and delivery trips during construction. The increased rate of greenhouse gas emissions would not be considered cumulatively

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significant per the California Global Warming Solutions Act of 2006. As stated in the SJVAPCD's GAMAQI, projects whose emissions have been reduced or mitigated, consistent with AB 32 – California Global Warming Solutions Act of 2006, should be considered to have a less-than-significant impact on global climate change. Although project-related activities of the proposed project could result in temporary emissions of GHGs, the proposed project as a whole is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The adopted IS/MND noted that the SJVAPCD determined that the approved project would have less than significant impacts to air quality, including GHG emissions. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described greenhouse gas emissions impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described greenhouse gas emissions impact evaluation standards. No 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 IS/MND was adopted, relevant to such greenhouse gas emissions impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURES

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.8b – Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

See response to Impact #3.4.8a.

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The proposed project falls within the jurisdiction of the SJVAPCD and the City of Hanford 2020 General Plan. Both entities consider baseline emissions inventory for residential uses. There are no proposed long-term use of large pieces of stationary source equipment or use of diesel powered vehicles that generate GHG emissions. Once site preparation has been completed, there will be minimal use of any large construction equipment. Because the proposed project will be consistent with the applicable General Plan land use designation of High-Density Residential, it can be concluded that the proposed project would not conflict with the approved General Plan.

Because the proposed project is consistent with the General Plan, GHG emissions from proposed project activities have already been accounted for in the General Plan EIR. With the implementation of applicable General Plan policies, as well as mandatory compliance with all applicable SJVAPCD rules and regulations, the proposed project GHG emissions will be reduced to less-than-significant levels. Therefore, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts would be less-than-significant.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described greenhouse gas emissions impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described greenhouse gas emissions impact evaluation standards. No 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 IS/MND was adopted, relevant to such GHG emissions impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measures

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.9 - Hazards and Hazardous Materials				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

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Discussion

The adopted IS/MND included an analysis of impacts related to wildfire. That impact analysis will also be discussed in Impact #3.4.20 - Wildfire.

Impacts #3.4.9a, #3.4.9b, and #3.4.9c – Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment or emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local agency or if it has characteristics defined as hazardous by such an agency. The California Code of Regulation (CCR) defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness, or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed (CCR, Title 22, Division 4.5, Chapter 10, Article 2, Section 66260.10). Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications and, to a limited extent, in residential areas. Hazardous wastes are defined in the same manner.

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

There is a school within a ¼ mile radius of the proposed project site; however, the General Plan restricts land uses, such as industrial operations around school, that could result in emitted hazardous emissions or handled hazardous or acutely hazardous materials, substances, or wastes with ¼ mile of an existing or proposed school that would result in significant adverse impacts to school sites.

The proposed project would be required to comply with applicable federal, State, and local regulations related to hazardous materials, as required by mitigation measure MM Hazards 1. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less-than-significant. Therefore, impacts will be less than significant with mitigation incorporated.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not have a significant hazard to the public or emit acutely hazardous materials, substances, or waste within one-

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quarter mile of an existing or proposed school. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described hazard and hazardous materials impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hazard and hazardous materials impact evaluation standards. No 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 IS/MND was adopted, relevant to such hazard and hazardous materials impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.9d – Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

A brownfield site is land previously used for industrial purposes or some commercial uses that may be contaminated by lo concentrations of hazardous waste or pollution and has the potential to be reused once it is cleaned up. The City has one brownfield site, located south of Third Street, north of Davis Street, west of the BNSF railroad tracks, and east of 11th avenue. The proposed project site is located approximately 2 miles southwest of the brownfield site.

The proposed project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment.

Based on this, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not be located on a site that is

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included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described hazard and hazardous materials impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hazard and hazardous materials impact evaluation standards. Now 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 IS/MND was adopted, relevant to such hazard and hazardous materials impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***no impact.***

Impact #3.4.9e – For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

There are no public airports within two miles of the proposed project site. The closest public airport is the Hanford Municipal Airport, located approximately 3.5 miles northwest of the proposed project. The proposed project is not within an airport land use compatibility plan area. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described hazard and hazardous materials impact evaluation standards, there are no changes proposed by the proposed project that involve new

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significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hazard and hazardous materials impact evaluation standards. No 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 IS/MND was adopted, relevant to such hazard and hazardous materials impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***no impact.***

Impact #3.4.9f –Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The 2015 Kings County Emergency Operations Plan (EOP) establishes emergency procedures and policies and identifies responsible parties for emergency response in the County and includes the incorporated City of Hanford (Kings County, 2015). The EOP includes policies that would prevent new development from interfering with emergency response of evacuation plans.

Development of the proposed project has the potential to strain the emergency response and recovery capabilities of federal, State, and local government. Compliance with the General Plan policies to ensure adequate emergency response and maintain current plans reduces the impact of the development. The proposed project is consistent with the policy of the General plan. Additionally, the proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan and there would be no impact.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Based on the foregoing, no new or revised mitigation measures are required.

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With respect to the above-described hazard and hazardous materials impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hazard and hazardous materials impact evaluation standards. No 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 IS/MND was adopted, relevant to such hazard and hazardous materials impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

Impact #3.4.9g – Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The majority of the City of Hanford is located within a zone considered by Cal Fire to have low to no potential for wildland fires. Additionally, the proposed project site is not located within proximity of a wildland area.

The Hanford City Fire Department, located approximately 2.5 miles away, would provide fire protection services to the proposed project. The proposed project will comply with all applicable State and local building standards as required by local fire codes, as well as impact fees to support additional fire protection services. The proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

For these reasons, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. The proposed project would not result in additional impacts greater than those identified in the analysis in the adopted IS/MND. Therefore, the proposed project would have a less than significant impact and no new or revised mitigation measures are required.

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With respect to the above-described hazard and hazardous materials impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hazard and hazardous materials impact evaluation standards. No 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 IS/MND was adopted, relevant to such hazard and hazardous materials impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.10 - HYDROLOGY AND WATER QUALITY				
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface water quality?	☐	☒	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on or offsite?	☐	☒	☐	☐
. ii. Substantially increase the rate of amount of surface runoff in a manner which would result flooding on or offsite?	☐	☒	☐	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

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Discussion

Impact #3.4.10a – Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Construction

Potential impacts on water quality arise from erosion and sedimentation are to be localized and temporary during construction of the proposed project. All new development that disturbed more than one acre are required to comply the National Pollutant Discharge Elimination System (NPDES) General Permit Order No. 21012-00006-DWQ during construction. Project proponents of the proposed project would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products or erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPS as required by mitigation measure MM Hydrology 1, MM Hydrology 4 and MM Hydrology 5.

Operation

After construction, as required by MM Hydrology 2, the proposed project would be required to implement appropriate minimum control measures (MCMs) and design standard in compliance with Phase II General Permit as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements. Additionally, MM Hydrology 3 requires submission of a grading plan that meets City requirements and uses BMPs. The proposed project would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in that runoff to the maximum extent practical. The City Building Division would review and approved grading plans and site development requirements for the new development. Mitigation measure MM Hydrology 6 requires development and approval of a drainage/site improvement plan and MM Hydrology 7 requires site grading and improvements meet approved plans.

With the implementation of Mitigation Measures MM Hydrology 1 through MM Hydrology 7, the proposed project would not violate any water quality standards or degrade groundwater quality, and impacts would be less than significant. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described hydrology and water quality impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously

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identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hydrology and water quality impact evaluation standards. No 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 IS/MND was adopted, relevant to such hydrology and water quality impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measures

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

Impact #3.4.10b – Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The proposed project site is located within the South Fork Kings Groundwater Sustainability Agency (GSA), Basin ID No. 5-022.12, "exclusive local agency" per Water Code §10723(c). In compliance with the Sustainable Groundwater Management Act (SGMA), a Groundwater Sustainability Plan (GSP) was submitted by the GSA to the Department of Water Resources (DWR), but it is not yet certified.

The City currently utilizes local groundwater as its sole source of municipal water supply. The City's municipal water system extracts its water supply from underground aquifers via fourteen active groundwater wells within the city limits. In corporation with the Peoples Ditch Company and the Kings County Water District, excess Kings River water and stormwater flows are conveyed to 125 acres of drainage and slough basins located throughout the City to help replenish groundwater. The basins account for approximately 586 acre-feet of available water retention and the City is planning to add approximately 317 acre feet of additional basins located along major drainage channels within the City for groundwater recharge as well as flood protection.

The current and future efforts of the City and Kings County Water District coupled with the requirement to comply with the Sustainable groundwater management act through the Groundwater Sustainability Plan process ensures that future development as an implementation of the General Plan would not substantially deplete groundwater supplies

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or interfere substantially with groundwater recharge such that the be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Based on other similar projects, the proposed project is not expected to result in a substantial decrease in groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination of less-than-significant. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described hydrology and water quality impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hydrology and water quality impact evaluation standards. No 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 IS/MND was adopted, relevant to such hydrology and water quality impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

Impact #3.4.10c(i) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite?

See Impact #3.4.10a. Potential impacts on water quality arising from erosion and sedimentation are expected to be localized and temporary during construction-related activities. Project-related erosion and sedimentation impacts as a result of soil disturbance would be less than significant with implementation of MM Hydrology 1 through MM Hydrology 7.

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No drainages or other water bodies are present on the project site, and therefore, the proposed project would not change the course of any such drainages.

The rate and amount of surface runoff are determined by multiple factors, including the following: topography, the amount and intensity of precipitation, the amount of evaporation that occurs in the watershed, and the amount of precipitation and water that infiltrates the groundwater. There are no streams or rivers located on the proposed project site. The disturbance of soils onsite during project-related activities could cause erosion, resulting in temporary activity impacts.

The proposed project will comply with all applicable local building codes and regulations in order to minimize impacts during project-related activities. Therefore, impacts would be less than significant. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation onsite or offsite. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described hydrology and water quality impact evaluation standards, there are no changes to proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hydrology and water quality impact evaluation standards. No 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 IS/MND was adopted, relevant to such hydrology and water quality impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

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Impact #3.4.10c(ii) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite?

See also Impact #3.4.10c(i), above.

The proposed project site is flat. The topography of the site would not change because of the proposed project activities, and it does not contain any water features, streams, or rivers. With the approval of grading plan and the site development requirements by the City Building Division that incorporates BMPs and design standards, new development operations would not substantially increase the rate or amount of surface runoff in a manner which would result in flowing on- or offsite.

Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination of less than significant with implementation of Mitigation Measures MM Hydrology 1 through MM Hydrology 7.

With respect to the above-described hydrology and water quality impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hydrology and water quality impact evaluation standards. No 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 IS/MND was adopted, relevant to such hydrology and water quality impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

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Impact #3.4.10c(iii) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Please see Impact #3.4.10c(i)-c(ii), above.

The construction BMPs associated with the SWPPP would prevent sources of polluted runoff. Therefore, the proposed project would not otherwise alter existing drainage patterns that cause runoff water to exceed the capacity of existing stormwater drainage systems or create polluted runoff. With the implementation of mitigation measures MM Hydrology 1 through Hydrology 7, impacts would be less than significant.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

With respect to the above-described hydrology and water quality impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hydrology and water quality impact evaluation standards. No 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 IS/MND was adopted, relevant to such hydrology and water quality impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

Impact #3.4.10c(iv) – Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

As noted previously, the site does not include a stream or river. The site is not within a FEMA flood zone, and the potential for flooding is minimal.

The proposed project will be developed in a way that stormwater will be able to percolate to the ground and not impede or redirect flood flows. With the implementation of Mitigation Measure MM Hydrology 1 through Hydrology 7, impacts would be less than significant.

Project-related activities of the project would include soil-disturbing activities that could result in erosion and siltation, as well as the use of harmful and potentially hazardous materials required to operate vehicles and equipment. An SWPPP would be prepared to specify BMPs to prevent construction pollutants as required by MM Hydrology 1. The proposed project would not otherwise substantially degrade water quality. Therefore, the proposed project will have a less-than-significant impact.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

Impact #3.4.10d – Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The proposed project site is not located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Additionally, there is no body of water within the vicinity of the project site. The proposed project's inland location makes the risk of a tsunami or mudflow highly unlikely. The probability of a seiche occurring in the City of Hanford is considered negligible. Furthermore, given the geologic context at the proposed project site and the absence of pollutants, if such an event were to occur, the likelihood of it exposing project structures or people to a significant risk is considered low.

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Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination on no impact.

With respect to the above-described hydrology and water quality impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hydrology and water quality impact evaluation standards. No 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 IS/MND was adopted, relevant to such hydrology and water quality impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***no impact.***

Impact #3.4.10e – Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

See Impact 3.4.10b.

The proposed project site is currently zoned for High-Density Residential development, the General Plan has adequately analyzed the water needed to meet the water demand of the proposed project. The proposed project will not substantially deplete aquifer supplies or interfere substantially with groundwater recharge, or significantly alter local groundwater supplies.

With respect to the above-described hydrology and water quality impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described hydrology and water quality impact evaluation standards. No new

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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 IS/MND was adopted, relevant to such hydrology and water quality impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.11 - LAND USE AND PLANNING				
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

Discussion

Impact #3.4.11a – Would the project physically divide an established community?

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

The City processed a Site Plan Review for the development of the 100-unit multi-family development, under Site Plan Review No. 2017-16 and adopted an IS/MND in May 2018. The approved site plan contains development conditions, which were also a condition of the variance application, to develop parking spaces located in the side and rear setbacks areas to within 5 feet of the property line as part of the approved 100-unit multi-family residential community project.

The approved project changed the land use designation of the site from Office to High-Density Residential on a portion of a vacant lot. The conversion to high-density residential does not physically divide an established community. Therefore, the proposed project would have no impact. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described land use and planning impacts evaluation standards, there are no changes proposed to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances

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under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described land use and planning impacts evaluation standards. No 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 IS/MND was adopted, relevant to such land use and planning impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.11b – Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project is consistent with the policy in the General Plan and would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purposed of avoiding or mitigation and environmental effect.

The development of the 100-unit multi-family project requires a variance as it requests to deviate from the requirements of the Hanford Municipal Code Section 17.14.130, in order to permit required parking spaces within the rear yard setback area. The appropriate findings cited in Section 17.84 of the Hanford Municipal Code was supported by City staff and the variance was recommended for approval for the approved project. With the approval of the new variance, the proposed project would not conflict applicable policy in the Hanford Municipal Code. Additionally, other approvals required for the proposed project will include reviews and comments from responsible agencies and from several City departments to ensure compliance with all applicable plans, policies, regulations, standards, and conditions of approval.

Additionally, the proposed project will have to comply with mitigation measure MM Land Use 1, requiring the approval of the variance in order to develop the site. Therefore, the proposed project will not conflict with any land use plan, policy, or regulation. Based on this analysis, the proposed and approved would have a less than significant impact, with implementation of MM Land Use 1, and does not result in a change to the determination that the proposed project would conflict with any land use plan, policy, or regulation

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adopted for the purpose of avoiding or mitigating an environmental effect. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described land use and planning impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described land use and planning impacts evaluation standards. No 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 IS/MND was adopted, relevant to such land use and planning impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.12 - MINERAL RESOURCES				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion

Impact #3.4.12a – Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

The planning area, including the proposed project, is not found within a California Department of Conservation - Geologic Energy Management Division (CalGEM) recognized oil field and does not contain any areas that have been designated for mineral recovery by the Kings County General Plan. Additionally, there are currently no significant deposits of sand and gravel for mining operations and no active mines. Therefore, there would be no impact. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described mineral resources impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described mineral resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such mineral resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

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MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

Impact #3.4.12b – Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

See Impact #3.4.12a.

The proposed project site is not designated for mineral and petroleum resources activities by the City. No mining occurs in the proposed project area or in the nearby vicinity. There are no mineral extraction activities that will be conducted in the future as a result of the proposed project. The proposed project would not result in the loss of availability of a locally important mineral resource recovery sites as delineated on a local general plan, specific plan, or other land use plan and would therefore have no impact.

Based on this analysis, the proposed project does not result in a change to the determination that there would not be a loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described mineral resources impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described mineral resources impact evaluation standards. No 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 IS/MND was adopted, relevant to such mineral resources impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURES

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***no impact***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.13 - NOISE				
Would the project result in:				
a. Exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?	☐	☒	☐	☐
b. Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

Impact #3.4.13a – Would the project result in exposure of persons to, or generate, noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies?

Existing noise levels in the City are primarily generated by transportation noise sources. Highway and roadway traffic noise levels are generally dependent upon three primary factors, which include the traffic volume, traffic speed, and percent of heavy vehicles on the roadway. Additionally, local railroad lines include an east-west Union Pacific Railroad (UP) line and a north-south Burlington Northern Santa Fe (BNSF) line. Th east-west UP tracks are currently used by the San Joaquin Valley Railroad (SJVR). The BNSF is located in the central portion of the City in a heavy commercial/industrial area. Both railroad lines are not within the vicinity of the proposed project.

The proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in local general plan or noise ordinance or applicable standards of other agencies. Short-term noise-related impacts would be temporary in nature, require compliance with applicable regulations, and policies of the General Plan further ensure that construction-related impacts would be attenuated to the greatest extend feasible. Additionally, the proposed project will have to comply with Mitigation Measure MM Noise 1 that requires compliance with applicable City General Plan

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regulations and policies related to construction noise, and Mitigation Measure MM Noise 2 that limits construction activities to the hours of 7:00 am to 10:00 pm.

Therefore, the proposed project would not result in the exposure of persons to or generate noise levels more than existing levels and would not exceed standards established in a local general plan or noise ordinance or applicable standards of other agencies. Impacts would be less than significant with implementation of MM Noise 1 and MM Noise 2. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described noise impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described noise impacts evaluation standards. No 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 IS/MND was adopted, relevant to such noise impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.13b – Would the project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?

Ground vibration generated by common construction equipment would be 75 VdB or less at a distance of 100 feet or more. Given that the physical development of the parcel would be located on a vacant parcel in a moderately developed area, the nearest offsite structures to the new development site would be located in excess of 100 feet from construction activities. As result, predicted vibration levels at the nearest offsite structure would not exceed vibration levels greater than 75 VdD. Thus, project activities of the proposed project would not result in any vibration, and impacts would be less than significant.

Based on this analysis, the proposed project does not result in a change to the determination that would result in the exposure of persons to or generate excessive

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groundborne vibration or groundborne noise levels. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described noise impacts evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described noise impacts evaluation standards. Now 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 IS/MND was adopted, relevant to such noise impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.13c – For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

There are no public airports within two miles of the proposed project site. The closest public airport is the Hanford Municipal Airport, located approximately 3 miles east of the proposed project. The proposed project is not within an airport land use compatibility plan area.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not be located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels. Based on the foregoing, no new or revised mitigation measures are required.

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With respect to the above-described noise impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described noise impacts evaluation standards. No 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 IS/MND was adopted, relevant to such noise impacts evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measures

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less- than Significant Impact	No Impact
3.4.14 - POPULATION AND HOUSING				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion

Impact #3.4.14a – Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project would develop a 100-unit multi-family residential community. The 100 units of multifamily residential housing has the potential to induce population growth in the area by approximately 311 persons (based 100 units multiplied by the average household size, 3.11 person per unit). However, as noted in the adopted IS/ MND, the approved was considered an implementation of the General Plan, for which a Statement of Overriding Considerations was adopted, due to substantial population growth in the overall planning area. However, impacts for the approved project were considered less than significant and would pertain to the proposed project, which does not include an increase beyond the original 100 units. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described population and housing impact evaluation standards, there are no changes proposed to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described population and housing impact evaluation standards. No 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 IS/MND was adopted, relevant to such population and housing impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already

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analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

Impact #3.4.14b – Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

See Impact 3.4.14a.

The proposed project would not require demolition of any existing housing, as the proposed project site is currently undeveloped land. Therefore, there would be no need to construct replacement housing elsewhere. There would be no impact.

Based on this analysis, does not result in a change to the determination that the proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and no new or revised mitigation measures are required.

With respect to the above-described population and housing impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described population and housing impact evaluation standards. No 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 IS/MND was adopted, relevant to such population and housing impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.15 - PUBLIC SERVICES				
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services:				
i. Fire protection?	☐	☒	☐	☐
ii. Police protection?	☐	☒	☐	☐
iii. Schools?	☐	☒	☐	☐
iv. Parks?	☐	☒	☐	☐
v. Other public facilities?	☐	☐	☒	☐

Discussion

Impact #3.4.15a(i) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – fire protection?

The City currently has two fire stations located within the north central and south portions of the City. The Hanford Fire Department (HFD) provides fires, rescue, hazardous materials response, and serves as a first responder for emergency medical service calls in the City. The HFD is also capable of responding to other situations such as high and low angle rescues, confined space emergencies, vehicle accidents, public assists, state-wide mutual aid responses and disaster management.

The proposed project would increase population in the City, as a result, it will increase the demand on the HFD to provide fire protection and emergency services. However, the proposed project is subject to Fire Impact fees in order to mitigate the effect of the

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proposed project on Fire services. The proposed project will comply with Mitigation MM Public Services 1, requiring payment of Fire Impact Fees. Therefore, the proposed project would not result in a change to the determination of less-than-significant with implementation of mitigation measure. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described public services impact evaluation standards, there are no changes proposed to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described public services impact evaluation standards. Now 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 IS/MND was adopted, relevant to such public services impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.15a(ii) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – police protection?

Residents receive police protection services from the Hanford Police Department (HPD), which currently operates out of a single station located at 425 North Irwin Street. The HPD's actual average response times are 6:30 minutes for Priority I incidents with an average of 32 Priority I incidents per day and a response time of 17:19 minutes for all other incidents with an average of 144 incidents per day. However, a response time of less than 2:30 minutes is a goal for the HPD to maintain in the future.

The proposed project would increase population in the City, as a result, it will increase the demand on the HPD to provide law enforcement services. However, the proposed project is subject to Police Impact fees in order to mitigate the effect of the proposed project on

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Police services. The proposed project will comply with Mitigation MM Public Services 2, requiring payment of Police Impact Fees. Therefore, the proposed project would not result in a change to the determination of less-than-significant with implementation of mitigation measure. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described public services impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described public services impact evaluation standards. No 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 IS/MND was adopted, relevant to such public services impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.15a(iii) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – schools?

The City of Hanford currently includes six elementary school districts and one high school district within the City. The Hanford Elementary School District consists of 11 elementary and junior high school that are located in the City. Pioneer Union Elementary School District consists of two elementary school and one junior high school. Additionally, the Hanford Joint Union High School District consists of four comprehensive high schools.

The proposed project would increase population in the City, as a result, it will increase the demand on schools to provide education services. However, the proposed project is subject to School Impact fees in order to mitigate the effect of the proposed project on education services. The proposed project will comply with Mitigation MM Public Services 3, requiring payment of School Impact Fees. Therefore, with implementation of MM Public Services 3,

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the proposed project would not result in a change to the determination of less than significant with implementation of mitigation measures. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described public services impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described public services impact evaluation standards. No 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 IS/MND was adopted, relevant to such public services impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.15a(iv) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – parks?

Combining the City's 188 acres of parkland and 100 acres of school parks, the City has a total of 288 acres of developed parkland that go toward meeting the parkland standard. This does not include regional parks outside the planning area, greenways, private parks, or indoor recreation facilities. Based on the 2013 estimated population of 55,860 for the City of Hanford, the City has approximately 5.2 acres of parkland for every 1,000 residents in the City.

The proposed project would increase population in the City, as a result, it will increase the demands on recreation. However, the proposed project is subject to Park Impact fees in order to mitigate the effect of the proposed project on education services. The proposed project will have to comply with Mitigation MM Public Services 4, requiring payment of Park Impact Fees. Therefore, the proposed project would not result in a change to the

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determination of less-than-significant with implementation of mitigation measure. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described public services impact evaluation standards, there are no changes proposed by the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described public services impact evaluation standards. Now 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 IS/MND was adopted, relevant to such public services impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.15a(v) – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – other public facilities?

Community facilities are the network of public and private institutions that support the civic and social needs of the population. They offer a variety of recreational, artistic, and educational programs and special events. The current library is a branch of the Kings County Library.

The proposed project does not include any impacts to other public facilities such as libraries, hospitals, or emergency medical facilities. Therefore, the proposed project would not result in a change to the determination of less than significant impact. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described public services impact evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a

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substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described public services impact evaluation standards. No 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 IS/MND was adopted, relevant to such public services impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

Mitigation Measure(s)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

Level of Significance

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.16 - RECREATION				
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☒	☐	☐

Discussion

Impact #3.4.16a – Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

See Impact #3.4.14a-b. and #3.4.15a(iv)-(v).

The City would be able to utilize the Quimby Act and AB 1600 as a funding mechanism for parkland acquisition along with the General plan update and Park Master Plan for guidance and priorities. As permitted in the Quimby Act, local jurisdiction can require the dedication of land for parks and/or the payment of in-lieu fees for purchase of parkland. The physical development of the project site would be subject to park impact fees, totaling $279,276.00 based on a building area of 107,968 square feet and a site area of 4.58 acres.

The proposed project will have to comply with Mitigation Measure MM Recreation 1, requiring payment of park in-lieu fees. Therefore, the proposed project would not result in a change to the determination of less-than-significant with implementation of mitigation measure. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described recreation impacts evaluation standards, there are no changes proposed by proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described recreation impact evaluation standards. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the

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time the previous IS/MND was adopted, relevant to such recreation impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would no result in any new impacts not already analyzed in the adopted IS/MND and would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***..

Impact #3.4.16b – Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

See Impact #3.4.15a(iv)-(v) and Impact #3.4.16a, above. The proposed project includes a recreational element for use by residents. The recreational space includes a community building, totaling 3,101 square feet, as well as an outdoor are pool. Therefore, the proposed project would not result in a change to the determination of less than significant impact. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described recreation impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described recreation impact evaluation standards. No 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 IS/MND was adopted, relevant to such recreation impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***..

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.17 - TRANSPORTATION AND TRAFFIC				
Would the project:				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☒	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

Analysis of Vehicle Miles Traveled (VMT) is derived in part from a Technical Memorandum (QK, 2022), prepared for the proposed project, which can be found in Appendix B of this document.

Discussion

Impact #3.4.17a – Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Vehicle Miles Traveled (VMT) Evaluation

The new CEQA Guidelines Section 15064.3, subdivision (b), was adopted in December 2018 by the California Natural Resources Agency. These revisions to the CEQA Guidelines criteria for determining the significance of transportation impacts are primarily focused on projects within transit priority areas and shift the focus driver delay to the reduction of greenhouse gas emissions, creation of multimodal networks, and promotion of a mix of land uses. Vehicle miles traveled, or VMT is a measure of the total number of miles driven to or from a development and is sometimes expressed as an average per trip or per person.

To date, the City of Hanford has not adopted VMT thresholds specific to the City's Planning Area. In this situation, cities will defer to the recommended VMT per capita reduction thresholds, screening thresholds, and analysis methodology through the technical advisory documentation provided by OPR (QK, 2022).

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OPR's technical advisory recommendation includes several different criteria in which a project may be screened out of any further VMT analysis. OPR's recommended screening criteria allow for jurisdictions the ability to screen out projects that are expected to generate a less than significant impact due to project size, maps, transit availability, and provision of affordable housing. One of OPR's recommended Screening Methods is map-based screening for residential and office projects. This means, that residential and office projects that are located in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. Maps created with VMT data, for example from a travel survey or a travel demand model, can illustrate areas that are currently below threshold VMT. Because new development in such locations would likely result in a similar level of VMT, such maps can be used to screen out residential and office projects from needing to prepare a detailed VMT analysis (QK, 2022).

Kings County Association of Governments in collaboration with consultants, created a map to display the VMT per capita by Traffic Analysis Zone for all properties within Kings County using the existing land use designations as the basis to assume impacts. Therefore, the proposed Project will have an associated VMT per capita value associated with the Project parcel. The proposed Project spans two Assessor's Parcel Numbers (011-020-043 and 044), south of W. Lacey Boulevard, between Centennial Drive and 12 ½ Avenue. The associated TAZ number that includes the Project site is 549. The associated VMT per capita of the Project site is 6.93 (Figure 1). Kings County has determined that 9.6 VMT per capita is the County's VMT per capita average for residential uses. As mentioned previously, OPR's recommended 15% reduction will establish a threshold of 8.2 VMT per capita for residential uses in Kings County (QK, 2022).

Since the City of Hanford has not adopted any VMT guidelines, then the City will defer to the recommended standards set forth by OPR's Technical Advisory documentation for VMTs. Therefore, the map-based screening method is applicable to the proposed Project. Additionally, the Project's TAZ VMT per capita for residential uses is below the 15% reduction of the average VMT per capita (8.2 VMT per capita) with a 6.93. Therefore, the proposed Project is screened out from any further VMT analysis and impacts would be less than significant (QK, 2022).

All street designs are subject to review and approval by the City Council, Planning Department, and Public Works Department. The adopted IS/MND adopted four mitigation measures to reduce traffic impacts of the approved project. These measures included MM Traffic 1 to improve Millennium Way as a major collector per City standards. Mitigation measure MM Traffic 2 requires construction of a drive approach of 35 feet on Millennium Way and Centennial Drive. Mitigation measure MM Traffic 3 requires payment of $233,014.00 in Transportation Impact Fees and MM Traffic 4 requires the proponent to install bicycle and low-emission vehicle parking per California Building Code requirements.

Therefore, with implementation of the adopted mitigation measures, the proposed project will not conflict with a program, plan, ordinance, or policy addressing the circulation system. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND

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and does not result in a change to the determination of less than significant impacts with implementation of Mitigation Measures MM Traffic 1 through Traffic 4. Based on the foregoing, no new or revised mitigation measures are required.

In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described transportation impacts.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination of less than significant impacts with implementation of Mitigation Measures MM Traffic 1 through Traffic 4. Based on the foregoing, no new or revised mitigation measures are required.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***..

Impact #3.4.17b – Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Please see Impact #3.4.17a, above.

Therefore, the proposed project will not conflict CEQA guideline. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination of less than significant impacts with implementation of mitigation.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

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Impact #3.4.17c – Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project will be designed to current standards and safety regulations and will be constructed to comply with the City regulations, design, and safety standards of Chapter 33 of the California Building Codes in order to create safe and accessible roadways.

Vehicles exiting the site will be provided with a clear view of the roadway without obstructions. Specific design features will incorporate all applicable safety measures to ensure that inadequate emergency access to the site or other areas surrounding the proposed project area would not occur.

With respect to the above-described recreation impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described recreation impact evaluation standards. No 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 IS/MND was adopted, relevant to such recreation impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

Impact #3.4.17d – Would the project result in inadequate emergency access?

See the discussion in Impact #3.4.9f.

State and City fire codes establish standards by which emergency access may be determined. The proposed project would have to provide adequate unobstructed space for fire trucks to turn around. The proposed project site would have adequate internal

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circulation capacity, including entrance and exit routes to provide adequate unobstructed space for fire trucks and other emergency vehicles to gain access and to turn around.

The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan. Therefore, impacts would be less-than-significant.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not result in inadequate emergency access. Based on the foregoing, no new or revised mitigation measures are required.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.18 - Tribal Cultural Resources				
Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Discussion

Impact #3.4.18a(i) – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Please see Impacts #3.4.5a, #3.4.5b, and #3.4.5d, above.

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On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to established conditions, which would apply to all projects in the City of Hanford, which required an initial study.

In order to address the concerns of the Tachi Yokut Tribe, the City required the following mitigation measure:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Therefore, the proposed project would have to comply with MM Cultural Resources 1, for the development of a Burial Treatment Plan, in the unlikely event archaeological resources or human remains are inadvertently discovered during construction. A Burial Treatment Plan has been developed and executed by the project proponent in consultation with the Tribe (Santa Rosa Rachneria Tachi Yokut Tribe, 2020)

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

With the implementation of Mitigation Measures MM Cultural Resources 1, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). Based on the foregoing, no new mitigation measures are required.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

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LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant. with mitigation incorporated.***

Impact #3.15.17a(ii) - Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Please see Impacts #3.4.5a, #3.4.5b, and #3.4.5d, above.

With the implementation of Mitigation Measures MM Cultural Resources 1, the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Based on the foregoing, no new mitigation measures are required.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.19 - UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☒	☐	☐
c. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☒	☐	☐
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☒	☐	☐

Discussion:

Impact #3.4.19a – Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

The proposed project would be developed on land that has already been designated for residential development in the General Plan. The City has indicated that the infrastructure necessary to serve the project is available and sufficient. The proposed project is located within the planned service area for the City services.

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The City's Wastewater Treatment Facility is currently up to date with all wastewater treatment requirements set forth by the Central Valley Regional Water Quality Control Board. The City's WWTF would continue to comply with the requirements set forth by the Central Valley Regional Water Quality Control Board, as required by law. Therefore, the proposed project would have a less-than-significant impact.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described recreation impact evaluation standards. No 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 IS/MND was adopted, relevant to such utilities impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.19b – Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Future population growth in the area would create an increase in water usage. Water supple demand was addressed under the Urban Water Management Plan, which concluded that the Tulare Lake Groundwater subbasin would continue to reliable supple water to meet the City's projected water demands through the year 2035. This would be made

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possible through the implementation of water conservation goals and policies established in the General Plan. Therefore, with implementation of Mitigation Measures MM Utilities -1, which requires the implementation of water conservation measures, impact would be less than significant.

The proposed project will comply with City Municipal Codes related to water conservation, such as drip irrigation, etc. Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND regarding water availability, and impacts would be less than significant.

With respect to the above-described impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described recreation impact evaluation standards. No 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 IS/MND was adopted, relevant to such utilities impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated***.

Impact #3.4.19c – Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The proposed project will be reviewed by the Department of Public Works, and any applicable fees will be determined. The payment of the fees would help reduce the impacts of the project related to wastewater treatment. There would be less-than-significant impacts to wastewater generated by the proposed project.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would result in a determination

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that the proposed project has no impact and that it has adequate capacity to serve the proposed project's anticipated wastewater demand in addition to the provider's existing commitments. Based on the foregoing, no new or revised mitigation measures are required.

With respect to the above-described impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described wastewater impact evaluation standards. No 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 IS/MND was adopted, relevant to such utilities impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant.***

Impact #3.4.19d – Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The City of Hanford would provide for solid waste collection and disposal for the proposed project site, when develop. The City has achieved a 50% diversion rate from the landfill and has incorporated a green waste program and recycling at the Materials Recycling Facility. The development is subject to mitigation measure MM Utilities 2 through MM Utilities 4, which requires payment of a $15,929.00 Refuse and Recycling Impact Fee, compliance with all statues and regulations related to solid waste and the construction of 10 feet by 20 feet masonry block wall with a gate to hold refuse containers for use by the proposed project's residents, respectively. Therefore, impacts would be less than significant, with incorporation of mitigation measure MM Utilities 2 through MM Utilities 4.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or

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otherwise impair the attainment of solid waste reduction goals. Based on the foregoing, no new or revised mitigation measures are required.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant with mitigation incorporated.***

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.20 - WILDFIRE				
If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion:

Impact #3.4.20a – Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The 2015 Kings County Emergency Operations Plan (EOP) establishes emergency procedures and policies and identifies responsible parties for emergency response in the County and includes the incorporated City of Hanford (Kings County, 2015). The EOP includes policies that would prevent new development from interfering with emergency response of evacuation plans.

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The proposed project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed project would not interfere with the City's adopted emergency response plan. Therefore, the implementation of the proposed project would result in a less than significant impact.

With respect to the above-described impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in the severity of impacts related to the above-described emergency response impact evaluation standards. No 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 IS/MND was adopted, relevant to such emergency response impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***.

Impact #3.4.20b – Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire?

The proposed project is flat and surrounded by residential, agricultural and several commercial uses. There are no other factors of the proposed project or the surrounding area that would exacerbate wildfire risks and thereby expose project occupants to pollutant concentration from a wildfire or the uncontrolled spread of a wildfire. Therefore, the implementation of the proposed project would result in a less-than-significant impact.

With respect to the above-described impacts evaluation standards, there are no changes to the proposed project that involve new significant environmental effects or a substantial increase in the severity of previously identified effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed project is undertaken that involve new significant environmental effects or a substantial increase in

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the severity of impacts related to the above-described wastewater impact evaluation standards. No 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 IS/MND was adopted, relevant to such wildfire impact evaluation has been identified. Therefore, with respect to this criterion, the proposed project would not result in any new impacts not already analyzed in the adopted IS/MND, and the proposed project would not increase the severity of a significant impact as previously identified and analyzed in the adopted IS/MND.

MITIGATION MEASURE(S)

No new or revised mitigation measures are required beyond those included in the previously adopted IS/MND.

LEVEL OF SIGNIFICANCE

The proposed project does not change the finding in the adopted IS/MND of ***less than significant***

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

Impact #3.4.20c – Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines?

See Impacts #3.4.20a and b, above.

Therefore, the proposed project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

Impact #3.4.20d – Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

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The proposed project site is flat and not near a steep topographic feature (i.e., mountain, hill, bluff, etc.). Additionally, there is no body of water within the vicinity of the approved and proposed site. There is no potential for the proposed project to expose people to downstream flooding or landslides created as a result of water runoff from a post-fire event of drainage change. The proposed project site is flat and requires little to no ground disturbance. Implementation of the proposed project would result in a less-than-significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.21 - Mandatory Findings of Significance				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The following findings of fact are also based in part on the information contained in the adopted 2018 Initial Study/Mitigated Negative Declaration (IS/MND) for the approved project. The 2018 IS/MND and the 2022 Addendum are hereby incorporated by reference and are available for review at the City of Hanford Community Development Department.

Discussion:

Impact #3.4.21a – Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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As evaluated in this Addendum IS/MND and similar to the adopted IS/MND for the approved project, the proposed project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been included to lessen the significance of potential impacts. Similar mitigation measures would be expected of other projects in the surrounding area, most of which share similar cultural paleontological and biological resources. Consequently, the incremental effects of the proposed project, after mitigation, would not contribute to an adverse cumulative impact on these resources. Therefore, the proposed project would have a less than significant impact with mitigation incorporated.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would have not the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Based on the foregoing, no new mitigation measures are required.

MITIGATION MEASURE(S)

Implement MM Aesthetics 1 and MM Aesthetics 2, MM Cultural Resources 1.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant with mitigation incorporated***.

Impact #3.4.21b - Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

As described in the impact analyses in Sections 3.4.1 through 3.4.20 of this Addendum IS/MND, any potentially significant impacts of the proposed project would be reduced to a less-than-significant level following incorporation of the recommended mitigation measures. All planned projects in the vicinity of the proposed project would be subject to review in separate environmental documents and required to conform to the City General Plan, zoning, mitigate for project-specific impacts, and provide appropriate engineering to ensure the development meets all applicable federal, State, and local regulations and codes. As currently designed and with compliance with the recommended mitigation measures, the proposed project would not contribute to a cumulative impact. Thus, the cumulative

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impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). Based on the foregoing, no new mitigation measures are required.

MITIGATION MEASURE(S)

Implement MM Aesthetics 1, MM Aesthetics 2, MM Agriculture 1, MM Air Quality 1 through MM Air Quality 3, MM Cultural Resources 1, MM Geology 1 through MM Geology 6, MM Hazards 1, MM Hydrology 1 through MM Hydrology 7, MM Land Use 1, MM Noise 1 and MM Noise 2, MM Public Services 1 through MM Public Services 4, MM Traffic 1 through MM Traffic 4 and MM Utilities 1 through MM Utilities 4.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant with mitigation incorporated***.

Impact #3.4.21c - Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

All the proposed project impacts, both direct and indirect that are attributable to the proposed project were identified and mitigated to a less-than-significant level. All planned projects in the vicinity of the proposed project would be subject to review in separate environmental documents and required to conform to State regulations, the Hanford General Plan, Zoning Ordinance, and Municipal Codes to mitigate for proposed project-specific impacts. The proposed project will have the appropriate engineering to ensure the development meets all applicable federal, State, and local regulations and codes. Thus, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable. Therefore, the proposed project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed project are identified as having no impact, less-than-significant impact, or less-than-significant impact with mitigation incorporated.

Based on this analysis, the proposed project would not result in new or substantially more severe significant impacts than those disclosed in the adopted IS/MND and does not result in a change to the determination that the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Based on the foregoing, no new mitigation measures are required.

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MITIGATION MEASURE(S)

Implement MM Aesthetics 1, MM Aesthetics 2, MM Agriculture 1, MM Air Quality 1 through MM Air Quality 3, MM Cultural Resources 1, MM Geology 1 through MM Geology 6, MM Hazards 1, MM Hydrology 1 through MM Hydrology 7, MM Land Use 1, MM Noise 1 and MM Noise 2, MM Public Services 1 through MM Public Services 4, MM Traffic 1 through MM Traffic 4 and MM Utilities 1 through MM Utilities 4.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant with mitigation incorporated***.

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SECTION 4 - LIST OF PREPARERS

4.1- Lead Agency

- Gabrielle de Silva, Community Development Department

4.2- Consultant – QK

- Jaymie Brauer – Project Manager, QA/QC
- Carlos Rojas – Lead Author

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SECTION 5 - REFERENCES

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SECTION 6 - MITIGATION MONITORING AND REPORTING PROGRAM

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APPENDIX A

VEHICLE MILES TRAVEL MEMO

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Burial Treatment and Protection Plan Planned Unit Residential Development 2018-01 Tentative Tract 915 Project

Planned Unit Residential Development 2018-01 Tentative Tract 915 Project in the City of Hanford, Kings County, California. The Project is located east of 121/2 Avenue, west of Centennial Dr.

Planned Unit Residential Development 2018-01 Tentative Tract 915 Project has the potential to disturb and/or destroy Native American cultural sites and burial locations. The Project is within traditional Tachi Yokut territory. Santa Rosa Rancheria Tachi Yokut Tribe is dedicated to the protection of Native American cultural sites, traditional cultural properties, and ancestral human remains and burial location that may be adversely effected by this undertaking.

The primary applicable state laws and regulations protecting cultural resources on this undertaking are: California Public Resource Code Sections 5024.1 and 21084.1, California Environmental Quality Act, Public Resources Code Section 21083.2 and CEQA Guidelines California Code of Regulations, Title 14, Section 15064.5, CEQA Public Resource Code 21084.1, California Public Resource Code Section 5024.1 and 14 CCR Section 4850, California Native American Graves Protection and Repatriation Act (California Health & Safety Code Section 8010 et. Seq.), California Public Resources Code Section 5006.10, California Health and Safety Code Section 8100, California Health and Safety Code Section 7050.5, Public Resource Code 5097 et. Seq, and regional and local ordinances.

Tribal Cultural Resources include pre-contact "prehistoric", post-contact, cultural/archaeological sites, isolates, multi-component archaeological sites, and traditional cultural properties (TCP). Pre-contact "Prehistoric" cultural/archaeological sites are places where Native Americans lived or carried on activities during the pre-contact period, prior to the European and American invasion (as late as A.D. 1769). Post-contact sites include Native American cultural/archaeological sites after 1769. Multi-component sites contain pre-contact and/or post-contact Native American components as well as a non-Native American cultural/archaeological component from the Spanish, Mexican, or American Periods. Pre-contact, Post-contact, and Multi-component cultural/archaeological sites contain artifacts, cultural features, subsistence remains, sacred and/or religious sites, and human remains.

California Health and Safety Code Section 8100, provides that six or more human bodies buried at one place constitutes a sanctified cemetery; section 7052 states that it is a felony for anyone to mutilate or remove any human remains from a cemetery without authority of law.

A. Statement of Purpose

The intent of this agreement is to protect Native American burials, cemeteries, isolated and/or fragmented human remains, cremations, associated funerary objects, unassociated funerary objects, and sacred items from destruction during construction and preconstruction components associated with the Lennar Homes Tract 920. This agreement is between the Santa Rosa Rancheria Tachi Yokut Tribe, here after referred to as the TRIBE, and the Property Owner/Sponsor, and shall transfer to the Developer or new Landowner should the project be sold prior to, or after construction. The current landowner is:

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Project Sponsor: Property Owner:
Enclave Developers, LLC
480 Bogert Trail
Palm Springs, CA 92264

The intent of this agreement is to fulfill the requirements for treatment of human remains and cultural sites that may be inadvertently discovered during ground disturbing activities as stipulated in the new Housing Development Project.

This agreement applies to all ground disturbing activities associated within the new Planned Unit Residential Development 2018-01 Tentative Tract 915 Project's area of potential effect. Any and all discovered Native American burials, isolated and/or fragmented human remains, associated funerary objects, unassociated funerary objects, and sacred items will be treated within accordance with the provisions of the State of California Public Resource Code Section 5097.98 and Health and Safety Code Section 7050.5

Destruction of Native American cultural sites and burial locations is an ever present concern to the Tribal Communities. In order to protect these sites, the California Public Record Act exempts from public disclosure the records "of Native American graves, cemeteries, and sacred places and records of Native American places, features, and objects" described in sections 5097.9 and 5097.993 of the Public Resource Code (Gov. Code §6254, sub [r]) The act also exempts from public disclosure records that relate to archaeological site information and reports maintained by or in the possession of the Department of Parks and Recreation, the State Historical Resources Commission, the Native American Heritage Commission, another state agency, or a local agency including the records that the agency obtains through a consultation process between California Native American Tribe and a state or local agency (Gov. Code Section 6254.10). In addition, CEQA Guidelines prohibit inclusion of information about the location of archaeological sites and Sacred Lands in an environmental impact report (CEQA Guidelines, Section 15120, subd.[d]). Potential measures to avoid, minimize, and mitigate adverse effects to Native American burials, isolated and/or fragmented human remains, associated funerary objects, unassociated funerary objects, and sacred items, in a culturally sensitive manner is discussed below.

B. Description of Authority

The coordination of the procedures outlined within this agreement is the responsibility and under the authority of the lead agency, the City of Hanford Community Development Agency. As the lead agency for ensuring compliance with the California Environmental Quality Act (CEQA) the CITY is responsible for enforcing this agreement as a condition of approval and mitigation measure, and are carried out by the SPONSER/DEVELOPER/LANDOWNER, the Construction Contractor, the Project Construction Manager (PCM), Contractor's Cultural Resource Firm (CRCF), Archaeological Principle Investigator (Archaeology PI), Archaeological Monitors, and all other contracted and employed staff.

C. Authority to Halt Construction

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If an archaeological monitor, Native American monitor, the PI, or construction personnel observe or suspect an archaeological resource, not human remains, during ground disturbance the onsite archaeological or Native American monitor will issue a temporary work stoppage to the equipment operator to allow for a closer inspection. If a monitor is not present and suspected resources are observed, the Contractor shall immediately stop work and contact the archaeological and the Native American monitor.

The archaeological and the Native American monitor will assess the find and determine whether additional analysis of the find and a stop-work order is warranted or whether construction can proceed without further analysis. Work will be stopped within 50 feet of the discovery, or other such distance that is determined by the archaeological or Native American monitor to be necessary to avoid or minimize harm to the discovered archaeological resource. Construction may continue outside of the discovery, but the area of the discovery will remained undisturbed. If the archaeological monitor determines that further investigation is necessary, the archaeological monitor with notify and consult with the PI or CRMF. The Native American Monitor will notify their appropriate supervisor. If the PI determines that the archaeological discovery may be CRHR eligible and adverse effects cannot be avoided, the PI will issue a stop-work order and will notify the Developer of the discovery. The duration of the stop-work order will depend entirely on the nature and extent of the find, and on the consultation that takes place to identify appropriate treatment measures. The PI or CRMF implements the stop work order by directing the Contractor to stop work at a specified location. At the direction of, and in consultation, with the PI or CRMF, the PCM then notifies the Contractor when work may be resumed. The PCM and the PI shall notify Santa Rosa Rancheria's Cultural Department when work resumes.

The TRIBE shall be consulted during the evaluation and treatment of an Unanticipated Discovery. The TRIBE shall be consulted on artifacts. The Tribe retains the right to determine, which artifacts are sacred and culturally significant. Sacred items, associated and unassociated artifacts shall be returned to the Tribes. All cultural materials/artifacts found within a 30 meter radius of a disturbed burial or fragmented human remains shall be considered a burial objects, and shall be reburied with the disturbed remains.

D. Procedures When Skeletal Remains are Found

These procedures will be followed for all initial finds for burials and/or fragmented finds. Each burial/individuals disturbed shall be handled on a case by case basis.

Previously unknown archaeological resources, including human remains and TCPs, could be discovered during ground disturbing activities. The procedure provided here for unanticipated discoveries during ground disturbing activities comply with CUP and State Laws.

To ensure compliance with state law, the following procedures will apply:

Section 7050.5 of the California Health and Safety Code stipulates:

In the event of discovery or possible discovery of any human remains in any location, there shall be no further excavation or disturbance to the site or any nearby area reasonably suspected to overlie adjacent remains until the Kings County Coroner in accordance with Chapter 10 (commencing with Section 27460) of part 3 of Division 2 of Title 3 of the Government Code, or

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any other related provisions of law concerning investigation of the circumstances, manner, and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or his or her authorized representative in the manner provided in Section 5097.98 of the Public Resources Code. The Coroner has to make his/her determination within two working days from the time the person responsible for the excavation or his or her authorized representative, notifies the Coroner of the discovery or recognition of the human remains.

(c)If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

1. The archaeologist, Native American Monitor, or construction crew member (if the archaeologist or Native American monitor is not present) shall inform the construction field supervisor that a work crew has been requested to stop work due to a discovery, whether or not the skeletal remains are confirmed as human, or not: intact burial, isolated bone, or bone fragment scatter, the TRIBE shall be notified of the discovery.

2. All ground disturbance within 100 feet must stop, and the county coroner must be called (§7050.5 of the California Health and Safety Code). The TRIBE shall be notified of the discovery by phone and email.

3. Once the county coroner determines that the find is outside of his jurisdiction, Native in origin, the coroner shall notify the Native American Heritage Commission (§5097.98) by email, and cc the TRIBE in the email correspondence.

4. In the case that the coroner cannot determine that the skeletal remains are human and Native American, assistance in the determination can be given by the Santa Rosa Rancheria's Cultural Department or project archaeologist.

5. All skeletal fragments, which lack markers for making a positive human identification, shall be treated as if they are human, and reburied in the predesignated area.

6. Upon notice that the coroner has determined that the remains are those of a deceased Native American, the project archaeologist will notify the following persons:

A. Santa Rosa Rancheria Tachi Yokut Tribe
   1. Shana Powers
      559-324-3900
      SPowers@tachi-yokut-nsn.gov
   2. Samantha McCarty
      559-924-1278 ext: 4091
      SMccarty@tachi-yokut-nsn.gov

7. Ground disturbance may not continue in the discovery area until the TRIBE/MLD has, in consultation with the Landowner or Project Sponsor, given notice to proceed. If the DEVELOPER and/or Landowner fail to comply with this stipulation, the Native American

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Heritage Commission may be called upon to mediate disputes. The City of Lemoore Community Development Agency is responsible for enforcing the mitigation measures.

E. Protection While Awaiting Recommendations from the Most Likely Descendants

Protection of Native American burials shall be accomplished by: (1) keeping any discovery confidential; and (2) securing the discovery locality to prevent disturbance of remains and associated materials. Only those persons listed above in Section E will be notified of a find once it has been covered in place or moved in accordance with recommendations of the MLD. Methods to protect a find will include, but not limited to: fencing, covering the remains with a protective material and culturally sterile soil or plywood, and if vandalism should be considered a threat, establish a 24-hour site security monitor.

F. Treatment as Recommended by Most Likely Descendants

Human Remains will be treated in accordance with recommendations of the MLD identified by the NAHC. Santa Rosa Rancheria Tachi Yokut Tribe was made the MLD for the 2020 discovery during the survey for this project. In general, the recommendations will follow those set forth below.

1. Leave in Place (Left in situ). If the gravesite is located in an area not subject to further disturbance, the remains will be left in place and covered with culturally sterile soil, and preserved in perpetuity. This is the preferred treatment.

2. Expose and Remove for Reburial. If protection against disturbance during project construction or future development cannot be reasonably assured, remains may be removed for reburial with the MLD's consent by the TRIBE'S cultural specialists. A Tribally approved archaeologist with osteological expertise may be asked to assist in the excavation and will carefully and respectfully expose in place the skeletal remains and any associated grave objects in the presence of a Native American Monitor.

3. Documentation. Documentation of the burial must be approved by the TRIBES. Photographs may be taken by the TRIBE for their records. No other photos may be taken unless the TRIBE has given prior approval. If prior approval is given, the photograph will be sent to the TRIBE and deleted by the photographer and any other recipients.

4. Store Temporarily. Each human burial with its associated grave objects will be stored together as a burial unit. A burial unit will be stored in a secure locked room at Santa Rosa Rancheria's Tachi Yokut Tribe's Repository.

5. Laboratory Analysis. There will be no viewing, handling, or analysis of stored burial units, or burial soil, unless the MLD has recommended specific analyses.

6. Reburial. Human burials with their associated grave objects, unless decided otherwise in consultation, shall be reburied in the predesignated area, and preserved in perpetuity.

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G. Reporting

The reburial locality will be formally recorded on the Native American Heritage Commission's sacred lands files, confidentially by the TRIBE. A Burial Treatment Report will be compiled by the project archaeologist and will consist of a list of locations from which burials were removed or left in place, individual burials location, dates of excavation and reinternment without locational information. The TRIBE shall be responsible for reinternment after the completion of the project to ensure privacy and the protection of the reinternment location. The use of a backhoe and operator may be requested.

The Burial Treatment Report shall be considered a highly sensitive, confidential record, and copies will be provided to the TRIBE and the Native American Heritage Commission. Full reporting of human remains will not be contained in the Archaeological Data Recovery Report. All that may be included is the minimum number of individuals discovered during the project, and that Santa Rosa Rancheria Tachi Yokut Tribe is the MLD.

H. Curation of Archaeological Material Not Associated with Human Remains

Materials recovered during survey, evaluation and data recovery efforts will be curated at facility that meets the criteria set forth in 36 CFR 79. Items considered to be of a sacred and/or ceremonial nature as agreed upon by the TRIBE will be returned to the TRIBE. The TRIBE will have access to the repository perpetually. No sacred, culturally significant, or burial related objects will be tested at any point in time unless written permission is given by the TRIBE.

Notwithstanding any choice of law provision, venue or arbitration clause, or any other provision or clause contained in the parties' Agreement, all parties acknowledge, understand and agree that nothing in the parties' Agreement or this addendum shall be deemed or construed as a waiver of Tachi-Yokut Tribe's Sovereign Immunity, or as a consent to the jurisdiction of any state or federal court or tribunal. Corporation further acknowledges and understands that no person or entity other than the Tachi-Yokut Tribe's General Council has the authority to grant a waiver of the Tribe's Sovereign Immunity.

Santa Rosa Rancheria Tachi Yokut Tribe

Leo Sisco
Tribal Chairman
Date: 11.24.2020

Enclave Developers, LLC

By: _____
Daniel Bailey, Manager
Date: 11/18/2020

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SECTION SIX – MITIGATION MONITORING PLAN

6.1 Introduction

State and local agencies are required by Section 21081.6 of the California Public Resources Code to establish a monitoring and reporting program for all projects that are approved, and which require CEQA processing.

Local agencies are given broad latitude in developing programs to meet the requirements of Public Resources Code Section 21081.6. The mitigation monitoring program outlined in this document is based upon guidance issued by the Governor's Office of Planning and Research.

The Mitigation Monitoring and Reporting Program for the proposed project corresponds to mitigation measures outlined in Section Three, Evaluation of Environmental Impacts. The Program summarizes the environmental issues identified in the Mitigated Negative Declaration, the mitigation measures required to reduce each potentially significant impact to less than significant, and the agency or agencies responsible for monitoring and reporting on the implementation of the mitigation measures.

6.2 The Program

The mitigation monitoring contained in this section of the report shall be included as conditions of approval for permits, to the extent permitted by law. See Table 6-1 Mitigation Monitoring Program on the following page.

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Table 6-1
Mitigation Monitoring Program

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
Impact #3.4.1c Development Standards	**MM Aesthetics 1:** That the project is subject to the appropriate development standards of the Hanford Municipal Code.	Project Developer	City of Hanford	Ongoing throughout construction activities
Impact # 3.4.1d Outdoor Lighting	**MM Aesthetics 2:** That the project is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare.	Project Developer	City of Hanford	Ongoing throughout construction activities
Impact # 3.4.2e Right-to-Farm	**MM Agriculture 1:** That a right-to-farm provision be recorded to ensure that future residents of the multi-family development are aware of adjacent agricultural uses and their right to continue to operate.	Project Developer	City of Hanford	Ongoing throughout operational activities
Impact # 3.4.3a Permits	**MM Air Quality 1:** That the development of the site is subject to the SJVAPCD Indirect Source Review (Rule 9510), since more than 50 residential units are proposed in the project area. The applicant is required to obtain permits demonstrating compliance with Rule 9510 or required to pay mitigation fees to the SJVAPCD.	Project Developer	City of Hanford	Prior to issuance of grading permits and throughout construction activities
Impact # 3.4.3b Dust Control Plan	**MM Air Quality 2:** The project will be subject to Regulation VIII. The project proponent is required	Project Developer	City of Hanford	Prior to issuance of grading permits and throughout construction activities

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Impact	Mitigation Measures	Implementation	Monitoring	Time Span
	to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan.			
Impact # 3.4.3c Dust Control Plan Measures	**MM Air quality 3:** That the project would be required to utilize effective dust control measures on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents.	Project Developer	City of Hanford	Ongoing throughout construction activities
Impact # 3.4.5b Burial Treatment Plan	**MM Cultural Resources 1:** That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Project Developer	City of Hanford	Prior to issuance of grading permits
Impact #3.4.7a(ii)-(iv) Compliance with Building Code	**MM Geology 1:** That the physical development of the project complies with the applicable General Plan policies, as well as the California Building Code. **MM Geology 2:** That a geotechnical and soil studies be prepared for the project. **MM Geology 3:** That the physical development of the project complies with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	Project Developer	City of Hanford	Ongoing throughout construction activities
Impact #3.4.7a(b) – (f)	**MM Geology 4:** That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer shall be provided to both the Public Works and Building Department for review prior to approval of the development improvement plans. **MM Geology 5:** That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building	Project Developer	City of Hanford	Prior to issuance of grading permits

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Impact	Mitigation Measures	Implementation	Monitoring	Time Span
	Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first. MM Geology 6: That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approval plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.			
Impact #3.4.9a Regulation Compliance	MM Hazards-1: The development proposed must comply with applicable federal, state, and local regulations related to hazardous materials.	Project Developer	City of Hanford	Ongoing throughout construction activities
Hydrology and Water Quality	MM Hydrology 1: All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off0site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.	Project Developer	City of Hanford	Prior to issuance of grading permits
	MM Hydrology 2: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined	Project Developer	City of Hanford	Prior to issuance of grading permits

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Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
	in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.			
	MM Hydrology 3: New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	Project Developer	City of Hanford	Prior to issuance of grading permits
	MM Hydrology 4: New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	Project Developer	City of Hanford	Prior to issuance of grading permits
	MM Hydrology 5: The developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resources Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. The applicant shall contact the SWRCB at www.swrch.ca.gov for further information.	Project Developer	City of Hanford	Prior to issuance of grading permits
	MM Hydrology 6: A drainage/site improvement plan for the development shall be prepared by a licensed	Project Developer	City of Hanford	Prior to issuance of grading permits

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Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
	civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan.			
	MM Hydrology 7: The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.	Project Developer	City of Hanford	Prior to issuance of grading permits
Impact #3.4.11b Approval of Variance	**MM Land Use 1:** That approval of the Variance is required, in order to develop the site, as proposed under the Site Plan Review.	Project Developer	City of Hanford	Prior to issuance of grading permits
Impact #3.4.13a Noise Regulations	**MM Noise 1:** Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Project Developer	City of Hanford	Ongoing throughout construction activities
	MM Noise 2: Construction is limited to the hours between 7:00 AM and 10:00 PM.	Project Developer	City of Hanford	Ongoing throughout construction activities
Impact #3.4.14a(i) Fire Protection	**MM Public Services 1:** That the physical development of the project will be subject to Fire Impact Fees.	Project Developer	City of Hanford	Prior to issuance of building permits
Impact #3.4.14b(ii) Police Protection	**MM Public Services 2:** That the physical development of the project will be subject to Police Impact Fees.	Project Developer	City of Hanford	Prior to issuance of building permits

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Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
Impact #3.4.14b(iii) Schools	**MM Public Services 3:** That the physical development of the project will be subject to School Impact Fees.	Project Developer	City of Hanford	Prior to issuance of building permits
Impact #3.4.14b(iv) Parks	**MM Public Services 4:** That the physical development of the project will be subject to Park Impact Fees.	Project Developer	City of Hanford	Prior to issuance of building permits
Impact #3.4.16a Park Impact Fee	**Recreation 1:** That the physical development of the project will be subject to the payment of in-lieu fees.	Project Developer	City of Hanford	Prior to issuance of building permits
Impact #3.4.17a Circulation Improvements	**MM Traffic 1:** That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with attached 4'6" wide concrete sidewalks, constructed in accordance with City Standard CO-15. Temporary offsite street improvements shall also be constructed along the east side of Centennial Drive south of the project boundary as necessary, to provide a safe transition to existing street improvements.	Project Developer	City of Hanford	Prior to issuance of building permits
	MM Traffic 2: That the project entrances on Millennium Way and Centennial Drive may be located, as shown on the Site Plan Review. The drive approach shall be 35' wide, measured at the back of the approach, and may be constructed with easy-access curb returns to facilitate ingress/egress to the development site.	Project Developer	City of Hanford	Prior to issuance of building permits
	MM Traffic 3: The development is subject to a $233,014.40 Transportation Impact Mitigation Fee.	Project Developer	City of Hanford	Prior to issuance of building permits

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Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
	MM Traffic 4: That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.	Project Developer	City of Hanford	Prior to issuance of building permits
Utilities and Service Systems	**MM Utilities 1:** The project site would be required to implement water conservation measures.	Project Developer	City of Hanford	Ongoing throughout construction and operational activities
	MM Utilities 2: That the development is subject to Refuse and Recycling Impact Fees.	Project Developer	City of Hanford	Prior to issuance of building permits
	MM Utilities 3: That four 10' x 20' inside clear dimension masonry block refuse enclosures with 6' high perimeter walls shall be constructed, in accordance with City Standard GE-35, modified to include installation of 12' x 12' interior concrete curbs and 10' wide/6" thick concrete apron. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings.	Project Developer	City of Hanford	Prior to final occupancy.
	MM Utilities 4: That the future development is required to comply with all statutes and regulations related to solid waste.	Project Developer	City of Hanford	Ongoing throughout construction and operational activities

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Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

MEMO

Date: June 8, 2022 **Project No.:** Z210475 / 01

To: Mary E. Beatie, City of Hanford

From: Jaymie L. Brauer, Principal Planner

Subject: Vehicle Miles Traveled (VMT) clarification Memorandum for Village at Hanford Square

cc:

This memo was created to provide clarification regarding the requirement for an VMT analysis for Section 17 of Appendix G of the State CEQA Guidelines

Background/Project Understanding

Originally the proposed Project was proposed in 2017, and the City processed a Site Plan Review (2017-07) due to the Project being consistent with the City General Plan designation and zone district. In addition, the applicant requested a Variance to the Municipal Code Section 17.14.130 to allow parking spaces within the rear-yard setback.

For the aforementioned Project, the City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in 2018, which analyzed the potential environmental impacts of the proposed Project. The analysis determined that as proposed, the Project's impacts were considered less than significant with the implementation of the recommended mitigation measures related to Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Geology, Hazards, Hydrology, Land Use, Noise, Public Services, Recreation, Traffic and Utilities. A total of 37 mitigation measures were recommended to reduce Project impacts to a less than significant level. The City Planning Commission considered and adopted the Project on May 8, 2018 including the IS/MND and associated Mitigation Monitoring and Reporting Program (MMRP). By virtue of the adoption, the City determined through the analysis in the IS/MND that the Project, as proposed, would have no impacts, or that potential impacts can be reduced to a level that is less than significant through the implementation of specific mitigation measures.

Due to various impediments, the applicant did not initiate construction of the Project within the one-year term, and the Variance and associated Site Plan Review expired.

The applicant has re-submitted a request for a Site Plan Review and Variance for the Project. As proposed, this Project is exactly the same as the one proposed in 2017. There have been no changes to the Project components or footprint beyond what was originally proposed.

An email from City staff indicated that the proposed Project cannot be processed without an updated Initial Study. It was stated that due to changes in CEQA and recent feedback from the California Department of Fish and Wildlife (CDFW), a new analysis and studies must be prepared. The studies to be conducted include:

1. Biological resources, due to comments from CDFW, and
2. Vehicle Miles Traveled (VMT)

The State of California Governor's Office of Planning and Research document entitled Technical Advisory on Evaluating Transportation Impacts in CEQA dated December 2018 (TA) provides guidance for determining a project's transportation impacts based on VMT.

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

The overall intent of SB 743 (regarding VMT) can be synthesized in three goals: "

- The reduction of greenhouse gas emissions,
- The development of multimodal transportation networks, and
- A diversifying land uses.

However, in order to promote and support all three, lead agencies should select a significance threshold that aligns with state law. The State has clear quantitative targets for GHG emissions reduction set forth in law and based on scientific consensus, and the depth of VMT reduction needed to achieve those targets has been quantified. The Office of Planning and Research (OPR) has concluded that achieving a 15 percent lower per capita (residential) or per employee (office) VMT than existing development is both generally achievable and is supported by evidence that connects this level of reduction to the State's emissions goals (Office of Planning and Research, 2018).

The City of Hanford has not adopted VMT thresholds specific to the City's Planning Area. Since the City of Hanford has not adopted any VMT guidelines, then the City will defer to the recommended VMT per capita reduction thresholds, screening thresholds, and analysis methodology through the technical advisory documentation provided by OPR. will defer to the recommended standards set forth by OPR's Technical Advisory documentation for VMTs.

Project Description/Location

The proposed Project is for a new 100-unit multi-family residential community and a Variance that would allow for parking spaces located in the side and rear yard setback within 5 feet of the property line within the High Density Residential (R-H) Zone District. The proposed site is in Section 34, of Township 18 South, Range 21 East, Mount Diablo Base and Meridian. The site is located north of Millennium Way and west of Centennial Boulevard in the City of Hanford within Assessor's Parcel Numbers 011-020-043 and 011-020-044.

The properties to the north, south, and east are designated High Density Residential, and properties to the west are designated as Low Density Residential. Properties to the north, south, and east are similarly zoned as R-H, High Density Residential and properties to the west are zoned R-L-5, Low Density Residential, 5,000 square-foot minimum parcel.

Analysis

Senate Bill 743 (Steinberg, 2013), which was codified in California Public Resources Code Section 21099, required changes to the guidelines implementing the California Environmental Quality Act (CEQA Guidelines) (California Code of Regulations Title 14, Division 6, Chapter 3, Section 1500) as to the analysis of transportation impacts. Per Public Resources Code Section 21099(b)(1):

> "The Office of Planning and Research shall prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed revisions to the guidelines adopted pursuant to Section 21083 establishing criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, the offices shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze

transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

In January 2019, the Natural Resources Agency certified the Office of Planning and Research's (OPR) proposed revisions, which resulted in the creation of Section 15064.3 of the CEQA Guidelines. Section 15064.3(a) describes its purpose as:

> "This section described specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact."

OPR created a Technical Advisory (December 2018) (TA) as guidance for evaluating vehicle miles traveled (VMT) impacts. The TA is incorporated herein by reference. VMT significance thresholds are recommended by OPR beginning on Page 8 of the TA. Beginning on page 10 of the TA, OPR states:

> "Public Resources Code section 21099 directs OPR to propose criteria for determining the significance of transportation impacts. In this Technical Advisory, OPR provides its recommendations to assist lead agencies in selecting a significance threshold that may be appropriate for their particular projects. While OPR's Technical Advisory is not binding on public agencies, CEQA allows lead agencies to 'consider thresholds of significance . . . recommended by other public agencies, provided the decision to adopt those thresholds is supported by substantial evidence.' (CEQA Guidelines Section 15064.7, subdivision (c).) Based on OPR's extensive review of the applicable research, and in light of an assessment by the California Air Resources Board quantifying the need for VMT reduction in order to meet the State's long-term climate goals, OPR recommends that a per capita or per employee VMT that is fifteen percent below that of existing development may be a reasonable threshold.
>
> "Fifteen percent reductions in VMT are achievable at the project level in a variety of place types. [citing CAPCOA (2010) *Quantifying Greenhouse Gas Mitigation Measures,* P. 55, available at http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf]
>
> "Moreover, a fifteen percent reduction is consistent with SB 743's direction to OPR to select a threshold that will help the State achieve its climate goals. As described above, section 21099 states that the criteria for determining significance must 'promote the reduction in greenhouse gas emissions.' In its document *California Air Resources Board 2017 Scoping Plan-Identified VMT Reductions and Relationship to State Climate Goals 15,* CARB assesses VMT reduction per capita consistent with its evidence-based modeling scenario that would achieve State climate goals of 40 percent GHG emissions reduction from 1990 levels by 2030 and 80 percent GHG emissions reduction levels from 1990 by 2050. Applying California Department of Finance population forecasts, CARB finds per-capita light-duty vehicle travel would need to be approximately 16.8 percent lower than existing, and overall per-capita vehicle travel would need to be approximately 14.3 percent lower than existing levels under that scenario. Below these levels, a project

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

> would be considered low VMT and would, on that metric, be consistent with 2017 Scoping Plan Update assumptions that achieve climate state climate goals."

According to the California Air Resources Board's (CARB) webpage:

> "Senate Bill 375 requires CARB to develop and set regional targets for greenhouse gas (GHG) emission reductions from passenger vehicles. CARB has set regional targets, indexed to years 2020 and 2035, to help achieve significant additional GHG emission reductions from changed land use patterns and improved transportation in support of the State's climate goals, as well as in support of statewide public health and air quality objectives. Metropolitan planning organizations (MPOs) must prepare a sustainable communities' strategy (SCS) that will reduce GHG emissions to achieve these regional targets, if feasible to do so."

The same CARB webpage identifies a thirteen percent (13%) target for GHG emission reduction from passenger vehicles (indexed to year 2035) for the Kings County Association of Governments (KCAG) MPO.

OPR's recommendation "that a per capita or per employee VMT that is fifteen percent below that of existing development" is a valid threshold for the City of Hanford (City) because it is consistent with CARB's thirteen percent (13%) GHG vehicle emission reduction target to which KCAG's members, including the City, are subject. It is reasonable to conclude that a reduction in VMT directly corresponds to a reduction in GHG emissions from passenger vehicles and that a proposed project that is estimated to generate a per capita or per employee VMT that is more than fifteen percent (15%) below that of existing development will result in GHG emission reduction consistent with CARB's thirteen percent (13%) reduction target for the KCAG metropolitan planning organization (MPO). For purposes of the City's VMT evaluation efforts, it is appropriate to utilize OPR's recommended fifteen percent below-existing-development VMT threshold because it is consistent CARB's applicable GHG emission reduction target.

The TA suggests that screening thresholds be utilized to identify projects that are expected to cause a less-than-significant impact. Page 12 of the TA indicates:

> "Many agencies use 'screening thresholds' to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. (See e.g., CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and Appendix G.) As explained below, this technical advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing."

With respect to map-based screening, the TA states:

> "Residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. Maps created with VMT data, for example from a travel survey or a travel demand model, can illustrate areas that are currently below threshold VMT (see recommendations below). Because new development in such locations would likely result in a similar level of VMT, such maps can be used to screen out residential and office projects from needing to prepare a detailed VMT analysis."

KCAG created an online VMT mapping tool that identifies VMT per capita and VMT per employee by Traffic Analysis Zone (TAZ). The mapping tool is available at: https://www.arcgis.com/apps/webappviewer/index.html?id=84b4b47b08ac41af8877921218 0 ff36c. A print generated using the mapping tool is included in Attachment 1.

.

KCAG's mapping tool was created utilizing trip-based transportation models created for the eight (8) San Joaquin Valley MPOs to satisfy the requirements of SB 375. The modeling process is described in the *Documentation for the EIGHT SAN JOAQUIN VALLEY MPO TRAFFIC MODELS TO MEET THE REQUIREMENTS OF SB 375* (August 30, 2012), which is incorporated herein by reference.

According to Appendix VIII of KCAG's 2018 Regional Transportation Plan (RTP), the 2012 transportation model was revalidated for a 2015 base year and is described on Appendix VIII page 26 as:

> "The KCAG model was revalidated to a 2015 base year for the 2018 RTP. The revalidation included new inventories of base year housing and employment, updates to the road network and transit coverage to reflect recent changes in the transportation system, and updated traffic counts to represent the 2015 base year. The KCAG model traffic validation is based on several criteria, including vehicle-miles of travel, total volume by road type, and percent of links within acceptable limits."

Revalidation efforts utilized traffic data provided by the City. The RTP, which was adopted by KCAG and can be found at:

> https://www.kingscog.org/vertical/Sites/%7BC427AE30-9936-4733-B9D4-140709AD3BBF%7D/uploads/KCAG_2018_RTPSCS_Full_Document.pdf, and the City's underlying traffic data are incorporated herein by reference.

Page 26 of Appendix VIII describes KCAG's VMT projection process as follows:

> "Vehicle miles of travel (VMT) were estimated from the travel demand model by multiplying link volumes by link distances. The model estimates intrazonal trips (trips remaining within a TAZ) but does not assign these trips to the model road network. The intrazonal trips were multiplied by the estimated intrazonal distances to calculate intrazonal VMT."

Kings County Association of Governments in collaboration with consultants, created a map tool to display the VMT per capita by TAZ area for all properties within Kings County using the existing land use designations as the basis to assume impacts. One of the eligible screening criteria is when a project is located within an area with low VMT and proposes similar development as already existing within the TAZ which is true in the present scenario, as shown on Figure 1, attached. These low VMT areas were calculated using Kings County as the region. Kings County has determined that 9.6 VMT per capita is the VMT per capita average for existing development (including residential).

The VMT per capita for the TAZ area (#549) within which the Project site is located is 6.93 based on existing development, which is primarily residential. Applying the eligible screening criteria to the proposed residential Project, it can be inferred to have a similar VMT of 6.93. It can be concluded that, based upon KCAG's VMT mapping tool, the Project's VMT impact will be less than significant because the 6.93 VMT will be below the fifteen percent below-existing-development threshold of 8.2 and therefore no mitigation measures would be required.

Conclusion

Pursuant to the map-based screening method applicable to the proposed Project, the Project's TAZ VMT per capita of 6.93 for residential uses is below the 15% reduction of the average VMT per capita

8.2 VMT per capita. Therefore, the proposed Project is screened out from any further VMT analysis; it will result in a *less than significant* VMT impact, will result in GHG emission reduction consistent with CARB's thirteen percent (13%) reduction target for the KCAG metropolitan planning organization (MPO) and is consistent with CEQA Guidelines Section 15064.3(b).

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

MEMO

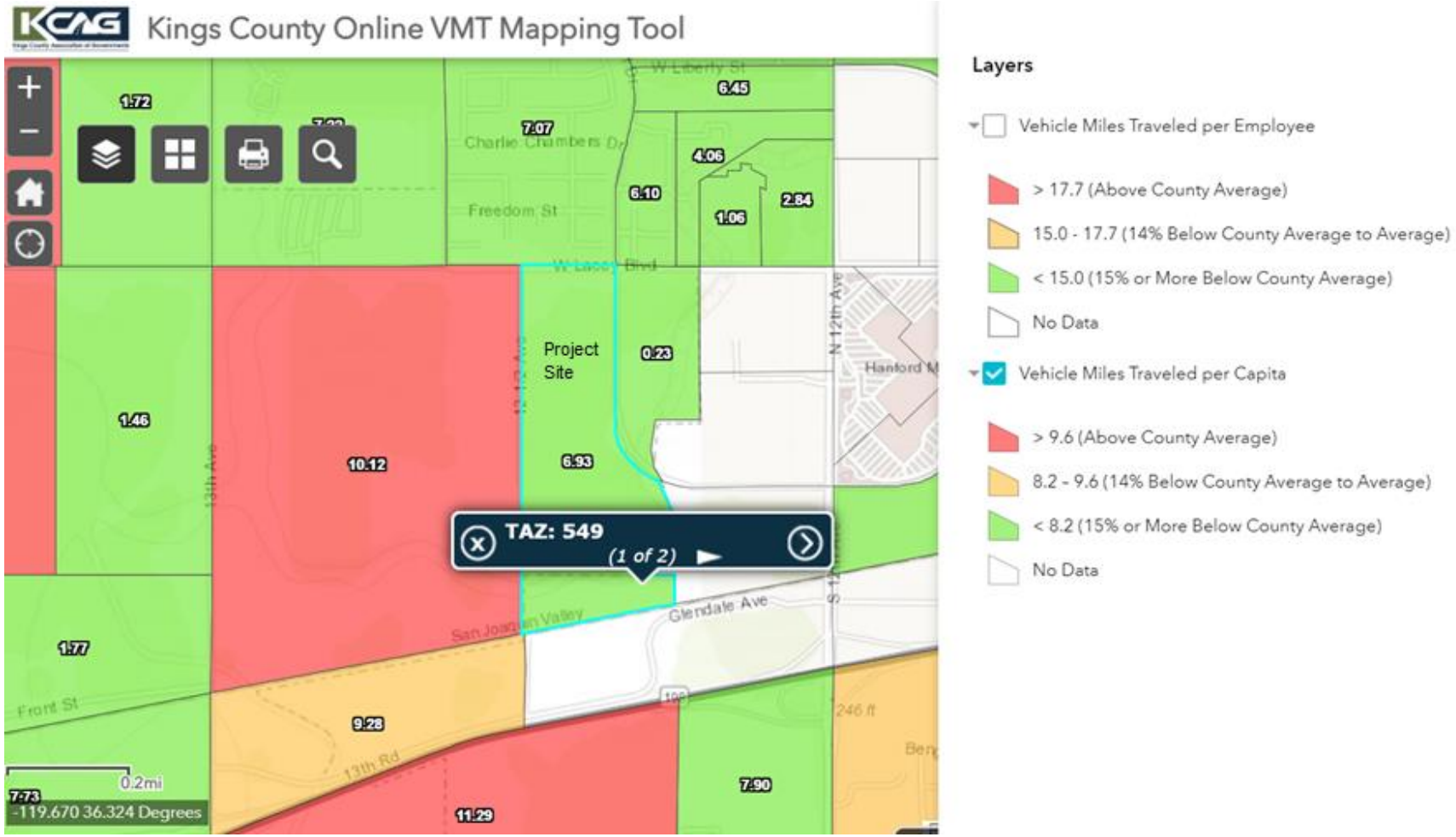


Figure 1

601 Pollasky Avenue, Suite 301 ◆ Clovis, California 93612 ◆ Tel (559) 449-2400 ◆ Fax (559) 733-7821
www.qkinc.com

Attachment: Attachment 4 - Addendum 1 (Variance No. 2022-01 Village at Hanford Square)

AGENDA
STAFF REPORT

MEETING DATE: 6/28/2022	**AGENDA SECTION:**

SUBJECT:
Finding of General Plan Consistency for the acquisition of real property located at 330 N Harris Street (APN 010-276-021), in accordance with Government Code Section 65402.

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:
Staff Report - Finding of GP Consistency
Attachment 1 - Historic Overlay Zone and Properties
Attachment 2 - Notice of Exemption

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
June 28, 2022

PROJECT: Finding of General Plan Consistency for the acquisition of real property located at 330 N Harris Street (APN 010-276-021), in accordance with Government Code Section 65402.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the acquisition of the property is consistent with the 2035 General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

RECOMMENDED MOTION

I move to find the acquisition of the property is consistent with the General Plan, adopted April 24, 2017, in accordance with Government Code Section 65402.

BACKGROUND

The subject property is located at the southwest corner of Ninth and Harris Streets, 330 N. Harris Street (APN 010-276-021), directly east of City Hall. The property is 26,951 square feet, 0.61 acres, and is the current location of the Social Security Administration Office and WIC-Kings County. See the property aerial, shown in **Figure 1.**

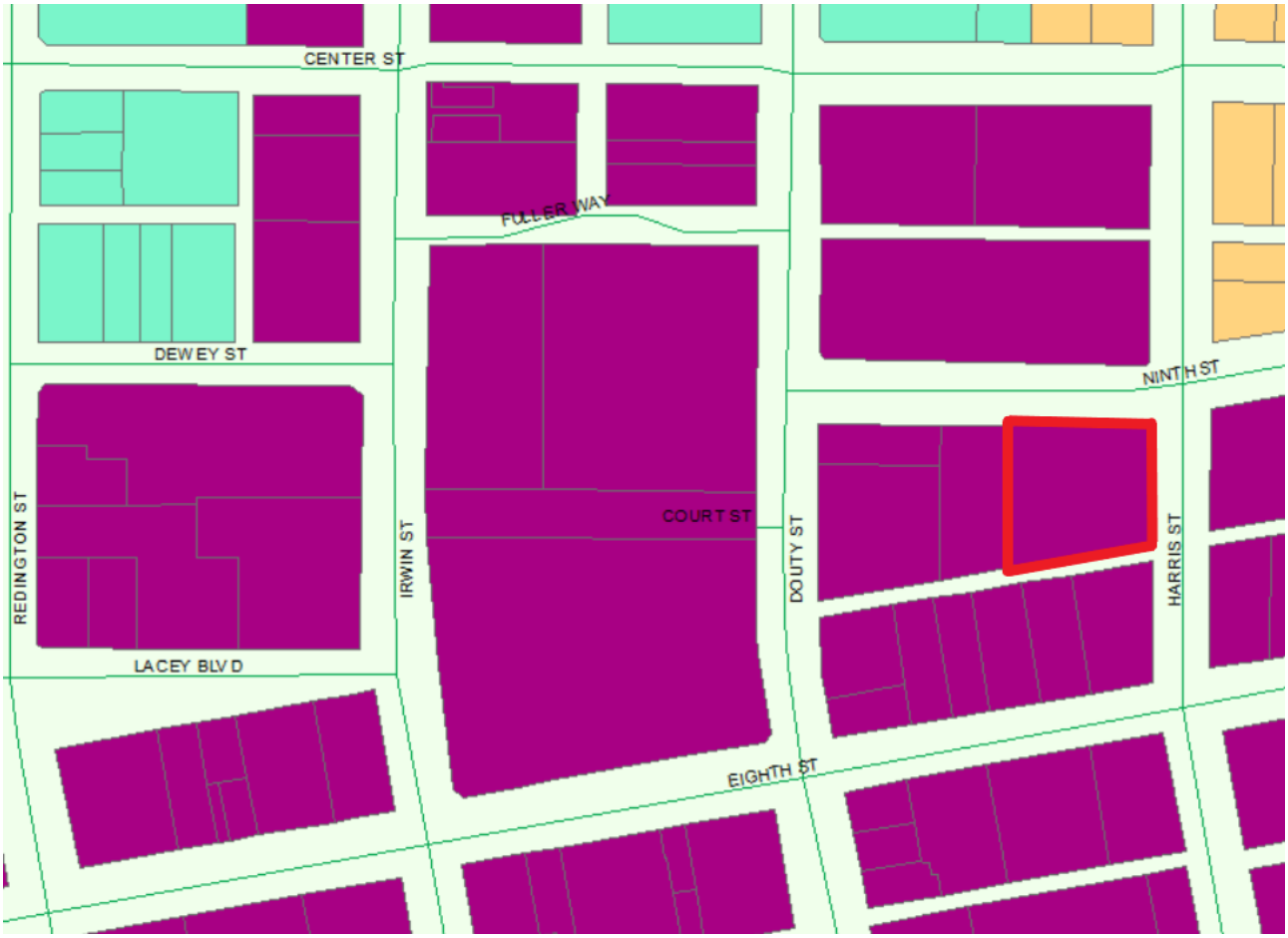
Figure 1: Property Aerial

The City intends to purchase the site from the current property owner and utilize the property in two phases. The first phase will include modifying the parking layout, in order to provide for additional parking for City hall. During the first phase, the building will continue to be occupied as private office space. The second phase will be utilization of the building for city offices.

In accordance with Government Code Section 65402, in order for the City to acquire the property, the Planning Commission must find that the acquisition is in conformance with the General Plan, relative to its purpose, location and extent.

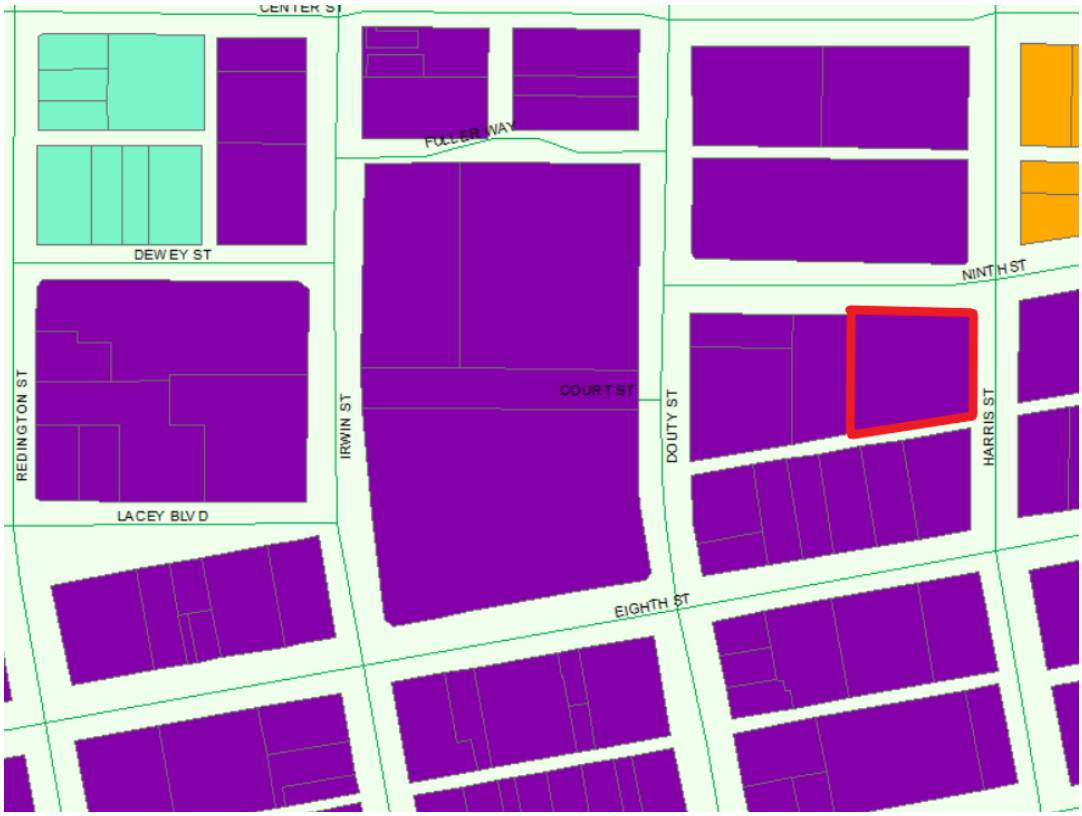
The site is designated in the General Plan as Downtown Mixed Use (see **Figure 2**) and zoned MX-D Downtown Mixed Use (see **Figure 3**), in accordance with the General Plan.

Figure 2: General Plan Designation
Downtown Mixed Use



Attachment: Staff Report - Finding of GP Consistency (e330 N Harris - Finding of GP Consistency)

Figure 3: Zoning
MX-D Downtown Mixed Use



The property is located within the Historic Overlay District. See Historic Overlay Map – **Attachment 1.**

PROJECT EVALUATION

Project Proposal

The City intends to purchase the site from the current property owner and utilize the property in two phases. The first phase will include modifying the parking layout, in order to provide for additional parking for City hall. During the first phase, the building will continue to be occupied as private office space. The second phase will be utilization of the building for city offices. In order to acquire the property, the Planning Commission is charged with making a finding of General Plan Consistency, in accordance with Government Code Section 65402.

General Plan Consistency

California Government Code Section 65402 requires that the Planning Commission make a General Plan Finding of Consistency for the acquisition of the property for City use.

The following goals and policies are excerpts from the 2035 General Plan, adopted April 24, 2017. They are applicable with respect to the proposed property acquisition and support the acquisition of the property for use as a government office.

Attachment: Staff Report - Finding of GP Consistency (e330 N Harris - Finding of GP Consistency)

2.1 Principles Related to Economic Development and City Growth:

- Downtown as the physical, cultural, civic, and commercial center of Hanford;

2.6 Downtown

Downtown Hanford is the historic center for Hanford's commercial activity as well as its hub for public gathering and interaction. It is the focal point of community activity and pride. A healthy, active downtown provides a foundation for the community, and conveys a positive message to prospective businesses about Hanford's quality of life. Downtowns are typically the most dynamic areas of a city, and they continually evolve to meet the needs of changing culture over years and decades. The City of Hanford continues to engage in numerous efforts to make a place where businesses successfully operate, cultural and entertainment opportunities are enjoyed, and people can interact with each other.

Downtown Hanford Goals

Policy L70 Typical Uses in Downtown Mixed Use Land Use Designation

Define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged.

Policy L73 Offices in Downtown

Encourage local-serving offices to locate in the Downtown.

Policy L124 Downtown Mix of Uses

Encourage mixed-use, local serving offices and commercial development projects in the Downtown mixed with multi-family residential development.

Policy L126 Downtown Government Offices

Locate new local, State, and federal offices in the Downtown area to the greatest extent possible.

Analysis: The proposed acquisition of the property for use as City offices and parking is consistent with the above listed goals and policies, since the Downtown Mixed Use designation is intended to be the civic center of the City and provide local-serving offices.

Government offices, local, state, and federal, are a permitted use in the MX-D Downtown Mixed Use zone district, in accordance with the Commercial, Office, and Industrial Land Use Table presented in Section 17.08.030 of the Hanford Municipal Code.

Attachment: Staff Report - Finding of GP Consistency (e330 N Harris - Finding of GP Consistency)

PROCESS

In accordance with Government Code Section 65402 (a), If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.

FUTURE REVIEWS AND ACTIONS

A Planning Commission finding that acquisition of the property is consistent with the General Plan in no way serves as any prior/pre-approval or commitment to future approvals or purchase of the property. The role of the Planning Commission is to find the acquisition the property is consistent with the 2035 General Plan, in accordance with Government Code Section 65402, it is not approval or recommendation of approval to purchase or lease the property.

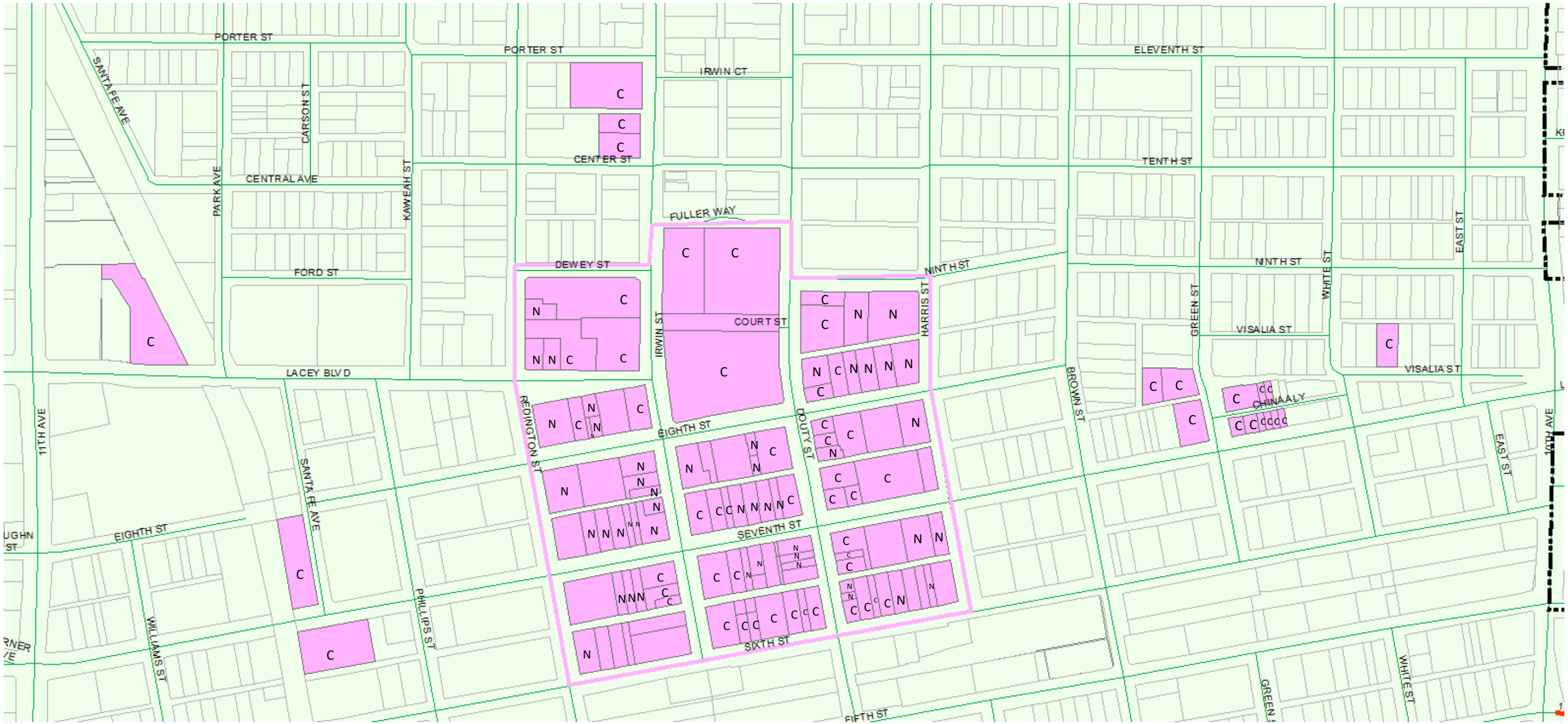
ENVIORNMENTAL ASSESSMENT

Acquisition of the property with an existing building and use of the building as a government office is considered categorically exempt from the California Environmental Quality Act (CEQA) guidelines, in accordance with Section 15301 Existing Faculties.

A Notice of Exemption has been prepared – **Attachment 2.**

Attachment: Staff Report - Finding of GP Consistency (e330 N Harris - Finding of GP Consistency)

Historic Overlay Zone and Properties



Legend

- Historic Overlay Zone
- Historic Properties
- C - Contributing Buildings
- N - Noncontributing Buildings

Attachment: Attachment 1 - Historic Overlay Zone and Properties (e330 N Harris - Finding of GP Consistency)

Notice of Exemption 2022-56

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

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

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

Project Title: Finding of General Plan Consistency - Acquisition

Project Location – 330 N Harris Street (APN 010-276-021)

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

Description of Nature, Purpose and Beneficiaries of Project: General Plan Finding of Consistency, finding the acquisition of real property consistent with the General Plan, in accordance with Government Code Section 65402.

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

Name of Person or Agency Carrying Out Project: Centennial-Hanford Center, LLC

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:
The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the acquisition of an existing private structure, involving negligible or no expansion.

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

Signature: _____ Date: June 28, 2022 Title: Senior Planner

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