

Local Agency Formation Commission OF KINGS COUNTY

CITY MEMBERS

Sid Palmerin
Justin Mendes
Ray Madrigal, Alternate

COUNTY MEMBERS

Joe Neves - Chair
Doug Verboon – Vice Chair
Richard Valle, Alternate

PUBLIC MEMBERS

Vacant
Vacant, Alternate

Greg Gatzka, Executive Officer, (559) 852-2682

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Agency at (559) 852- 2680 by 4:00 p.m. on the Monday prior to this meeting.

Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Community Development Agency, 1400 W. Lacey Blvd., Hanford, CA 93230.

AGENDA

**REGULAR MEETING DATE AND TIME:
Wednesday, June 28, 2017 at 3:00 P.M.**

The Local Agency Formation Commission of Kings County Regular Meetings are held in the Board of Supervisors Chambers in the Administration Building (Bldg. No. 1) of the Kings County Government Center located at 1400 West Lacey Blvd., Hanford, CA.

I. CALL MEETING TO ORDER – Chairman

A. Unscheduled Appearances:

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

B. Approval of May 24, 2017 Minutes (Voice Vote)

II. OLD BUSINESS

A. LAFCO Case No. 17-01, Hanford Reorganization No. 152

- a. Executive Officer's Report
- b. Consideration of LAFCO Resolution 17-02

III. NEW BUSINESS

None

IV. LEGISLATION

None

V. MISCELLANEOUS

- A. Correspondence –**
- B. Items from the Commission -**
- C. Staff Comments –**

VII. ADJOURNMENT

- A. Next Scheduled Meeting – Regular Meeting Date July 26, 2017 at 3:00 p.m.**

LOCAL AGENCY FORMATION COMMISSION MINUTES

CITY MEMBERS

Sid Palmerin
Justin Mendes
Sid Palmerin - Alternate

COUNTY MEMBERS

Joe Neves – Chair
Doug Verboon – Vice Chair
Richard Valle - Alternate

PUBLIC MEMBERS

Vacant
Vacant - Alternate

CALL TO ORDER: A regular meeting of the Local Agency Formation Commission of Kings County was called to order by Chairman, Joe Neves, at 3:00 p.m., on May 24, 2017 in the Board of Supervisors Chambers of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

COMMISSIONERS PRESENT: Joe Neves, Doug Verboon, Sid Palmerin, Justin Mendes

COMMISSIONERS ABSENT:

STAFF PRESENT: Greg Gatzka – Executive Officer, Chuck Kinney – Assistant Executive Officer, Diane Freeman – County Counsel, Terri Yarbrough – Clerk

VISITORS PRESENT:

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES:

A motion was made and seconded (Palmerin/Mendes) to approve the minutes of the April 24, 2017 meeting. Motion carried unanimously with Verboon abstaining.

OLD BUSINESS:

LAFCO Budget FY 2017-2018

Mr. Gatzka reported that no changes had been made to the budget and no correspondence was received. Chairman Neves opened the public hearing and asked if there was anyone wanting to testify regarding the proposed budget. Seeing none, he closed the Public Hearing.

A motion was made and seconded (Verboon/Mendes) to approve the budget as presented. Motion carried unanimously.

NEW BUSINESS

None

LEGISLATION

Mr. Gatzka provided an update on SB448. He reported that the bill would be going back to hearing on May 25 and that no changes were made to the bill. Staff analysis indicated it could be a financial burden on LAFCO's.

MISCELLANEOUS

- A. **Correspondence** – A letter was received from the Executive Director of CALAFCo thanking Kings LAFCO for allowing staff to attend the annual staff workshop.
- B. **Items from the Commission** – None

C. Staff Comments – Mr. Kinney reported an application for annexation is anticipated to be received from the City of Hanford on June 7. Chairman Neves stated they need to submit annexation for two islands with every annexation request.

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 3:12 p.m.

A. A meeting is scheduled for June 28, 2017 at 3:00 p.m.

Respectfully submitted,

**LOCAL AGENCY FORMATION COMMISSION
OF KINGS COUNTY**



Gregory R. Gatzka, Executive Officer

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Local Agency Formation Commission OF KINGS COUNTY

MAILING ADDRESS:
1400 W. LACEY BLVD. BLDG 6, HANFORD, CA 93230
(559) 582-3211, EXT. 2670, FAX: (559) 584-8989

STAFF REPORT June 28, 2017

EXECUTIVE OFFICER'S REPORT

LAFCO CASE NO. 17-01
HANFORD REORGANIZATION
NO. 152

I. BRIEF OVERVIEW OF PROPOSAL:

The proposal is to annex one area with a total of 80.86 acres to the City of Hanford, and detachment of the same from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District. The proposed area is comprised of 80.86 acres and includes three parcels. The site is located along the South side of Fargo Avenue approximately one quarter ($\frac{1}{4}$) of a mile East of 13th Avenue. This territory is adjacent to the City of Hanford and is within the City's Primary Sphere of Influence as adopted by LAFCO and effective January 1, 2008. See Exhibit "A" for a location map of the project site. This proposed reorganization is not considered inhabited since fewer than 12 registered voters reside within the boundaries of the proposed annexation. 100% of the property owners have signed a document consenting to this area of land being annexed into the City of Hanford. The Commission may consider the proposal without notice, hearing, or election pursuant to Government Code Section 56662. The proposal is not under a Williamson Act Contract.

II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends the LAFCO Commission consider the project without notice, hearing or election and adopt LAFCO Resolution No. 17-02 for approval of LAFCO Case No. 17-01 "Hanford Reorganization No. 152". The application does represent 100 percent consent of land owners, and the Commission may consider approval without notice, hearing, or election.

III. ANALYSIS OF PROPOSAL:

A. Discussion of Proposal

A City of Hanford application for annexation of territory was received on June 7, 2017, and the application was certified complete on June 16, 2017. The purpose of the action is to annex one area containing three parcels totaling 80.86 acres into the City of Hanford. All three properties are privately owned and the city is the project proponent.

The area represents three parcels located on the south side of Fargo Avenue approximately ¼ of a mile east of 13th Avenue. Under the Kings County General Plan, the project area is designated as Limited Agriculture. The site is zoned AL-10 – Limited Agriculture. City Pre-Zoning is addressed in the City of Hanford Ordinance No. 17-06, attached as Exhibit “B.”

B. Factors required by Government Code Section 56668:

1.

Project Site

Population:	1
Population Density:	0.01 residents per acre
Land Area:	80.86 acres
Land Use:	Agriculture
Assessed Value of Annexation Area:	\$1,148,743
Per Capita Assessed Valuation:	\$1,148,743
Topography:	Flat land
Natural Boundaries:	Fargo Ave.
Drainage Basins:	None
Proximity to other populated areas:	Within planned growth direction of the City of Hanford
Likelihood of growth in area:	Yes – Single Family Residences
Detachment:	Kings River Conservation District, and Excelsior-Kings River Conservation District.

2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

The current land use surrounding the site is primarily agricultural operations. The Hanford General Plan designates the area as Low Density Residential land uses. The area is comprised of a single family residence located at 12581 Fargo

Avenue. Future development that may occur on the project area will result in a need for municipal services. The City of Hanford is the most logical provider of urban type services within the Hanford Fringe Area, and annexation is required for the City to provide services. The City of Hanford maintains standard rates for residential water and sewer services and connection fees throughout the City and sufficient capacity has been identified to exist to serve the annexed territory. Any additional development based upon the current General Plan on this property would be reviewed according to the City of Hanford Water System Master Plan in addition to the preparation of the required CEQA study.

3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The proposal will result in minimal reduction in property taxes to the County, and have minimal impact on County government. The County will lose tax revenue (\$1,228), but will no longer be primarily responsible for road maintenance, police, and fire protection on the southern side of Fargo Avenue which borders the project area. The property is adjacent to the City, and City services can be provided to the area.

4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

The proposed annexation is a planned and orderly extension of the City of Hanford. This annexation began its review while the 2002 Hanford General Plan was in effect and subsequently the 2035 Hanford General Plan has been adopted and become effective. Both the 2002 and the 2035 Hanford General Plan designate this area for low density residential uses. Therefore, the impact of this proposal upon patterns of urban development will occur as outlined in the City's General Plan. Since the City currently borders the project area along the southern and eastern borders, this territory would keep extension of services in line with the orderly development of the City. This proposal is in keeping with the intent of LAFCO as detailed in Section 56301, and is reflected in the Policies and Procedures manual for LAFCO of Kings County whereby it encourages the orderly formation of local governmental agencies.

All future development within the proposed annexation territory will require City services such as water, sewer, and storm drainage and a connection to these services can efficiently be added as development occurs and connects.

5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The annexation territory is planned for Low Density Residential uses under the City's 2035 General Plan. The City of Hanford is primarily surrounded by prime agricultural land and farming is currently practiced along most of the City's existing edges. These properties, however, are within the planned growth pattern of the City and are within the adopted 2008 Primary Sphere of Influence for the City. All of this territory is planned for residential uses in both the City's 2002 and 2035 General Plans.

Neither of the three parcels are under a Williamson Act Contract and the subject land is bordered by the City on the south and east sides.

The City has planned for future growth to occur as outlined in both their previous 2002 Hanford General Plan and also in the newly adopted 2035 Hanford General Plan. As the City expands, impacts to prime agricultural land are considered unavoidable, and the 2002 Hanford General Plan Program EIR and the 2035 Hanford General Plan Program EIR addressed this issue along with an adopted statement of overriding consideration. The City's General Plan recognizes the importance of prime agricultural land and the growth impacts to this valuable local and regional resource. To reduce land use impacts along the City's planned urban fringes, the General Plan incorporates transitioning buffers of less intensive urban uses along their planned agriculture/urban interface.

6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain (See Exhibit "A" of the Resolution). No islands or substantially surrounded areas will be created as a result of this annexation.

7. A regional transportation plan adopted pursuant to Section 65080.

The 2016 Kings County Regional Transportation Plan was adopted on February 24, 2016 pursuant to Section 65080 of the California Government Code.

8. Consistency with city or county general and specific plans.

The annexation is consistent with the City of Hanford's General Plan

Current Zoning: AL-10

City Rezoning: R-L-5

County General Plan Designation: Limited Agriculture.

City General Plan Designation: This annexation began its review while the 2002 Hanford General Plan was in effect and subsequently the 2035 Hanford General Plan has been adopted and become effective. Both the 2002 and the 2035 Hanford General Plan designate this area for Low Density Residential.

9. The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

This annexation is within the Primary Sphere of Influence of the City of Hanford as adopted by LAFCO and effective January 1, 2008. It is also within the boundaries of both the Kings River Conservation District and the Excelsior-Kings River Resource Conservation District. These districts' policies are to detach the area proposed for annexation to a city.

10. The comments of any affected local agency or other public agency.

No written comments have been received by the Executive Officer as of June 23, 2017.

11. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The City indicates that services such as water, sewer, storm drainage, fire and police can all be provided to the annexation territory. The city already maintains a 18 inch water service line in Centennial Drive which currently dead ends on the southern portion of the proposed area. The City has indicated that a 18 inch line could be extended into the annexation area from Centennial Drive as development occurs. The existing residence in the area will be allowed to maintain their existing domestic well and all other existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards. At the time of any other future

development of the annexed area, water service will be reviewed according to the City's Urban Water Management Plan. New development of the annexed area will be subject to water impact fees.

Sanitary sewer service can be provided to the project site in conformance with the city requirements. The City maintains an existing 12 inch line in Centennial Drive, which will be extended into the annexation area as development occurs. The developer is required to pay for sanitary sewer as development occurs. Funding for the ongoing maintenance of the system is provided from monthly user charges. Existing development will be required to connect to the sanitary sewer system if the septic system fails and sanitary sewer is available within 100 feet of the property. At the time of any future development of the annexed area, sanitary sewer service would be reviewed according to the City's Sanitary Sewer Master Plan.

There is an 36-inch, 48-inch, and 24-inch diameter storm drainage line along Centennial Drive which will be extended into the annexation area as development occurs. New development will be required to connect when development occurs. At the time of development of the annexed area, storm drainage systems would be reviewed according to the City's Storm Drainage Plan. New development of the annexed area will be subject to storm water impact fees.

The annexation is along a portion of Fargo Avenue. The area is proposed to be developed under two subdivisions: Tract 918 and 919. In total, the development proposes 255 single-family residences. Conditions of approval for development include requirements for new streets and improvement of existing streets. New development of the annexed area will be subject to traffic impact fees.

12. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The City presently has sufficient water availability to serve the property. Future residential development would have to be reviewed according to the City's Water System Master Plan, and connection to the City's main water lines would be borne by future development and required to develop according to City Standards. Due to the drought, the physical project, when proposed, will be required to comply with all State and local regulations regarding water conservation measures and landscaping.

13. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

The subject territory is planned for Low Density Residential uses and will assist the City of Hanford in meeting their fair share of affordable housing. The City

General Plan designated residential properties in the unincorporated fringe were relied upon as available residential land resources for the City under the 2014 Kings County Regional Housing Needs Allocation Plan, and included in the 2016 Housing Element update.

14. Any information or comments from the landowner or owners.

The City of Hanford provided notices and held public hearings to inform existing residents and land owners in the annexation areas. All of the landowners of the area proposed for annexation have signed a consent form for the proposed annexation to the City of Hanford. No additional information or comments have been received by property owners or residents in regards to this proposal.

15. Any information relating to existing land use designations.

No other information is applicable.

16. Extent to which the proposal will promote environmental justice.

The proposed annexation will not result in inferior services being provided to areas of low income residents. The annexation does include project specific information regarding future development of the land to be used for 255 single-family residences. In addition, the proposal will not locate undesirable land uses within the proximity of low income residents.

IV. ENVIRONMENTAL ASSESSMENT:

The City completed an initial study for this annexation and adopted a mitigated negative declaration on June 6, 2017. The initial study found no significant effects upon the environment associated with the annexation. LAFCO, as a Responsible Agency, may rely upon the mitigated negative declaration for this action. A copy of the initial study is attached as Exhibit "C".

V. RECOMMENDATIONS:

The Executive Officer recommends:

1. That the Commission make the following determinations:
 - a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
 - b) The annexation is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
 - c) The distinctive short form designation of the annexation is "Hanford Reorganization No. 152".

- d) The City requested annexation of one unincorporated area and all of the property owners have given consent to the annexation.
 - e) The proposed annexation conforms to the adopted sphere of influence for the City of Hanford.
 - f) The subject territory is not considered inhabited.
 - g) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.
 - h) The reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the preservation of open-space lands within those urban development patterns.
 - i) The regular county assessment roll will be utilized for this annexation.
 - j) The affected territory will not be taxed for existing general bonded indebtedness.
2. Find that the Commission has reviewed the Initial Study/Mitigated Negative Declaration prepared for the annexation by the City of Hanford and has relied on the determination therein that this project will not have a significant effect on the environment.
3. That the Commission approve LAFCO Case No. 17-01, Hanford Reorganization No. 152 by adopting Resolution No. 17-02 and order the annexation to the City of Hanford and detachment from the Kings River Conservation District and the Excelsior - Kings River Resource Conservation District subject to the following conditions:
- a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the “Hanford Reorganization No. 152” and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
 - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.
 - c) The City shall provide a sufficient fee deposit with LAFCO to cover all administrative processing prior to final recording of the Certificate of Completion.

VI. APPROVED LEGAL DESCRIPTION

A legal description of the annexation territory is attached to the resolution.

ADDENDUM

A. Proponent:

City of Hanford

B. Affected Districts Whose Boundaries Will Change:

City of Hanford

Kings River Conservation District

Excelsior - Kings River Resource Conservation District

C. Affected Districts Who's Boundaries Will Not Change:

County of Kings

Hanford Cemetery District

Pioneer Union Elementary School District

Hanford Joint Union High School District

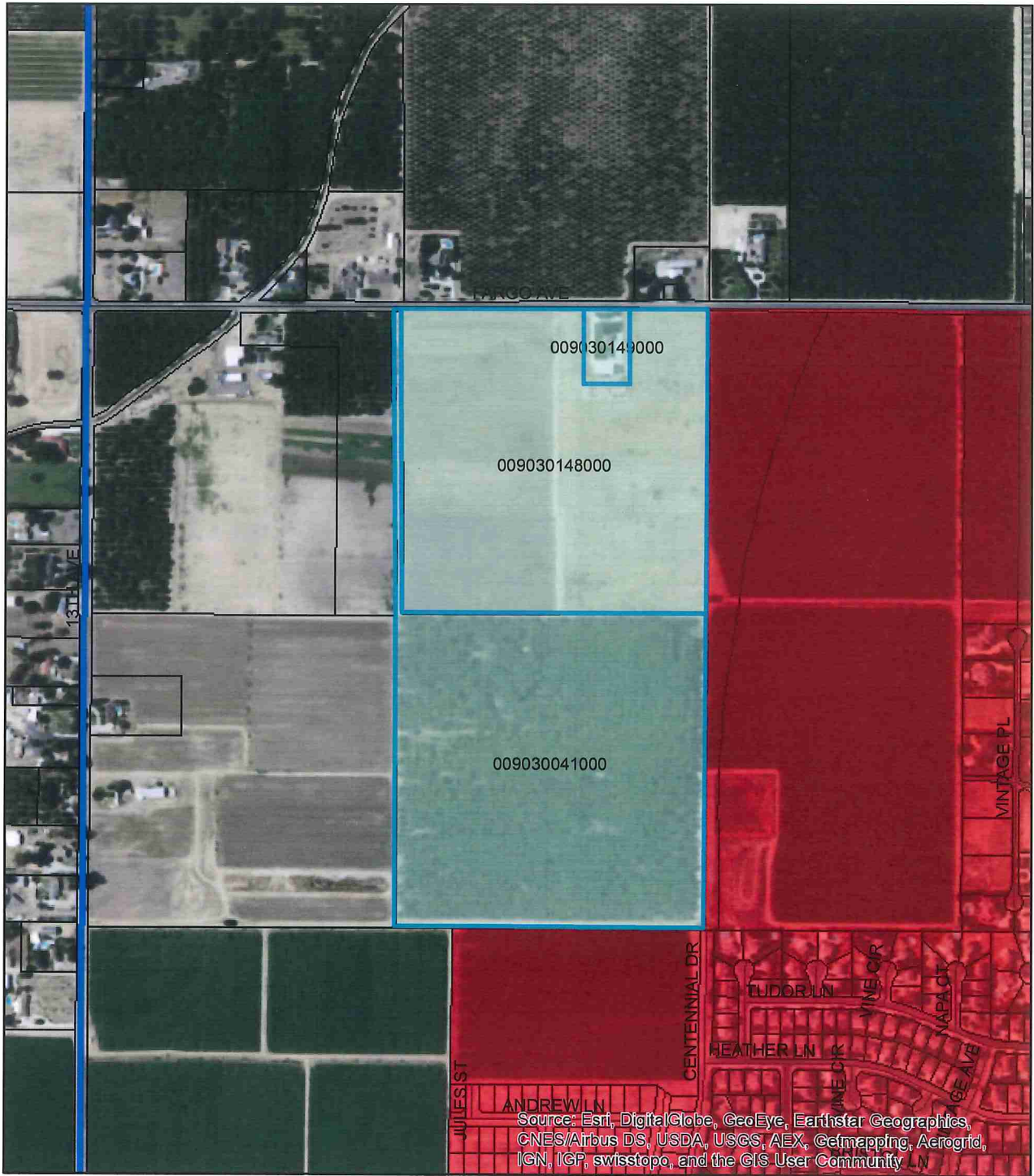
Kings County Water District

Kings Mosquito Abatement District





College of the Sequoias

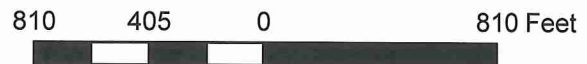
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Hanford Reorganization No. 152



Legend

-  Primary Sphere
-  Secondary Sphere
-  City of Hanford
-  Proposed Annexation area



**ORDINANCE NO. 17-06
PREZONE NO. 2016-01**

AN ORDINANCE OF THE CITY OF HANFORD PREZONING CERTAIN PROPERTY ADJACENT TO THE CITY OF HANFORD FROM COUNTY ZONING OF "AL-10" LIMITED AGRICULTURAL 10-DISTRICT TO "R-1-6" LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN, OR "R-L-5" LOW-DENSITY RESIDENTIAL, SHOULD THE NEW ZONING ORDINANCE BE IN EFFECT PRIOR TO RECORDATION OF ANNEXATION 152

The City Council of the City of Hanford does ordain as follows:

Section 1: The following described territory situated in the City of Hanford is hereby prezoned under the terms of Chapter 17.66 of the Hanford Municipal Code:

Annexation/Reorganization 152 filed by John Zumwalt on behalf of San Joaquin Valley Homes

FROM: County zoning of "AL-10" Limited Agricultural 10-District
TO: City zoning of "R-1-6" Low-Density Residential, in accordance with the General Plan, or "R-L-5" Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of Annexation 152.

On property described as follows:

Approximately 80.86 acres generally located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149), as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Mitigated Negative Declaration No. 2016-06 is approved, in conformance with the California Environmental Quality Act. The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 16th day of May, 2017, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the 6th day of June, 2017, by the following vote:

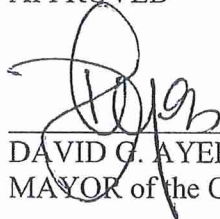
AYES: Justin Mendes, Francisco Ramirez, Martin Deane, Sue Sorensen, David Ayers

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED



DAVID G. AYERS,
MAYOR of the City of Hanford

ATTEST:

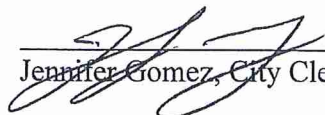


JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 16th day of May, 2017, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 6th day of June, 2017.

Dated: 06-07-17

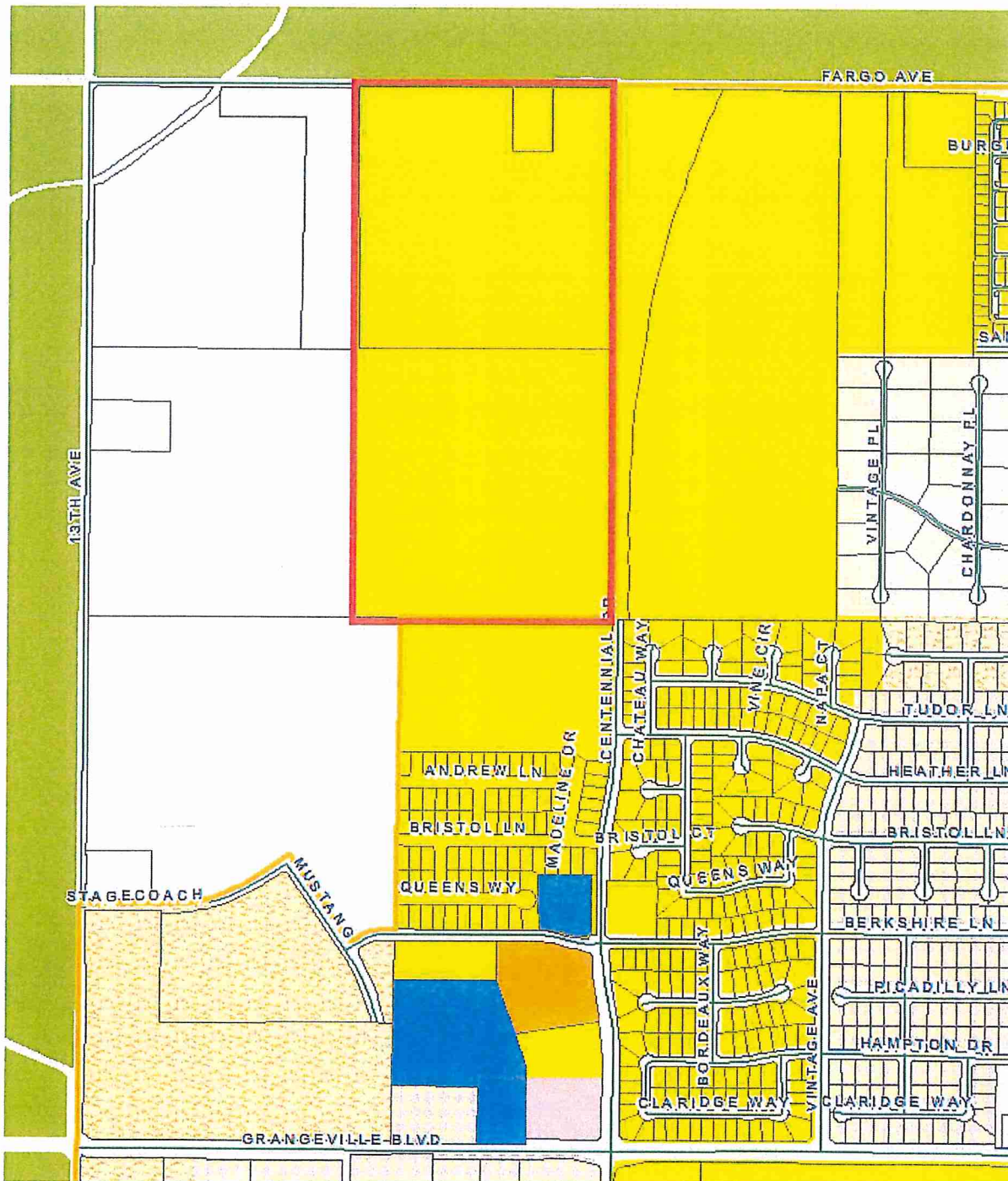


Jennifer Gomez, City Clerk

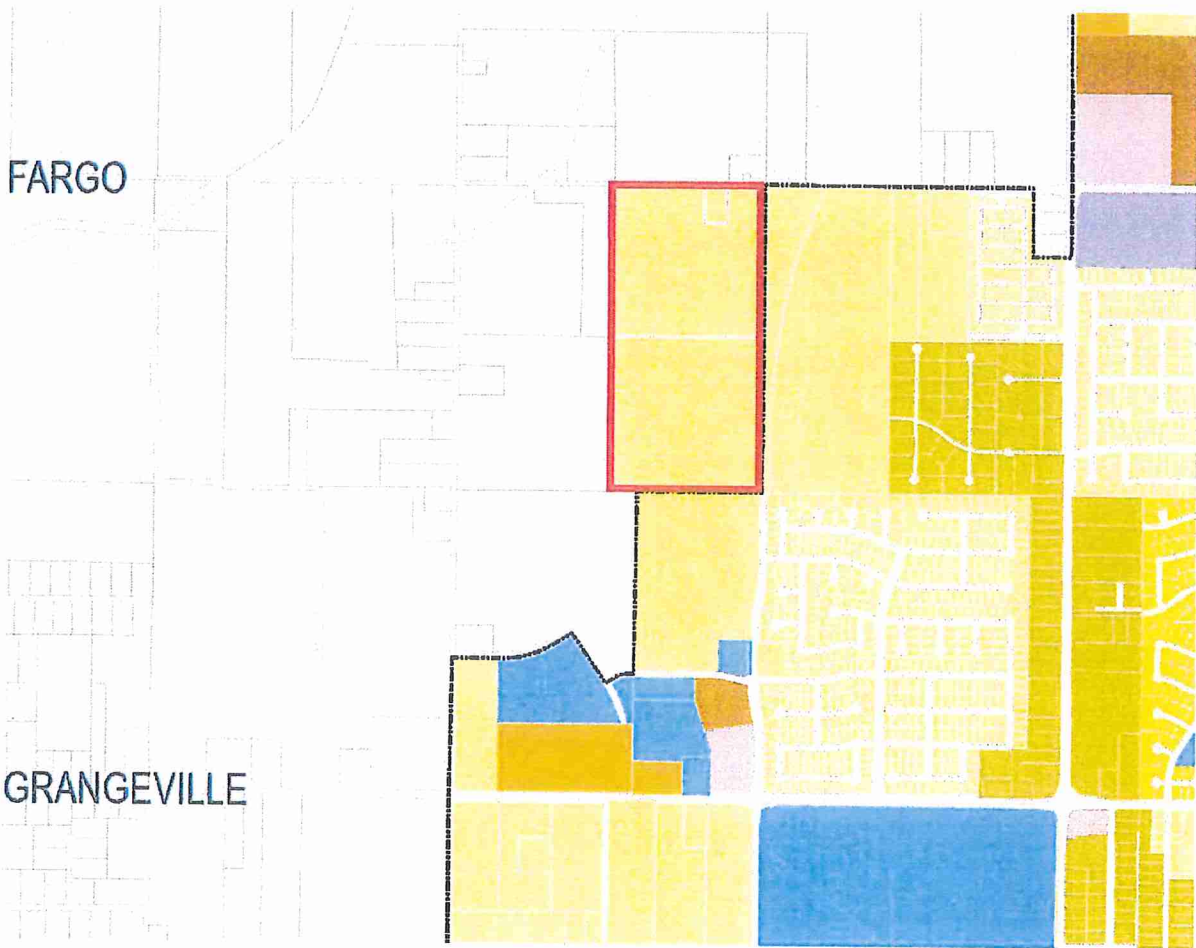
Exhibit A

Prezone

"R-1-6" Low-Density Residential, in accordance with the 2002 General Plan



Or "R-L-5" Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation



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

NOTICE IS HEREBY GIVEN that on Tuesday, March 28, 2017 at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots.

TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential.

PROJECT LOCATION: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

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

COMMENT PERIOD: March 1, 2017 – March 21, 2017 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by March 21, 2017 and/or to appear at the hearing described above to present testimony in regard to the above listed request. All comments should be submitted to the City of Hanford, Attention: Darlene R. Mata, at the above listed address. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the above address.

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

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

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Publish: **Wednesday, March 1, 2017**

MITIGATED NEGATIVE DECLARATION NO. 2016-06

Project Title: Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919

File Number: ANX 152 (301.0221), PRZ 2016-01 (510.0229), TPM 2016-02 (506.0408), TT 918 (504.0524), and TT 919 (504.0525)

State Clearinghouse Number: n/a

Lead Agency: City of Hanford

Responsible Agency: Local Agency Formation Commission (LAFCO) of Kings County

Applicant: John Zumwalt
609 N. Irwin Street
Hanford, CA 93230

Property Owner(s): Miya Family (c/o Michael K. Miya)
7597 13th Avenue
Hanford, CA 93230

San Joaquin Valley Homes
222 N. Garden St. #100
Visalia, CA 93291

Janice Madruga Survivors Trust
12581 Fargo Avenue
Hanford, CA 93230

Project Description: Annexation/Reorganization 152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned as "R-1-6" Low-Density Residential.

Location: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Attachments:

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

Environmental Assessment: The Initial Study for the project is available for public review at the City of Hanford, Community Development Department, 317 N. Douty St., Hanford CA.

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

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

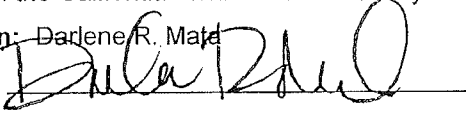
(d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

Contact Person: Darlene R. Mate

Phone: (559) 585-2590

Signature:



Date: March 1, 2017

Review Period: 20 days [March 1, 2017 – March 21, 2017]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2016-06

Prepared For

John Zumwalt and San Joaquin Valley Homes

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative
Tract No. 918, and Tentative Tract No. 919

Prepared By

The City of Hanford

March 1, 2017

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) in 2002. 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 has four components. Annexation/Reorganization 152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 918 proposes an overall density of 2.7 units per acre, which is within the allowable range prescribed by the General Plan for the Low-Density Residential District, between two and nine units per acre. Tentative Tract No. 919: A request to subdivide a 31.77 acre parcel into 125 single-family, low-density residential lots. Tentative Tract 919 proposes an overall density of 3.93 units per acres which is within the allowable range prescribed by the General plan for the Low-Density Residential District, between two and nine units per acre. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project meets all General Plan policies and development standards of the City of Hanford and provides much needed housing, as stated in the City of Hanford Housing Element.

ENVIRONMENTAL IMPACTS

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

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Air Quality for the EIR prepared for the 2002 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2002 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 02-39-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties. The proposed development is consistent with the Low-Density Residential land use designation and the proposed project is consistent with the standards for development in the "R-1-6" Low-Density Residential Zone District, the proposed rezoning for the property.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919, in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2002 General Plan Update Environmental Impact Report (EIR) (SCH No. 2002021036), certified by the City Council June 18, 2002 for which a Statement of Overriding Considerations was adopted for Agriculture and Air Quality. The proposed project is being developed consistent with the land use that was designated at the time of the preparation of the General Plan Update and associated EIR.

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

The proposed Project, as analyzed in the IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2002 General Plan EIR for purposes of determining environmental impacts of Project implementation. Based on the Project specific analysis presented in the IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, impacts that could be mitigated to a less than significant level or that project impacts were adequately analyzed in the 2002 General Plan Update EIR. The IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: Biological Resources, Hazards and Hazardous Materials, mineral resources, and population and housing.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures. The initial study utilized the full build out of the General Plan Planning Area as the area for consideration of cumulative impacts. Significant and unavoidable impacts to agricultural resources and air quality were identified with the full buildout of the General Plan Planning Area. These impacts were analyzed in the 2002 General Plan EIR and determined to be a significant and unavoidable impact associated with implementation of the 2002 General Plan, of which the Project is a part and consistent with. A Statement of Overriding Considerations for these significant unavoidable impacts were adopted by the City Council as part of the approval of the 2002 General Plan Update. There are no mitigation measures that would further reduce the short-term construction and longer term operational air quality impacts. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is re-affirmed for the proposed Project and a Mitigated Negative Declaration is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

CONSULTATION

Pre-consultation was sent to the interested agencies on November 3, 2016. Responses were received from the following:

1. David Kemp – Sempra Energy
2. Mike Hawkins- Kings County Public Works Department
3. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
4. Troy Hommerding – Division of Environmental Health Services
5. Renee Creech – Hanford Joint Union High School District
6. Chuck Kinney – Local Agency Formation Commission

A notice of intent to adopt a mitigated negative declaration was sent to the interested agencies on November 17, 2016.

Response(s) were received from the following:

1. Lalo Franco – Santa Rosa Rancheria Tachi-Yokut Tribe

A second pre-consultation notice was sent prior to the re-circulation of the Mitigated Negative Declaration on January 31, 2017. No responses were received.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2016-06

1. Project Title: Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: Local Agency Formation Commission (LAFCO) of Kings County
1400 W. Lacey Blvd
Hanford, CA 93230
4. Contact Person/Phone Number: Darlene R. Mata
Community Development Department
(559) 585-2583; (559) 585-2578
5. Project Location: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).
6. Project Sponsor's Name/Address: John Zumwalt
609 N. Irwin Street
Hanford, CA 93230

San Joaquin Valley Homes
222 N. Garden St. #100
Visalia, CA 93291
7. General Plan Designation: Low-Density Residential
8. Zoning: Proposed Prezone: "R-1-6" Low-Density Residential (currently County "AL-10" Limited Agriculture).
9. Description of the Project: **Annexation/Reorganization 152 and Prezone No. 2016-01:**
A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. **Tentative Tract No. 918:** A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. **Tentative Tract No. 919:** A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. **Tentative Parcel Map No. 2016-02:** A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned as "R-1-6" Low-Density Residential.

10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	County AL-10	Agriculture	Agriculture
East	"R-1-6"	Low-Density Residential	Future Residential
South	"R-1-6"	Low -Density Residential	Vacant
West	County AL-10	Low-Density Residential	Agriculture

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
San Joaquin Valley Air Pollution Control District; Local Agency Formation Commission (LAFCO) of Kings County

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.

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

FOR: CITY OF HANFORD



Darlene R. Mata
Community Development Director
City of Hanford

3/1/17
DATE _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issues:

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

ENVIRONMENTAL SETTING:

The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land.

Implementation of the General Plan would result in an intensification of urban scale development in the Planning Area. Urban scale development will reduce the amount of rural character land within the Planning Area. It is the policy of the General Plan to not allow "leap frog" development into the planning area and reduce infrastructure sizing as it approaches the planning area boundary. There is reduced density of residential uses near the boundary of the planning area. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of General Plan policies, impacts to visual character are considered to be less than significant.

Open space and farmland is characterized as having a superior visual quality compared to an urban setting. The planning area lies adjacent to several acres of agricultural land. The urban area represents a break in the pastoral setting and diversity in the character of the Central Valley. To the extent that the values of the urban setting are uncluttered and visually interesting, the scenic value of the urban area may be complementary to the pastoral setting and not at all degrading.

As urban uses expand from the existing margins of the City new sources of light and glare will be introduced into the rural area; this represents an encroachment into an area that has not been subjected to urban level intensity. The General Plan contains policies that reduce the density and intensity of urban scale development at the boundary of the planning area. Very low density residential uses are planned at the boundary of the planning area. The low density use will produce less light and glare and provide a transition between more intense urban uses and the rural area outside of the planning area. The impact of new sources of light and glare are considered potentially significant, however, all light sources will be required to be hooded and directed onsite to mitigate the potential impact to a less than significant level.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>Significance Criteria</p> <p>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.</p> <p>Checklist Discussion:</p> <p>a) Less than Significant Impact – The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. The proposed project would not have a substantial adverse effect, as there is not a scenic vista present.</p> <p>b) No Impact – the project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. No historic buildings are onsite. The project site is 2.2 miles north of the nearest highway, 198. Trees, outcroppings or state-scenic highways are not located on the site or within the immediate vicinity, therefore no impact.</p> <p>c) Less than Significant Impact – The project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. The project would not degrade the existing visual character or quality of the site and its surroundings with the implementation of the General Plan's policies such as: not allowing "leap frog" development into the planning area and reducing infrastructure sizing as it approaches the planning area boundary. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of these General Plan policies, impacts to visual character are considered to be less than significant.</p> <p>d) Less than Significant Impact with Mitigation Incorporation– The project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be requirements of development for the project.</p> <p>Mitigation Measures:</p> <p>Mitigation Measure Aesthetics 1: That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.</p> <p>Conclusion: Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light source.</p> <p>Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL SETTING:

The proposed project is located within the primary sphere of influence for the City of Hanford. The land is classified as Prime Farmland and Farmland of Statewide Importance according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014). "Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Farmland of statewide Importance is similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date." (Department of Conservation, 2012).

A Notice of Partial Non-Renewal of Land Conservation Contract No. 0192 was recorded for the subject property on December 31, 2003.

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.

Additionally, in a consultation letter received from the Local Agency Formation Commission of Kings County, Chuck Kinney requested that the environmental document prepared address the impacts and any necessary mitigation, including but not limited to the annexation process. In particular, the environmental document should address the factors as identified in Government Code Section 56668. One item in particular to note is that the analysis of impacts to agricultural lands for the environmental document being prepared for Annexation 152 should describe not only those lands categorized on the Department of Conservation's Important Farmland Map, but also those lands that fall within the LAFCO definition of prime agricultural land (Government Code Section 56064).

The Government Code Section 56064 describes prime agricultural land "Prime agricultural land" to mean an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

- a. Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible
- b. Land that qualifies for rating 80 through 100 Storie Index Rating
- c. Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003
- d. Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- e. Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

The project site currently includes the use of agriculture for the production of walnuts. Therefore, the land meets the definition of prime agricultural land. However, the annexation territory is planned for Low-Density Residential uses under the City's General Plan. The City of Hanford is primarily surrounded by prime agricultural land and farming is currently practiced along most of the City's existing edges. These properties, however, are within the planned growth pattern of the City and are within the adopted 2008 Primary Sphere of

Influence for the City. All of this territory is planned for residential uses in the City's 2002 General Plan. None of the three parcels are under a Williamson Act Contract and the subject land is bordered by the City on the south and east sides.

The

Checklist Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The City has planned for future growth to occur as outlined the 2002 General Plan. As the City expands,, impacts to prime agricultural land are considered unavoidable, and the 2002 General Plan EIR addresses this issue along with an adopted statement of overriding consideration. The General Plan recognizes the importance of prime agricultural land and the growth impacts to this valuable local and regional resource. To reduce land use impacts along the City's planned urban fringes, the General Plan incorporates transitioning buffers of less intensive urban uses along the planned agriculture/urban interface.

Mitigation Measures:

Mitigation Measure Agriculture 1: That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Conclusion: Less than Significant with Mitigation Incorporation- The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be that a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Source(s): Department of Conservation Farmland Mapping and Monitoring Program map – Kings County (2012), Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The California Air Resource Board (ARB) has divided California into regional air basins according to topographic air drainage features. The City of Hanford is located in the San Joaquin Valley Air Basin (SJVAB), which is approximately 250 miles long and averages 35 miles wide, is the second largest air basin in the state. Air pollution is directly related to a region's topographic features...The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straights where the San Joaquin - Sacramento Delta empties into San Francisco Bay. The San Joaquin Valley (SJV), thus, could be considered a "bowl" open only to the north.

Local climatological effects, including wind speed and direction, temperature, inversion layers, and precipitation and fog, can exacerbate the air quality problem in the SJVAB.

The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments laid the foundation for the regulatory activities in the 1970s and 1980s. In 1990, an amendment was approved that adopted more stringent standards. The California Clean Air Act (CCAA), signed in 1988, requires all areas of the state to achieve and maintain the California Ambient Air Quality Standards (AAQS). The California AAQS is more stringent than the National AAQS.

Both California and the federal government have established health based AAQS for seven air pollutants as shown below. These pollutants are ozone (O3), nitrogen dioxide (NO2), carbon monoxide (CO), sulfur dioxide (SO2), coarse inhalable particulate matter (PM10), fine inhalable particulate matter (PM2.5) and lead (Pb). These standards are designed to protect the health and welfare of the population.

State and Federal Standards Table

POLLUTANT	AVERAGING TIME	FEDERAL STANDARD	STATE STANDARD
Ozone	1-Hour	-	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.03 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	-
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM10	Annual	-	20 ug/m3
	24-Hour	150 ug/m3	50 ug/m3
PM2.5	Annual	15 ug/m3	12 ug/m3
	24-Hour	35 ug/m3	-
Lead	30 Day Avg	-	1.5 ug/m3
	3 Month Avg	1.5 ug/m3	-

Notes: ppm=parts per million; ug/m3=micrograms per cubic meter

Source: California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08)

<http://www.arb.ca.aqs>

The Hanford General Plan provides for a number of policies which will be utilized throughout the implementation of the project to reduce air quality impacts. However, even with implementation of these policies, the General Plan EIR lists impacts in this category to be significant and unavoidable. With certification of the General Plan EIR, a Statement of Overriding Considerations was adopted. Further, the project is subject to the rules and regulations of the SJVAPCD, which will reduce potential impacts to a less than significant level.

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

The air quality management plans prepared by the San Joaquin Valley Air Pollution Control District (SJVAPCD) provide the framework for SJVAB to achieve attainment of the state and federal Ambient Air Quality Standards (AAQS) through the State Implementation Plan (SIP). Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet air quality standards. Classifications of severity range from marginal, moderate, serious to sever and extreme.

At the federal level, the SJVAPCD is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM 10 and CO, and nonattainment for PM2.5. At the state level, the SJVAB is designated nonattainment for 8-hour zone, PM10, and PM2.5 standards.

The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for PM-2.5 and extreme non-attainment for ozone. Over the long-term, emissions from planned growth have the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. The project will not conflict with the existing air quality plan.

Significance Criteria

The SJVAPCD has established the following standards of significance, a project is considered to have a significant impact on air quality if:

1. A project results in new direct or indirect emissions of ozone precursors (ROG and NOx) in excess of 10 tons per year.
2. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact.
3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact.
4. A project produces a PM10 emission of 15 tons per year (82 pounds per day)

While the SJVAPCD CEQA Guidance recognizes that PM10 is a major air quality issue in the basin, it has not established a numerical threshold for significant for PM10. For the purpose of this analysis, a threshold of 15 tons per year was used as the significance threshold. This is the threshold level at which new stationary sources requiring permits from SJVAPCD must provide offsets.

The SJVUAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The guidelines provide feasible control measures for construction emission of PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVUAPCD Rules and Regulations, which will be included in project approval.

A pre-consultation response was received from the San Joaquin Valley Air Pollution Control District. The letter is attached to this initial study. The San Joaquin Valley Air Pollution Control District has determined the following:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significant thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore the District concludes that the proposed project would be subject to District Rue 9510 (indirect source review).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 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 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 be made a condition of project approval. Information can be found online at <http://www.valleyair.org/ISR/ISRHome.htm>.
3. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 4. The District recommends that a copy of the District's comments be provided to the project proponent.

Additional pre-consultation was received from the Division of Environmental Health Services. The response is attached to this initial study. Kings County Department of Public Health has determined the following:

1. Valley Fever: *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Checklist Discussion

- a) **Less than Significant with Mitigation Incorporation-** The project is located within the San Joaquin Valley Air Basin, which is in non-attainment for the federal and state ambient air quality standards for zone and PM10. 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 is not anticipated to conflict with the attainment plans adopted by the SJVAPCD. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. With these mitigation measures, the project will have a less than significant impact.
- b) **Less than Significant with Mitigation Incorporation -** The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. 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. Development of the site will be subject

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

- c) **Less than Significant Impact with Mitigation Incorporation-** A CalEEMod analysis completed for the project established that the thresholds set forth by the San Joaquin Valley Air Pollution Control District (SJVAPCD) would not be exceeded for emissions of ozone precursors (ROG and NOx) or of PM10. The SJVAPCD establishes that a project is considered to have a significant impact on air quality if ozone precursors (ROG and NOx) exceed 10 tons per year. According to the CalEEMod analysis, Overall Construction emissions (over 2018-2025 period) yields approximately 0.9434 tons/year of ROG, 0.5985 tons/year of NOx. Operational totals calculated by CalEEMod calculate 2.6830 tons per year of ROG, and .0221 tons of NOx per year. The SJVAPCD establishes a significance threshold for PM10 as being 15 tons per year. According to the CalEEMod analysis, Overall Construction emissions (2018-2025) yields 0.5675 tons per year of PM10. CalEEMod analysis shows overall operation emissions for PM10 to be 0.0104 tons per year. The significance criteria established by the District is not exceeded, therefore, the project will have a less than significant impact. This project site was evaluated in the EIR for the Hanford General Plan Land Use Element Update for conversion to urban development. The City adopted a Statement of Overriding Considerations for Air Quality with the certification of the EIR. The applicant will be required to obtain permits from the SJVAPCD demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

- d) **Less than Significant Impact -** There are no known pollutant concentrations that would be generated by the future residential project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are to the east and south, where residential development is located, however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant.

- e) **Less than Significant Impact -** When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project.

Mitigation Measures:

Mitigation Measure Air Quality 1:

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 will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

Mitigation Measure Air Quality 2:

The applicant must implement the District's mandatory dust control measures. 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. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. In order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

Mitigation Measure Air Quality 3: That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

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 and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR, of which the project is consistent.

Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), San Joaquin Valley Air Pollution Control District, CalEEmod analysis (attached), California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) <http://www.arb.ca.gov>; Consultation received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016). Consultation received from the Kings County Department of Public Health (Dated November 16, 2016).

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The California Natural Diversity Data Base identified a substantial area (including already developed portions of the City) that is considered to be San Joaquin Kit Fox habitat. Previous biological studies also noted the potential presence of a California species of special concern, the Borrowing Owl.

No undisturbed, natural habitat remains within the Planning Area. All areas of the Planning Area observable from public roads are currently in agricultural, residential, or non-residential uses. However, this does not mean that disturbed natural habitat could not support threatened or endangered species. Threatened and endangered species are known to use fallow fields when little natural habitat remains. Annexation would contribute cumulatively to the loss of open space through the conversion of agricultural fields to residential uses.

General Plan policies conserve open space through the creation of greenbelt/open space buffers around the perimeter of the City. This annexation is consistent with the General Plan in not expanding the City limits further than 13th Avenue along the westernmost boundary of the City.

No undisturbed, natural habitat remains within the Planning Area.

Standards of Significance

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

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

Checklist Discussion

- a) Less than significant impact - The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat
- 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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.
- f) Less than Significant Impact – the proposed project would convert agricultural habitat to an urban use. There is not a Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan that includes this project site.

Conclusion: The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat, therefore, the project would have a less than significant cumulative impact for biological resources.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is within one mile of the proposed project. Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
- **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
- **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 - 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.
- 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) **Less than Significant with Mitigation Incorporation** – The City of Hanford received a consultation letter from the Santa Rosa Rancheria Tachi Yokut Tribe station, "after a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe." For that reason, a meeting was initiated with the Tribe and mitigation measures were requested to mitigate the impact of development. The mitigation measures are as follows:
 - That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
 - **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
 - **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Also, project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measures:

Mitigation Measure Cultural Resources 1: the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98:

Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Mitigation Measure Cultural Resources 3: (Project-Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

Mitigation Measure Cultural Resources 4: (Project-Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Conclusion:

The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Source(s): Hanford General Plan, 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] "The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west" (City of Hanford General Plan EIR, 2002). The project area is not subject to landslides.

"Several studies around Hanford have concluded that liquefaction potential is low due to the medium dense nature of soils, the distance to active faults, and the relatively deep water table. Therefore, the potential for liquefaction to occur is considered to be low"

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 - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the residential development may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses.
- b) **Less than Significant Impact with Mitigation Measures** – Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff in the annexed area. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.
- c) Less than Significant Impact - The proposed project site would not 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 off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions.
- d) Less than Significant Impact – the project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division would not mitigate.
- e) Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Mitigation Measures:

Mitigation Measure Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development.

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 (2002); Plan for Services – Public Works, 2016

VII. GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs), because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operations.

In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020.

In 2009, the California Office of Planning and Research (OPR) published revisions to CEQA to address GHG emissions. The amendments included the following:

Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impact, based upon its compliance with the plan.

Local governments are encouraged to quantify the greenhouse gas emissions of proposed project, noting that they have the freedom to select the models and methodologies that must meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significant, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance.

When creating thresholds of significance, local governments may consider thresholds of significance adopted by other agencies.

On December 30, 2009, the Natural Resources Agency adopted the proposed amendment to the CEQA Guidelines in the California Code of Regulations. Also in December 2009, the SJVAPCD adopted guidance documents for addressing GHG impacts. The guidance reflects on performance based standards know as Best Performance Standards (BPS), to assess significance of projects related GHG emissions on global climate change during the environmental process. Projects can mitigate their impacts to less than significant by including BPS in their project. Compliance with AB32 may also be achieved by reducing emissions 29% less than business as usual.

In May of 2014, the City of Hanford adopted a Climate Action Plan to quantify GHG emissions, ensure compliance with AB32 and to streamline the environmental review process in accordance with CEQA Guidelines Section 15152 and 15183.5.

Effective October 1, 2005 the State adopted new energy standards for all new buildings (Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air-conditioning systems, lighting systems (incorporating natural lighting where possible) and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and how it meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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buildings meet the standards in the building-permit process.

Significance Criteria

The project related effects of GHG emissions are cumulative; therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts:

Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then,

Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then

Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)?

Project that meet one of these guidelines would have less than significant impact.

Checklist Discussion

- a. Less than Significant Impact - The project complies with the adopted Climate Action Plan and will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.
- b. **Less than Significant with Mitigation Incorporation** - Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.

Mitigation Measures:

Mitigation Measure Greenhouse Gases 1: Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level.

Conclusion

With mitigation measures, the project will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Source(s): 2002 General Plan Update, 2002 General Plan Update EIR, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The General Plan contains a Hazards Management Element which was adopted to reduce potential safety issues associated with urban development. The project site is not listed as part of the State of California Hazardous Waste and Substances List. Field review by City staff did not reveal any potential for hazards or obvious signs of contamination on the site. Refer to previous sections for discussion of geologic and seismic hazards, water, water quality and flooding and air quality.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of residential land use is not associated with substantial transportation, use, or disposal of hazardous materials.
- b) Less than Significant Impact - Construction activities that could involve the release of hazardous materials include maintenance of on-site construction equipment, which could result in minor fuel or oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant.
- c) Less than Significant Impact – there are no known hazardous materials that would be generated by the proposed future development of the residential site that would expose schools to substantial risk. The nearest existing school is Frontier Elementary School, located 0.80 miles southwest of the project site. The proposed residential land use is not associated with the emission or handling of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations.
- d) No Impact - The project site is not listed as part of the State of California Hazardous Waste and Substances List (Cortese List) therefore, there is no impact.
- e) No Impact – The proposed project site is 3.3 miles from the Hanford Municipal Airport. The proposed site is outside the airport land use plan for the Hanford Municipal Airport. The Hanford Municipal Airport is approximately 3.3 miles to the southeast.
- f) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact.
- g) Less than Significant Impact – the proposed project is located 2.2 miles north of State Highway 198, 0.5 miles north of Grangeville Blvd, and 1.0 mile south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route.
- h) Less than Significant Impact– the proposed project is located within an urbanized area of the City and the risk of wildfire is very low.

Conclusion

The impact from hazards and hazardous materials are expected to be less than significant.

Source: 2002 General Plan, 2002 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Recharge of groundwater in the City occurs by 1. Direct infiltration of precipitation falling in the area; 2. Infiltration of surface water entering the area in natural or manmade drainage; 3. Infiltration of a portion of water spread for irrigation (either surface water from drainage or pumped ground water); 4. Underflow of ground water in the area from the north and east; and 5) artificial recharge of excess surface water by KCWD and treated wastewater by City of Hanford.

The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal and State Arsenic MCL requirements. Hanford was given until December 31, 2009, to be in compliance. All the actions in the Arsenic Reduction Study were completed; therefore, the City's water system and water quality are currently in compliance with the Federal and State Arsenic MCL.

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 Incorporation** - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- b) **Less than Significant Impact with Mitigation Incorporation** - The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.
- c) **Less than Significant Impact with Mitigation Incorporation** - The project proposes a 5.02-acre basin for storm drainage of the site. The proposed drainage basin would not result in substantial erosion or siltation on- or off-site. The developer shall be required to comply with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.

- d) **Less than Significant** – the proposed project is consistent with the Hanford General Plan and the General Plan EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e) Less than Significant– Public Works has worked with the applicant to ensure that runoff water and planned stormwater drainage systems will be able to accommodate the project's capacity.
- f) **Less than Significant Impact with Mitigation Incorporation** - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- g) No Impact. The project does not include housing 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 above.
- i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact.
- j) No Impact. The project is not located near any ocean, coast, or seiche hazard area; therefore there is no impact.

Mitigation Measures:

Mitigation Measure Hydrology 1: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.

Mitigation Measure Hydrology 2: The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.

Mitigation Measure Hydrology 3: Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.

Mitigation Measure Hydrology 4: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.

Conclusion

Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.

Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources

X. LAND USE AND PLANNING - Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The proposed project is consistent with the General Plan, as the area is planned for future, Low-Density Residential Development. The proposed project is contiguous to the City on the east and south side and represents a logical extension of the City.

The City of Hanford has not established any habitat or farmland conservation plan.

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 –There are future residences planned directly east and south of the property. The proposed project is consistent with the General Plan designation for the property, Low-Density residential. There is not an established community that would be affected by the proposed project.
- b) No impact - The applicant is proposing to implement the Hanford General Plan at this location; the property will be rezoned in accordance with the General Plan land use designation Low-Density Residential.
- c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact.

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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Environmental Setting There are no known mineral resources on the project site based on Hanford's 2002 General Plan EIR; therefore, no impacts are anticipated to occur.</p> <p>Significance Criteria The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.</p> <p>Checklist Discussion</p> <p>a) No Impact – there are no known mineral resources in the City, therefore, the project could not result in the loss of availability of a known mineral resource.</p> <p>b) No Impact. There are no known locally-important mineral resource recovery sites within the City of Hanford; therefore, the project would create an impact.</p> <p>Conclusion There will be no impact to mineral resources.</p>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

According to the Hanford General Plan some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Commercial and retail facilities require very little speech communication and therefore are generally allowed in noisier environments. The proposed project location would not expose persons to noise levels or ground borne vibration in excess of the standards established in the Hazards Element of the General Plan. Noise levels have been established in the General Plan as shown in the Table below.

Table HZ-3

Noise-Level Performance Standards for New Projects Affected
By or Including Non-Transportation Sources

Land Use	Noise-Level Descriptor	Exterior Noise-Level Standard (Applicable at Property Line)		Interior Noise-level Standard	
		Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Residential	L ₅₀	50	45	40	35
	L _{max}	70	65	60	55
Transient lodging, hospitals, nursing homes	L _{max}	--	--	40	35
				60	55
Theaters, auditoriums, music halls	L _{eq}	--	--	35	35
Churches, meeting halls	L _{eq}	--	--	40	40
Office buildings	L _{eq}	--	--	45	--
Schools, libraries, museums	L _{eq}	--	--	45	--
Playgrounds, parks	L _{eq}	65	--	--	--

Notes:
Each of the noise levels specified above shall be lowered by 5 dB for single use areas where noise consists primarily of speech or music or otherwise insensitive noise. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses in residential buildings.

L₅₀ = Noise Equivalent Level
L_{max} = Maximum Noise Equivalent

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 proposed and the future development of the property as a residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.

- b) Less than Significant. The project may result in a temporary increase in ground borne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant.
- c) Less than Significant. The project may result in an increase in permanent noise levels due to increased traffic, population, and activity. Noise was previously evaluated in the General Plan and the project is consistent with the planned land use in the General plan.
- d) Less than Significant. A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. Impacts are less than significant.
- e) No impact - The project is approximately 3.3 miles away from airport and is not located within an airport land use plan.
- f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Mitigation Measure:

Mitigation Measure: Noise 1: Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime

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 physical development of the project. .

Source: 2002 General Plan Update, 2002 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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existing City. The City must expand existing boundaries within the General Plan Planning Area to accommodate this growth. The General Plan contains policies and programs that accommodate growth while reducing the impacts of growth on the environment. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.

The existing site contains vacant land which will be replaced with intensive urban scale residential development.

Significance Criteria

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

Checklist Discussion

- a) Less than significant impact – The project will induce population growth in the area, since the project includes a plan to subdivide two properties, totaling 79 acres into 255 single-family residences. Using the current household population of 3.11, 255 single-family residences have the potential to bring approximately 793 persons to the area. The General Plan designates the land for future, single-family residential development. The General Plan EIR evaluated the impact of population growth in the area and determined the effect to be unavoidable. A statement of overriding considerations was adopted for the Population and Housing in the 2002 General Plan EIR. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.
- b) No Impact - The project will not result in displacement of housing, as there are not residential units within the project location.
- c) No Impact - The project will not result in displacement of people.

Conclusion

The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project will not result in a significant impact to population and housing.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Emergency services protection (Fire and Police) in the proposed project area are provided by the City of Hanford. The City of Hanford is currently served by two fire stations. Station No. 1 is a 10,000 sq. ft. facility located at 340 W. Grangeville Blvd. Station 2 is a 4,500 sq. ft. facility located at 10553 Houston Avenue. Additional stations have been planned at the northwest corner of Berkshire and Centennial Drive and at the northwest intersection of Woodland and 12th Avenue. Station service areas are designed to allow for an approximate 5 minute response time, which is the acceptable standard for the City. The City has adopted Development Impact Fees for Fire Services.

The Hanford Police Department (HPD) currently operates out of a single station, located at 425 N Irwin Street. This facility, while adequate for current programs and community demands, offers little room for expansion to meet increasing needs of the police services. As growth continues in Hanford, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law-enforcement supplies, and office space.

The project site is within the Pioneer Union Elementary School District and the Hanford Joint High School District. The Districts have adopted Development Impact fees for school impacts caused from new development. New development generates additional students and needs for the school districts to accommodate those new students with facilities.

The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 residents of neighborhood park and not less than 2 acres of community park per 1,000 residents. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.

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 project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment. The project will be required to pay fire impact fees.
- b) **(POLICE) Less than Significant Impact with mitigation measures (payment of impact fees)** - The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated. The project will be required to pay police impact fees.
- c) **(SCHOOLS) Less than Significant Impact with mitigation measures.** The payment of school impact fees, as required by law, and the future designation of a school site under the City of Hanford General Plan Update would reduce the impact to less than significant.
- d) **(PARKS) Less than Significant Impact with mitigation measures (providing park space and/or payment of impact fees)** - applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.</p> <p>e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies – in response to public facilities, a comment was received from David Kemp of Southern California Gas Company. Originally, So. Cal. Gas was requested a 10 ft wide public utility easement, however, after discussion with the Public Works Department agreed to the standard six-ft. public utility easement, and agreed the easement did not need to be 10 ft. wide.</p> <p>Mitigation Measures:</p> <p>Mitigation Measure Public Service 1: That the development is subject to Fire Impact Fees.</p> <p>Mitigation Measure Public Service 2: That the development is subject to Police Impact Fees.</p> <p>Mitigation Measure Public Service 3: That the development is subject to School Impact Fees.</p> <p>Mitigation Measure Public Service 4: That the development is subject to Park Impact Fees or the dedication of park space for public use.</p> <p>Conclusion</p> <p>The project can be served by existing public services. The project will be subject to impacts fees (Fire, Police, School and Park). The project will not result in significant impacts to public services with the payment of impact fees to mitigate the project's effect.</p> <p>Sources: Consultation letter received from David Kemp (Southern California Gas Company). 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution,</p>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

The City of Hanford has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acre per 1,000 population of neighborhood park and not less than 2 acres of community park per 1,000 population. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.

Significance Criteria

The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.

Checklist Criteria

- a) Less than Significant Impact with Mitigation Incorporation – the applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate.
- b) See a.

Mitigation Measures:

Mitigation Measure Recreation 1: The applicant will be to required to provide park space or pay impact fees for park space.

Conclusion.

With the integration of park space into the project, and payment of impact fees for any space not provided, the project has a less than significant impact on recreation.

Source: 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

"The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable" (City of Hanford General Plan, Circulation Element, 2002).

The project will be served by Centennial Drive, a collector street. Centennial Drive will be extended to accommodate the planned residential development. The Circulation Element planned for the extension of Centennial Drive north of Grangeville at the time of development.

Kings County Public Works Department offered, at the time Centennial drive connects to Fargo Avenue, a left turn pocket be constructed for west bound Fargo Avenue traffic. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Hanford Joint Union High School District offered that their concern is traffic congestion in the area that already has impacted intersections and ask for the consideration of installation of traffic signals. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Together with the development of Tract 861, Centennial Drive will be developed as a major collector street in conformance with City Standard ST-23, "Major Collector Street."

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.

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

- a) Less than Significant with payment of impact fees to mitigate effect –The project site will be subject to traffic impact fees and responsible for street improvements to Centennial Drive, Devon Street, and Fargo Avenue.
- b) Less than Significant –The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable. Existing roads in Hanford have a LOS of C or greater, with the exception of portions of Fargo, Lacey and 10th Avenue.
- 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 3.3 miles away from the nearest municipal airport.
- d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that increase hazards.
- e) Less than Significant – the proposed project is located 2.2 miles north of State Highway 198, 1.5 miles north of Grangeville Boulevard, and 1 mile south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. Emergency access by fire and police is sufficient, as proposed.
- f) Less than Significant with Mitigation Incorporation – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.”
- g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation.

Mitigation Measures

Mitigation Measure Transportation 1: That the development is subject to traffic impact fees and the developer will be responsible for traffic-related improvements.

Mitigation Measure Transportation 2: That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.”

Conclusion

The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project would have a less than significant impact on Traffic and Transportation with mitigation measures implemented and payment of the traffic impact fee.

Source: City of Hanford General Plan, Circulation Element, 2002, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution, Consultation letter received from Kings County Public Works Department, Consultation letter received from the Hanford Joint High School Union High School District.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The City of Hanford is located in the southern portion of the San Joaquin Valley Groundwater basin, the San Joaquin Valley Ground-Water Basin is the largest ground-water basin in California. This basin covers approximately 13,500 square miles and has a storage capacity of 570 million acre-feet with a useable capacity of at least 80 million acre-feet. Groundwater in much of the southern portion of the San Joaquin Valley Ground-Water Basin occurs under unconfined, semi-confined or confined conditions. Confined conditions generally occur beneath a laterally extensive clay strata, known as the E-Clay (Corcoran Clay) which occurs at varying depths in the City's General Plan Area. Unconfined and/or semi-confined conditions generally occur above the E-clay, although confined conditions may also be present locally as a result of other clay layers located above the E-clay.

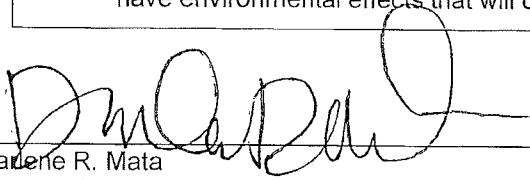
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>The City withdraws groundwater for domestic service from below the E-clay layer.</p>				
<p>The City of Hanford is situated in the north central portion of the Tulare Lake Hydrologic Study Area (TLHSA), as defined by the California Department of Water Resources. The TLHSA encompasses approximately 524,800 acres in the southern portion of the San Joaquin Valley, south of the Kings River Watershed, and the adjacent mountain slopes, including the west slope of the Sierra Nevada. According to a report prepared by DWR, the TLHSA has a storage capacity of 1.5 million acre feet and a perennial yield of 443,000 acre feet. Total annual extraction is estimated at 672,000 acre. DWR estimates the annual overdraft is 229,000 acre feet.</p>				
<p>The City of Hanford receives its water supply from the underlying ground water aquifers. The City-wide average per capita water use in Hanford is 205 gallons per day. With a service population of approximately 55,000, the current City annual average day demand is approximately 11.28 million gallons per day. The City of Hanford has adopted a water conservation ordinance, which enforces limitations on domestic use of water.</p>				
<p>The City's wastewater treatment facility permitted and designed to treat 8 million gallons per day is currently processing approximately 5.5 million gallons per day in domestic and industrial wastewater. The City of Hanford uses a nominal rate of 100 gallons per day of waste water per capita.</p>				
<p>The City has initiated a program to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the Regional Water Quality Control Board for this purpose.</p>				
<p>The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan.</p>				
<p>The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities.</p>				
<p>Thresholds of Significance</p>				
<p>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.</p>				
<p>Checklist Discussion</p>				
<p>a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant.</p>				
<p>b) Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant.</p>				
<p>c) Less than Significant with Mitigation Measures: The project proposes a basin for storm drainage of the site. A requirement of development will be that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.</p>				
<p>d) Less than Significant with Mitigation Incorporation - The City of Hanford prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.</p>				

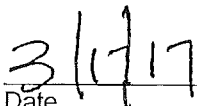
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>e) No Impact. The project will not require a determination by a wastewater agency.</p> <p>f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site. The City has achieved a 50% diversion rate from the landfill and has incorporated a greenwaste program and recycling at the Materials Recycling Facility.</p> <p>g) No Impact. The project will be required to comply with all federal, state and local statues regulating solid waste.</p> <p>Mitigation Measure:</p> <p>Mitigation Measure Utilities 1: that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.</p> <p>Mitigation Measure Utilities 2: Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.</p> <p>Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures.</p> <p>Source: 2002 General Plan, 2002 General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources. City staff</p>				

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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.</p> <p>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.</p> <p>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.</p>				


 Darlene R. Mata
 Community Development Director


 Date
~~February 16, 2017~~
 3/1/2017

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 is the full build out of the annexed area as Low-Density Residential and the entitled project approved for the area, including, Annexation 151, Tentative Tract 917, 887, and 861.

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, Tentative Tract 918 and 919, and future projects, Tentative Tract 917, 887, and 861, and Annexation 151.

Agriculture and Forest Resources

Less than Significant with Mitigation Incorporation- Impacts to agriculture and forest resources are anticipated to be less than significant with mitigation measures. The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed for the conversion of farmland to non-agricultural uses for this project and future projects, Tentative Tract 917, 887, 861, and Annexation 151, under the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development (and others within one mile of agriculture) will be that a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Air Quality

Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts. Effects to air quality from new projects including this project, Tentative Tract 917, 887, 861, and Annexation 151, are not anticipated to be significant with the incorporation of the standard City conditions of approval for compliance with the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR of which the project, and future projects Tract 917, 887, 861, and Annexation 151, are consistent.

Biological Resources

Less than Significant - impacts to biological resources from this project, and future planned projects, Tract 917, 887, 861 and Annexation 151, are anticipated to be less than significant. This site and surrounding properties are proximal to urban development and land used for agricultural purposes, which therefore do not contain any natural, undisturbed areas that may be considered habitat; therefore, the project would have a less than significant cumulative impact for biological resources.

Cultural Resources

Less than Significant with Mitigation Incorporation -This project and future planned projects, Tract 917, 887, 861 and Annexation 151 would not create any significant impact to cultural resources; a mitigation measure is included for this project and others planned in the same area, that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.

Geology and Soils

Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in significant impacts to geophysical conditions; therefore, the impact is considered less than significant, cumulatively.

Greenhouse Gas Emissions

Less than Significant with Mitigation Incorporation - With mitigation measures, this project, and future planned projects, Tract 917, 887, 861 and Annexation 151 will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Hazards and Hazardous Materials

Less than Significant - The impact from hazards and hazardous materials from this project and future planned projects, Tract 917, 887, 861 and Annexation 151 are expected to be less than significant.

Hydrology/Water Quality

Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.

Land Use Planning and Population

Less than Significant -The projects are being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population.

Mineral Resources

Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 are not anticipated to have any impacts to mineral resources as there are no known mineral resources in the City; therefore cumulative impacts are anticipated to be less than significant.

Noise

Less than Significant with Mitigation Incorporation- this project and future planned projects, Tract 917, 887, 861 and Annexation 151 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 physical development of the project. Normal use of residential does not constitute excessive noise.

Population and Housing

Less than Significant - The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan and the Housing Element. The project will not result in a significant impact to population and housing. This project and future planned projects, Tract 917, 887, 861 and Annexation 151 provide housing for the City's growing population.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect -The project and future planned projects, Tract 917, 887, 861 and Annexation 151 can be served by existing public services and planned future public facility projects, such as a planned third and fourth fire station. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will be subject to impacts fees to be used for expansion and addition of public services and personnel. The project will not result in significant impacts to public services. A future school location is anticipated under the new General Plan, which serve the area overall

Recreation

Less than Significant with Payment of Impact Fees to Mitigate Effect -The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in impacts to recreation with mitigation measures in place; therefore cumulative impacts are less than significant.

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect - The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project and planned projects in the area, Tract 917, 887, 861 and Annexation 151, would have a less than significant impact on Traffic and Transportation with mitigation measures implemented. Street and traffic improvements have been conditions of approval for the projects within the vicinity. Construction of improvements include the development and expansion of Fargo Avenue and Centennial Drive, which will alleviate traffic-related issues from development.

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.

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Flood Map Service Center – Kings County. (2009, June 16). *06031C0185C*.

Hanford Municipal Code (Hanford, California). (2002). *Hanford Municipal Code*.

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

~~Final Regional Climate Action Plan (May 28, 2014)~~

Pre-consultation Letter Received from David Kemp, Sempra Energy, (Dated November 3, 2016)

Pre-consultation letter received from Mike Hawkins from the Kings County Public Works Department (Dated November 11, 2016).

Pre-consultation Letter received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016).

Pre-consultation letter received from Troy Hommerding, Division of Environmental Health Services (Dated November 16, 2016)

Pre-consultation letter received from Renee Creech, Hanford Joint Union High School District (Dated November 16, 2016).

Pre-consultation letter received from Chuck Kinney of Local Agency Formation Commission, Kings County (Dated November 17, 2016).

Consultation received from Lalo Franco, Cultural Department: Santa Rosa Rancheria Tachi Tribe (Dated December 6, 2016).

Consultation meeting with Santa Rosa Rancheria Tachi Yokut Tribe Cultural Department Conducted January 10, 2017.

Letters received and attached:

1. David Kemp – Sempra Energy
2. Mike Hawkins – Kings County Public Works
3. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
4. Troy Hommerding – Division of Environmental Health Services
5. Renee Creech – Hanford Joint Union High School District
6. Chuck Kinney - LAFCO
7. Lalo Franco - Cultural Department: Santa Rosa Rancheria Tachi Tribe

Gabrielle deSilva

From: Samantha Long
Sent: Thursday, November 03, 2016 2:17 PM
To: Gabrielle deSilva
Cc: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Gabby,

I spoke with David about the Public Utility Easement, and he is fine with our standard 6 foot wide easement. It doesn't need to be 10ft wide.

Samantha Long, EIT

Assistant Engineer
City of Hanford Public Works
900 S. 10th Avenue
Hanford, CA 93230
(559) 585-2556 fax (559) 583-1529
slong@cityofhanfordca.com

From: Diana Black
Sent: Thursday, November 03, 2016 11:27 AM
To: Gabrielle deSilva; Samantha Long
Subject: FW: Consultation Notice / Tentative Tract Map No. 918

See phone number below.

Diana Black

Permit Specialist, Planning Division
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

From: Kemp, David L [<mailto:DKemp@semprautilities.com>]
Sent: Thursday, November 03, 2016 11:26 AM
To: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

(559) 739-2224

David Kemp
Pipeline Planning Asst.
Southern California Gas Co.
404 N. Tipton St. Visalia, CA 93292
(559) 739-2224
DKemp@semprautilities.com

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Thursday, November 03, 2016 11:19 AM
To: Kemp, David L
Cc: Gabrielle deSilva; Samantha Long
Subject: [EXTERNAL] RE: Consultation Notice / Tentative Tract Map No. 918

Dave,

Could we have your contact phone number, please? Our city engineer would like to speak with you regarding your request.

Diana Black

Permit Specialist, Planning Division
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

From: Kemp, David L [mailto:DKemp@semprautilities.com]
Sent: Thursday, November 03, 2016 10:16 AM
To: Diana Black
Cc: Larco, Johnathan A
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Good morning Diana, So. Cal. Gas Co. would like to request that a 10 foot in width Public Utility Easement be added to both sides of all new streets of Tentative Tract Map No. 918. Please feel free to contact me if you have any questions. Thanks, Dave.

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Thursday, November 03, 2016 9:42 AM
To: 9-1-1 Dispatch; AMERICAN AMBULANCE; AT&T; AT&T - Frank Robles; CALTRANS; CHAMBER OF COMMERCE; Susan Martinez; Chris Ekk; Comcast; DRAINAGE DISTRICT; HANFORD ELEMENTARY SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; John Doyel; KINGS CO BOARD OF REALTORS; KINGS CO HEALTH; KINGS CO HEALTH ; KINGS CO PLANNING - CHUCK KINNEY; KINGS CO PW - HAWKINS, MIKE; Kings Co Tax Assessor; MAIN STREET HANFORD; Mike Cosenza; PEOPLE'S DITCH; PG&E; SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT; SCE; SCE; SCE-Regional Manager; SoCal Gas Co; Kemp, David L; TACHI TRIBE-Shana Powers; TACHI YOKUT TRIBE CULTURAL DEPT-Hector Franco; Tom Webb; Water Quality Control Board; Will Smith
Subject: [EXTERNAL] Consultation Notice

Please review the attached information, and reply as requested.

Diana Black

Permit Specialist, Planning Division
Community Development Department
317 N. Douty Street
Hanford, CA 93230
(559) 585-4768
FAX: (559) 583-1633
TDD/TYY, Dial 711

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

City of **HANFORD**

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
JUSTIN MENDOZA
VICE MAYOR
FRANCISCO RAMIREZ
COUNCIL MEMBERS
DAVID G. AVERS
RUSS CURRY
GARY FANNETT
CITY MANAGER
DARRELL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

November 1, 2016

PROJECT REVIEW - CONSULTATION NOTICE

For: Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tract Map 918

The Community Development Department of the City of Hanford is requesting your comments regarding Annexation 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Tract Map 918, filed by John Zumwalt and San Joaquin Valley Homes. Annexation 152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. Tentative Parcel Map No. 2016-02: A request to divide a 40.56-acre parcel into two parcels (Parcel A: 20.53 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned "R-1-6" Low-Density Residential. Tentative Tract No. 918: A request to subdivide 40.56 acres into 127 single-family, low-density residential lots, a two-acre park, and a 5.15-acre basin. The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

The proposal is being forwarded to the responsible and interested agencies and individuals for early consultation, pursuant to Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines. 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 November 17, 2016 at 5:00 p.m. Comments can be mailed to the address above 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

Melody N. Haigh

Gabrielle de Silva, Associate Planner

Melody N. Haigh, Senior Planner

I do do not have comments regarding this Project

Michael P. Hawkins *KCPW* *11/7/16*
Signature Agency Date



COUNTY OF KINGS

DEPARTMENT OF

PUBLIC WORKS

*Kings County Government Center
1400 W. Lacey Boulevard
Hanford, CA 93230
Phone: (559) 582-3211
Extension: 2690
FAX: (559) 582-2506*

Kevin J. McAlister, Director

November 7, 2016

Melody N. Haigh
City of Hanford
317 N. Douty St.
Hanford, CA. 93230

Hello Melody,

Kings County Public Works would like to recommend that at the time Centennial Drive connects to Fargo Avenue a left turn pocket be constructed for west bound Fargo Avenue traffic.

Thank you for the opportunity to comment on this project.

Regards,

Michael Hawkins
Kings County Public Works



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre-zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site 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.

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

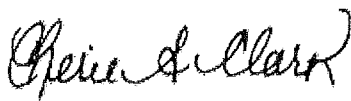
Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

- 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 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. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Brian Clements
Program Manager

AM: cc

Gabrielle deSilva

From: Hommerding, Troy [Troy.Hommerding@co.kings.ca.us]
Sent: Wednesday, November 16, 2016 3:31 PM
To: Gabrielle deSilva
Subject: Consultation Notice Annexation 152, Prezone 2016-01, Tentative Parcel Map No. 2016-02, and Tentative Track Map 918
Attachments: 201611161457.pdf

Thank you for the opportunity to comment on this project. Our office officer the following comment.

1. Valley Fever: *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Troy Hommerding
Kings County Department of Public Health
Division of Environmental Health Services
330 Campus Dr.
Hanford CA 93230

Gabrielle deSilva

From: Creech, Renee [rcreech@hjuhsd.k12.ca.us]
Sent: Wednesday, November 16, 2016 2:49 PM
To: Gabrielle deSilva
Cc: Cheryl Silva
Subject: Project Review comments

Hi Gabrielle,

I would like to provide some feedback for Hanford Joint Union High School District as it pertains to the project - Annexation 152, Prezone No 2016-01, Tentative Parcel Map No. 2016-02 and Tentative Tract Map 918.

Our concern is the traffic congestion in this area that already has impacted intersections. We feel that traffic signals should be considered, planned for and in place prior to this project beginning.

Thanks, Renee

--

Renee Creech
Director of Business
Hanford Joint Union High School District
823 W. Lacey Blvd.
Hanford, CA 93230
559-583-5901 ext. 3112
559-583-5931 fax
rcreech@hjuhsd.k12.ca.us

Local Agency Formation Commission OF KINGS COUNTY

GREGORY R. GATZKA, EXECUTIVE OFFICER
MAILING ADDRESS: 1400 W. LACEY BLVD., HANFORD, CA 93230
OFFICES AT: ENGINEERING BUILDING, KINGS COUNTY GOVERNMENT CENTER, HANFORD
(559) 852-2670 • FAX: (559) 584-8989 • WWW.KINGSLAFCO.COM

City of Hanford
Planning Division
Attn: Gabrielle de Silva, Associate Planner
317 North Douty St.
Hanford, CA 93230

November 17, 2016

SUBJECT: Consultation Notice – Annexation 152 and Prezone 2016-01

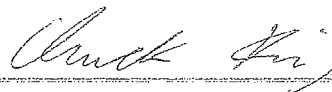
Dear Gabrielle;

The Local Agency Formation Commission of Kings County (LAFCO) has received the City's consultation notice for Annexation 152 and Prezone 2016-01, and we appreciate this opportunity to comment on this project. In our review of the project, I want to inform you that LAFCO will ultimately serve as a Responsible Agency under CEQA for Annexation 152.

The Local Agency Formation Commission of Kings County (LAFCO) is governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act," Govt. Code Section 56000 *et seq.*). Under the Act, LAFCO is required to make determinations regarding a proposal for changes of organization or reorganization (Govt. Code Section 56880). The Act also established the factors which LAFCO must consider in making its determinations, including any policies adopted by LAFCO to create planned, orderly and efficient patterns of development (Govt. Code Section 56668). Because of this role and pursuant to Section 21069 of the Public Resources Code, LAFCO is a responsible agency for the future annexation of the unincorporated County land to the City of Hanford. Additionally and pursuant to Section 15086 of the California Environmental Quality Act (CEQA) Guidelines, LAFCO is responsible for reviewing and providing comments on the environmental documents prepared for this annexation.

The environmental document prepared for Annexation 152 should address the impacts and any necessary mitigation, including but not limited to the annexation process. In particular, the environmental document should address the factors as identified in Government Code Section 56668. One item in particular to note is that the analysis of impacts to agricultural lands for the environmental document being prepared for Annexation 152 should describe not only those lands categorized on the Department of Conservation's Important Farmland Map, but also those lands that fall within the LAFCO definition of prime agricultural land (Government Code Section 56064). If you have any questions regarding these comments, please contact me at (559) 852-2674.

LOCAL AGENCY FORMATION COMMISSION
OF KINGS COUNTY



Chuck Kinney, Assistant Executive Officer

c:\users\ckinney\desktop\hanford annexation 152 initial comment.doc

SANTA ROSA RANCHERIA TACHI TRIBE

A FEDERALLY RECOGNIZED TRIBE

Cultural and Historic Preservation Department

December 6, 2016

Re: Annexation 152 Prezone # 2016-1, Tentative Parcel Map # 2016-2 and Tract Map 918

Dear Ms. Melody Haigh,

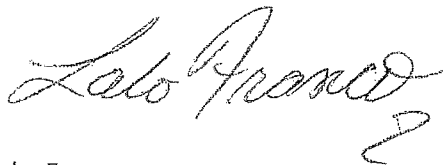
The Santa Rosa Rancheria Tachi Tribe would like to thank you for the opportunity to comment on the proposed Annexation and Development of parcels for the San Joaquin Valley Homes project in Hanford, California.

After a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe. As stated in your 11/17/2016 notification, a Mitigated Negative Declaration has already been created without AB 52, or SB 18 Consultation, but the Tribe has not been privy to this report, nor has there been a discussion about culturally appropriate mitigation measures for such a sensitive area.

The Tachi Yokut Tribe wishes to begin a meaningful consultation on this proposed Annexation as is outlined in SB 18, as well as to consult on the proposed project.

Thank you very much for your time. Please contact the Santa Rosa Rancheria's Cultural Department at your earliest convenience in order to begin formal consultation.

Sincerely,



Lalo Franco

Cultural Department Director

HFranco@tachi-yokut-nsn.gov

559-924-1278 Ext: 4011

Annex 152 (918 and 919)

San Joaquin Valley Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
	2.00		2.00	87,120.00	0
	255.00		82.79	459,000.00	729

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - no demo req.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	150	0
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	PhaseEndDate	3/26/2018	8/10/2018
tblConstructionPhase	PhaseStartDate	1/2/2018	5/19/2018
tblProjectCharacteristics	OperationalYear	2014	2018

2.0 Emissions Summary

2.1 Overall Construction
Unmitigated Construction

Year	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NI Bio- CO2	Total CO2	GH4	N2O	CO2e
2018	0.4022	4.3990	3.2968	4.4600e-003	1.2268	0.2128	1.4394	0.5800	0.1957	0.7757	0.0000	403.9863	403.9863	0.1230	0.0000	406.5682
2019	0.4773	4.0254	4.1781	7.7200e-003	0.8868	0.2074	1.0942	0.3364	0.1935	0.5298	0.0000	629.9671	629.9671	0.1141	0.0000	632.3621
2020	0.3911	2.9240	3.7176	7.5900e-003	0.2662	0.1534	0.4196	0.0715	0.1441	0.2156	0.0000	589.0322	589.0322	0.0826	0.0000	590.7673
2021	0.3545	2.6162	3.5892	7.5600e-003	0.2652	0.1315	0.3967	0.0712	0.1235	0.1947	0.0000	583.6248	583.6248	0.0811	0.0000	585.3277
2022	0.3227	2.3349	3.4764	7.5300e-003	0.2642	0.1115	0.3757	0.0710	0.1048	0.1757	0.0000	578.7857	578.7857	0.0800	0.0000	580.4652
2023	0.2989	2.1386	3.3869	7.5300e-003	0.2642	0.0970	0.3611	0.0710	0.0911	0.1621	0.0000	576.3558	576.3558	0.0791	0.0000	578.0177
2024	0.2833	2.0274	3.3429	7.5900e-003	0.2662	0.0864	0.3527	0.0715	0.0812	0.1527	0.0000	578.9083	578.9083	0.0791	0.0000	580.5694
2025	5.0171	0.6087	1.4335	2.8000e-003	0.0646	0.0365	0.1011	0.0173	0.0341	0.0513	0.0000	224.1256	224.1256	0.0478	0.0000	225.1284
Total	7.5472	21.2741	26.4215	0.0528	3.5040	1.0364	4.5403	1.2897	0.9679	2.2576	0.0000	4,164.7848	4,164.7848	0.6867	0.0000	4,179.2060

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num:Days Week	Num:Days	Phase Description
1	Demolition	Demolition	1/1/2018	1/1/2018	5	1	
2	Site Preparation	Site Preparation	5/19/2018	8/10/2018	5	60	
3	Grading	Grading	8/11/2018	3/15/2019	5	155	
4	Building Construction	Building Construction	3/16/2019	2/21/2025	5	1550	
5	Paving	Paving	2/22/2025	7/25/2025	5	110	
6	Architectural Coating	Architectural Coating	7/26/2025	12/26/2025	5	110	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 387.5

Acres of Paving: 0

Residential Indoor: 929,475; Residential Outdoor: 309,825; Non-Residential Indoor: 130,680; Non-Residential Outdoor: 43,560 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	220.00	42.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	44.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2018

Unmitigated Construction On-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Net-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.7800e-003	0.0184	0.0158	2.0000e-005	9.0000e-004	9.0000e-004	9.0000e-004	8.4000e-004	8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	1.7800e-003	0.0184	0.0158	2.0000e-005	9.0000e-004	9.0000e-004	9.0000e-004	8.4000e-004	8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173

3.2 Demolition - 2018

Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.7800e-003	0.0184	0.0159	2.0000e-005	9.0000e-004	9.0000e-004	9.0000e-004	8.4000e-004	8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	1.7800e-003	0.0184	0.0159	2.0000e-005	9.0000e-004	9.0000e-004	9.0000e-004	8.4000e-004	8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173

3.2 Demolition - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
MT/yr																

3.3 Site Preparation - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003	0.0710	0.0710	0.0710	0.0653	0.0653	0.0653	0.0000	107.2231	107.2231	0.0334	0.0000	107.9240
Total	0.1288	1.3683	1.0870	1.1700e-003	0.5420	0.0710	0.6130	0.2979	0.0653	0.3632	0.0000	107.2231	107.2231	0.0334	0.0000	107.9240
MT/yr																

3.3 Site Preparation - 2018
Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003	0.0710	0.0710	0.0710	0.0653	0.0653	0.0653	0.0000	107.2229	107.2229	0.0334	0.0000	107.9239
Total	0.1288	1.3683	1.0870	1.1700e-003	0.5420	0.0710	0.6130	0.2979	0.0653	0.3632	0.0000	107.2229	107.2229	0.0334	0.0000	107.9239

3.3 Site Preparation - 2018
Mitigated Construction Off-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
MT/yr																

3.4 Grading - 2018
Unmitigated Construction On-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408	0.1295	0.1408	0.1295	0.0000	284.6261	284.6261	0.0886	0.0000	286.4869
Total	0.2671	3.0065	2.1365	3.1200e-003	0.6722	0.1408	0.8130	0.2787	0.1408	0.4083	0.0000	284.6261	284.6261	0.0886	0.0000	286.4869
MT/yr																

3.4 Grading - 2018

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408	0.1295	0.1295	0.1295	0.0000	284.6258	284.6258	0.0886	0.0000	286.4866
Total	0.2671	3.0065	2.1365	3.1200e-003	0.6722	0.1408	0.8130	0.2787	0.1295	0.4083	0.0000	284.6258	284.6258	0.0886	0.0000	286.4866
MT/yr																

3.4 Grading - 2018

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9800e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	2.9800e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052

3.4 Grading - 2019

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1921	1.4633	1.0878	1.6700e-003	0.0676	0.0676	0.0676	0.0622	0.0622	0.0622	0.0000	149.6904	149.6904	0.0474	0.0000	150.6850
Total	0.1921	1.4633	1.0878	1.6700e-003	0.6722	0.0676	0.7398	0.2787	0.0622	0.3410	0.0000	149.6904	149.6904	0.0474	0.0000	150.6850

3.4 Grading - 2019

Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1321	1.4633	1.0878	1.6700e-003		0.0676	0.0676	0.0622	0.0622	0.0622	0.0000	149.6902	149.6902	0.0474	0.0000	150.6848
Total	0.1321	1.4633	1.0878	1.6700e-003	0.6722	0.0676	0.7398	0.2787	0.0622	0.3410	0.0000	149.6902	149.6902	0.0474	0.0000	150.6848

3.4 Grading - 2019

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555

3.5 Building Construction - 2019

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2434	2.1699	1.7720	2.7700e-003	0.1330	0.1330	0.1330	0.1251	0.1251	0.1251	0.0000	242.3171	242.3171	0.0590	0.0000	243.5552
Total	0.2434	2.1699	1.7720	2.7700e-003	0.1330	0.1330	0.1330	0.1251	0.1251	0.1251	0.0000	242.3171	242.3171	0.0590	0.0000	243.5552

3.5 Building Construction - 2019
Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5436	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7588	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	0.1005	0.3903	1.3004	3.2300e-003	0.2103	6.6800e-003	0.2170	0.0565	6.1500e-003	0.0626	0.0000	234.5076	234.5076	7.5700e-003	0.0000	234.6664

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3168	242.3168	0.0590	0.0000	243.5549
Total	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3168	242.3168	0.0590	0.0000	243.5549

3.5 Building Construction - 2019

Mitigated Construction Off-Site

Category	tons/yr											MIT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5496	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7568	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	0.1005	0.3903	1.3004	3.2300e-003	0.2103	6.6800e-003	0.2170	0.0565	6.1500e-003	0.0626	0.0000	234.5076	234.5076	7.5700e-003	0.0000	234.6664

3.5 Building Construction - 2020

Unmitigated Construction On-Site

Category	tons/yr											MIT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2766	2.5000	2.2019	3.5100e-003	0.1458	0.1458	0.1458	0.1371	0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973
Total	0.2766	2.5000	2.2019	3.5100e-003	0.1458	0.1458	0.1458	0.1371	0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973

3.5 Building Construction - 2020
Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.6370	1.3000e-003	0.0358	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	0.1145	0.4240	1.5157	4.0800e-003	0.2662	7.6100e-003	0.2738	0.0715	7.0100e-003	0.0785	0.0000	286.8808	286.8808	9.0100e-003	0.0000	287.0701

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969
Total	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969

3.5 Building Construction - 2020
Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.9370	1.3000e-003	0.0356	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	0.1145	0.4240	1.5157	4.0800e-003	0.2662	7.6100e-003	0.2738	0.0715	7.0100e-003	0.0785	0.0000	286.8808	286.8808	9.0100e-003	0.0000	287.0701

3.5 Building Construction - 2021
Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2471	2.2629	2.1582	3.5000e-003	0.1246	0.1246	0.1246	0.1172	0.1172	0.1172	0.0000	301.0339	301.0339	0.0725	0.0000	302.5568
Total	0.2471	2.2629	2.1582	3.5000e-003	0.1246	0.1246	0.1246	0.1172	0.1172	0.1172	0.0000	301.0339	301.0339	0.0725	0.0000	302.5568

3.5 Building Construction - 2021
Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3786
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	0.1074	0.3533	1.4311	4.0600e-003	0.2652	6.8700e-003	0.2721	0.0712	6.3300e-003	0.0776	0.0000	282.5909	282.5909	8.5700e-003	0.0000	282.7709

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0335	301.0335	0.0725	0.0000	302.6565
Total	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0335	301.0335	0.0725	0.0000	302.6565

3.5 Building Construction - 2021
Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3796
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	0.1074	0.3533	1.4311	4.0600e-003	0.2652	6.8700e-003	0.2721	0.0712	6.3300e-003	0.0776	0.0000	282.5909	282.5909	8.5700e-003	0.0000	282.7709

3.5 Building Construction - 2022
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9946	299.9946	0.0718	0.0000	301.5017
Total	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9946	299.9946	0.0718	0.0000	301.5017

3.5 Building Construction - 2022
Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.5900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.0615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	0.1018	0.3152	1.3538	4.0400e-003	0.2642	6.7400e-003	0.2709	0.0710	6.2100e-003	0.0772	0.0000	278.7911	278.7911	8.2200e-003	0.0000	278.9635

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9943	299.9943	0.0718	0.0000	301.5013
Total	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9943	299.9943	0.0718	0.0000	301.5013

3.5 Building Construction - 2022

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.6900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.5615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0823	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	0.1018	0.3152	1.3538	4.0400e-003	0.2642	6.7400e-003	0.2709	0.0710	6.2100e-003	0.0772	0.0000	278.7911	278.7911	8.2200e-003	0.0000	278.9635

3.5 Building Construction - 2023

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0980	300.0980	0.0713	0.0000	301.5949
Total	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0980	300.0980	0.0713	0.0000	301.5949

3.5 Building Construction - 2023
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5650	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.0580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7963
Total	0.0954	0.2779	1.2797	4.0400e-003	0.2642	6.3800e-003	0.2706	0.0710	5.8800e-003	0.0768	0.0000	276.2579	276.2579	7.8500e-003	0.0000	276.4228

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0976	300.0976	0.0713	0.0000	301.5946
Total	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0976	300.0976	0.0713	0.0000	301.5946

3.5 Building Construction - 2023

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5850	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.9580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7953
Total	0.9954	0.2779	1.2797	4.0400e-003	0.2642	6.3800e-003	0.2706	0.0710	5.8800e-003	0.0768	0.0000	276.2579	276.2579	7.8500e-003	0.0000	276.4228

3.5 Building Construction - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4646	302.4646	0.0714	0.0000	303.9643
Total	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4646	302.4646	0.0714	0.0000	303.9643

3.5 Building Construction - 2024
Unmitigated Construction Off-Site

Category	COG	NOx	SO2	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9361	0.2054	1.2900e-003	0.5471	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	108.4433	0.0000	108.4433	109.4433	7.9000e-004	0.0000	109.4599
Worker	0.9553	0.0695	2.7600e-003	0.6824	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	167.0005	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	0.9913	0.2749	4.0700e-003	1.2294	0.2662	6.4600e-003	0.2727	0.0715	5.9600e-003	0.0775	276.4438	0.0000	276.4438	276.4438	7.6800e-003	0.0000	276.6051

Mitigated Construction On-Site

Category	COG	NOx	SO2	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	tons/yr																
Off-Road	0.1920	1.7524	3.5200e-003	2.1135	0.0800	0.0800	0.0800	0.0800	0.0752	0.0752	0.0752	0.0000	302.4642	302.4642	0.0714	0.0000	303.9639
Total	0.1920	1.7524	3.5200e-003	2.1135	0.0800	0.0800	0.0800	0.0800	0.0752	0.0752	0.0752	0.0000	302.4642	302.4642	0.0714	0.0000	303.9639

3.5 Building Construction - 2024

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0361	0.2054	0.5471	1.2900e-003	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	0.0000	109.4433	109.4433	7.9000e-004	0.0000	109.4539
Worker	0.0553	0.0695	0.6924	2.7800e-003	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	0.0913	0.2749	1.2294	4.0700e-003	0.2662	6.4600e-003	0.2727	0.0715	5.9600e-003	0.0775	0.0000	276.4438	276.4438	7.6800e-003	0.0000	276.6051

3.5 Building Construction - 2025

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8823	43.8823	0.0103	0.0000	44.0986
Total	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8823	43.8823	0.0103	0.0000	44.0986

3.5 Building Construction - 2025
Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	GH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0297	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.6000e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	6.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9616	23.9616	9.7000e-004	0.0000	23.9819
Total	0.0127	0.0393	0.1705	5.9000e-004	0.0386	9.4000e-004	0.0396	0.0104	8.6000e-004	0.0112	0.0000	39.8352	39.8352	1.0900e-003	0.0000	39.8580

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	GH4	N2O	CO2e
Off-Road	0.0259	0.2358	0.3050	5.1000e-004	9.9800e-003	9.9800e-003	9.9800e-003	9.3800e-003	9.3800e-003	9.3800e-003	0.0000	43.8822	43.8822	0.0103	0.0000	44.0985
Total	0.0259	0.2358	0.3050	5.1000e-004	9.9800e-003	9.9800e-003	9.9800e-003	9.3800e-003	9.3800e-003	9.3800e-003	0.0000	43.8822	43.8822	0.0103	0.0000	44.0985

3.5 Building Construction - 2025
Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0297	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.5400e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	8.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9516	23.9516	9.7000e-004	0.0000	23.9819
Total	0.0127	0.0393	0.1705	5.9000e-004	0.0386	9.4000e-004	0.0396	0.0104	8.6000e-004	0.0112	0.0000	39.8352	39.8352	1.0900e-003	0.0000	39.8580

3.6 Paving - 2025
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7634	107.7634	0.0349	0.0000	108.4953
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7634	107.7634	0.0349	0.0000	108.4953

3.6 Paving - 2025

Unmitigated Construction Off-Site

Category	tons/yr										Mit/yr				CO ₂ e	
	ROG	NOx	CO	SO ₂	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄		N ₂ O
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8500e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	1.5100e-003	1.8500e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333

Mitigated Construction On-Site

Category	tons/yr										Mit/yr				CO ₂ e	
	ROG	NOx	CO	SO ₂	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄		N ₂ O
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7633	107.7633	0.0349	0.0000	108.4952
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7633	107.7633	0.0349	0.0000	108.4952

3.6 Paving - 2025

Mitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8500e-003	0.0186	8.0000e-005	5.0000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	1.5100e-003	1.8500e-003	0.0186	8.0000e-005	5.0000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	4.9232	0.0630	0.0995	1.6000e-004	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590

3.7 Architectural Coating - 2025
Unmitigated Construction Off-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843
Total	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843

Mitigated Construction On-Site

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4600e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	4.9232	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHH	OBUS	UBUS	MCY	SBUS	MH
0.411222	0.062718	0.156221	0.175699	0.050886	0.007831	0.019556	0.102845	0.001787	0.001576	0.006435	0.000923	0.002302

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	Net-CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Mitigated	2.6830	0.0221	1.9088	1.0000e-004	0.0104	0.0104	0.0104	0.0104	0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Unmitigated	2.6830	0.0221	1.9088	1.0000e-004	0.0104	0.0104	0.0104	0.0104	0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

6.2 Area by SubCategory

Unmitigated

SubCategory	PM10	SO2	CO	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	MT/yr																		
Consumer Products	2.1328						0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0588	1.0000e-004	1.9068	0.0221	0.0104	1.0000e-004	0.0104	0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	0.0000	3.1573
Architectural Coating	0.4914				0.0000		0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6830	1.0000e-004	1.9068	0.0221	0.0104	1.0000e-004	0.0104	0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	0.0000	3.1573

6.2 Area by SubCategory
Mitigated

SubCategory	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NonBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Heath	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0568	0.0221	1.9068	1.0000e-004		0.0104	0.0104	0.0104	0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Architectural Coating	0.4914					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.1329					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

**Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	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 all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: 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 with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

<p>Measure: Air Quality 2.</p>	<p>potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<p>with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.</p>	<p>obtain permits from San Joaquin Valley Air Pollution Control District.</p>
<p>Mitigation Measure: Air Quality 3.</p>	<p>Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.</p>	<p>The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.</p>	<p>Developer</p>
<p>CULTURAL RESOURCES</p>			
<p>Mitigation Measure: Cultural Resources 1.</p>	<p>Project could potentially disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.</p>	<p>Developer</p>
<p>Mitigation Measure: Cultural</p>	<p>Project could potentially disturb any human</p>	<p>That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.</p>	<p>City and applicant/property</p>

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

<p>Measure: Noise 1</p>	<p>generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.</p>	<p>to enforce</p>
<p>PUBLIC FACILITIES</p>			
<p>Mitigation Measure: Public Facilities 1</p>	<p>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)</p>	<p>The project will be subject to fire impact fees.</p>	<p>Developer to pay</p>
<p>Mitigation Measure: Public Facilities 2</p>	<p>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)</p>	<p>The project will be subject to police impact fees.</p>	<p>Developer to pay</p>
<p>Mitigation Measure: Public Facilities 3</p>	<p>The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.</p>	<p>The project will be subject to school impact fees.</p>	<p>Developer to pay</p>

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: 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)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: 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?	The applicant will be required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

	garage or carport."		provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	<p>The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	<p>1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.</p> <p>2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.</p>	<p>City to require and ensure compliance</p>

Item 9

Terms of conditions of the proposal

Mitigation Measures

**Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06**

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	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 all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: 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 with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

<p>Measure: Air Quality 2.</p>	<p>potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<p>with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.</p>	<p>obtain permits from San Joaquin Valley Air Pollution Control District.</p>
<p>Mitigation Measure: Air Quality 3.</p>	<p>Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.</p>	<p>The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.</p>	<p>Developer</p>
<p>CULTURAL RESOURCES</p>			
<p>Mitigation Measure: Cultural Resources 1.</p>	<p>Project could potentially disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.</p> <p>That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.</p>	<p>Developer</p>
<p>Mitigation Measure: Cultural</p>	<p>Project could potentially disturb any human</p>	<p>by the applicant/property</p>	<p>City and applicant/property</p>

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: 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
Mitigation Measure: 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
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	<p>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)</p>	<p>The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.</p>	<p>Developer to pay</p>
RECREATION			
Mitigation Measure: Recreation 1	<p>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?</p>	<p>The applicant will be required to provide park space or pay impact fees for park space.</p>	<p>City to require; developer to provide or pay</p>
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	<p>The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.</p>	<p>That the development is subject to traffic impact fees and traffic-related improvements.</p>	<p>Developer to pay impact fees</p>
Mitigation Measure: Transportation 2	<p>The project could result in inadequate parking capacity?</p>	<p>The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a</p>	<p>City to require as condition of approval; developer to</p>

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
<p>Mitigation Measure: Utilities 1</p>	<p>The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	<p>1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.</p> <p>2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.</p>	<p>City to require and ensure compliance</p>

**BEFORE THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF KINGS, STATE OF CALIFORNIA**

* * * * *

**IN THE MATTER OF APPROVING HANFORD)
REORGANIZATION NO. 152)**

**Resolution No. 17-02
Re: LAFCO Case No. 17-01**

WHEREAS, on June 7, 2017, a complete application was accepted for filing by the City of Hanford with the Executive Officer, to annex certain territory to the City of Hanford and detach the same territory from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District; and

WHEREAS, the reorganization represents 100 percent consent of all landowners within the subject territory; and

WHEREAS, the Executive Officer's report, with recommendations, was forwarded to officers, persons, and public agencies as prescribed by law and was reviewed at said public meeting held before LAFCO on June 28, 2017; and

WHEREAS, the Commission has duly considered the Executive Officer's Report, testimony, and the proposal; and

WHEREAS, the proposed reorganization is considered within the scope of the 2002 Hanford General Plan and its associated Environmental Impact Report (EIR); and

WHEREAS, on June 6, 2017, the City of Hanford adopted a Mitigated Negative Declaration for the reorganization.

NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY RESOLVED AS FOLLOWS:

1. The Commission finds that:
 - a) It is a Responsible Agency under the California Environmental Quality Act Guidelines, Section 15096.
 - b) The reorganization is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
 - c) The distinctive short form designation of the reorganization is "Hanford Reorganization No. 152."
 - d) The City of Hanford is the applicant who requested annexation of APN 009-030-041, 148, and 149 (hereinafter the "subject territory") to proceed and all of the property owners have given consent to the annexation.

- e) The proposed reorganization conforms to the adopted Sphere of Influence for the City of Hanford as adopted by LAFCO of Kings County and became effective January 1, 2008.
 - f) The subject territory is not considered inhabited.
 - g) All of the factors required by Government Code Section 56668 have been considered by the Commission before rendering a decision.
 - h) The reorganization is necessary to provide services to planned, well-ordered, and efficient urban development patterns that include appropriate consideration of the preservation of open-space lands within those urban development patterns.
 - i) The regular county assessment roll will be utilized for this reorganization.
 - j) The affected territory will not be taxed for existing general bonded indebtedness.
2. The Commission has reviewed the Initial Study/Mitigated Negative Declaration prepared for the annexation by the City of Hanford and has relied on the determination therein that this project will not have a significant effect on the environment..
3. The Commission approves LAFCO Case No. 17-01, Hanford Reorganization No. 152 by adopting Resolution No. 17-02 and orders the reorganization to the City of Hanford and detachment from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District subject to the following conditions:
- a) The Kings County Local Agency Formation Commission be designated as the conducting authority for the “Hanford Reorganization No. 152” and be authorized to proceed with legal steps necessary to complete the annexation without notice, hearing or election.
 - b) The City prepare a final map for recordation with an accompanying legal description that meets Board of Equalization Standards.
 - c) The City shall provide a sufficient fee deposit with LAFCO to cover all administrative processing prior to final recording of the Certificate of Completion.
4. The legal description for the annexation to the City of Hanford is attached as Exhibit A and the same area would be removed from the Kings River Conservation District and Excelsior-Kings River Resource Conservation District.

The foregoing Resolution was adopted upon a motion by Commissioner _____,
seconded by Commissioner _____, at a regular meeting held June 28, 2017 by the
following vote:

AYES: Commissioners –
NOES: Commissioners –
ABSENT: Commissioner
ABSTAIN: Commissioner

**LOCAL AGENCY FORMATION
COMMISSION OF KINGS COUNTY**

Joe Neves, Chairman

WITNESS, my hand this _____ day of _____, 2017.

Gregory R. Gatzka, Executive Officer

Exhibit "A"

Legal Description

Annexation No. XXX
Annexation to the City of Hanford
Geographical Description

A portion of the Northwest Quarter of Section 22, T18S, R21E, MDB&M according to approved Government Township Plats thereof, in the County of Kings, State of California, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of Said Section 22, said Point of Beginning being on the existing boundary of the City of Hanford;

- 1) Thence South $89^{\circ}56'27''$ West, along the south line of said Northwest Quarter, also being along the existing city boundary, a distance of 1,336.68 feet to the Southwest corner, of the Southeast Quarter of said Northwest Quarter;
- 2) Thence leaving the existing City of Hanford Boundary, North $0^{\circ}05'41''$ East, along the West line of last said Southeast Quarter, of the Northwest Quarter, a distance of 1,321.53 feet to the Northwest corner thereof;
- 3) Thence North $89^{\circ}53'36''$ East, along the North line of last said Southeast Quarter of the Northwest Quarter, also being the South line of the Northeast Quarter of the Northwest Quarter, a distance of 8.00 feet, to a point on last said South line which lies 8.00 feet easterly of the Southwest corner of last said Northeast Quarter of the Northwest Quarter;
- 4) Thence North $0^{\circ}05'41''$ East, along a line parallel with and 8 feet easterly of the West line of last said Northeast Quarter of the Northwest Quarter, a distance of 1,321.53 feet to a point on the North line of said Quarter also being near the center of Fargo Ave;
- 5) Thence North $89^{\circ}50'45''$ East, along last said North line, a distance of 1,327.76 feet to the Northeast corner of said Northwest Quarter, also being near the center of Fargo Ave and also being a point on the existing City of Hanford Boundary;
- 6) Thence South $0^{\circ}04'28''$ West, along the East line of said Northwest Quarter, and along the existing boundary of the City of Hanford, a distance of 2,645.26 feet to the Point of beginning;

Containing 80.86 Acres more or less

