

Local Agency Formation Commission OF KINGS COUNTY

CITY MEMBERS

Lois Wynne, Vice Chair
Harlin Casida
Sid Palmerin, Alternate

COUNTY MEMBERS

Joe Neves, Chair
Doug Verboon
Richard Valle, Alternate

PUBLIC MEMBERS

Paul Thompson
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, September 28, 2016 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 August 24, 2016 Minutes (Voice Vote)

II. OLD BUSINESS

- a) LAFCO Case No. 16-01, Hanford Reorganization No. 151
 - a. Executive Officer's Report
 - b. Consideration of LAFCO Resolution 16-01

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 October 26, 2016 at 3:00 p.m.**

LOCAL AGENCY FORMATION COMMISSION MINUTES

CITY MEMBERS

Lois Wynne – Vice Chair
Harlin Casida
Sid Palmerin - Alternate

COUNTY MEMBERS

Joe Neves – Chair
Doug Verboon
Richard Valle - Alternate

PUBLIC MEMBERS

Paul Thompson
Vacant - Alternate

CALL TO ORDER: A regular meeting of the Local Agency Formation Commission of Kings County was called to order by the Chairman, Joe Neves, at 3:00 p.m., on August 24, 2016 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, Paul Thompson, Harlin Casida, Lois Wynne

COMMISSIONERS ABSENT:

STAFF PRESENT:

Greg Gatzka – Executive Officer, Chuck Kinney – Assistant Executive Officer, Erik Kaeding – County Counsel, Terri Yarbrough – Clerk

VISITORS PRESENT:

Darlene Mata, Julie Semas, Paul Van Loon, Michael Tellian, Alex Dwiggins

UNSCHEDULED APPEARANCES: Mr. Paul Van Loon, Superintendent for Pioneer Union Elementary School District, stated the school district is in favor of the annexation. He stated the school district made offsite upgraded capital improvements as required by the city in order to accommodate the proposed development along Frontier Street with the understanding that they would be reimbursed once development began. Michael Tellian, architect for Frontier Middle School, wanted to give a history of what transpired at the time of construction. Mr. Kaeding suggested that it might be better to provide this information at the time the item is heard. Mr. Tellian waited to present under the item.

APPROVAL OF MINUTES:

A motion was made and seconded (Verboon/Thompson) to approve the minutes of the July 27, 2016 meeting. Motion carried unanimously with Wynne abstaining.

OLD BUSINESS:

LAFCO Case No. 16-01, Hanford Reorganization No. 151

Mr. Kinney provided an overview of a proposal by the City of Hanford to annex two parcels totaling 51.58 acres of County unincorporated area into the city limits. He also provided an overview of what transpired at the meeting on July 27, 2016. Mr. Kinney stated that staff had been in contact with representatives from the City of Hanford and Pioneer Elementary School District. He reported that the representatives have met with each other and are in the audience. Mr. Kaeding stated that the Commission was informed at the July 27, 2016 meeting that when the school was constructed, utility pipelines were upsized to meet the needs of a proposed housing development. It appears that school officials may have been told or led to believe that they would be reimbursed for the cost of upsizing if the housing development was ever developed. He advised the Commission they needed to determine if there was excess capacity and if there was excess capacity was it required by the City. He stated that if the City had no hand in requiring excess capacity, then any determination of reimbursement is beyond LAFCO's jurisdiction. If the City had a role in requiring excess capacity, it is within LAFCO's jurisdiction to determine whether there was a written, oral, or implied

agreement for reimbursement. A determination needs to be made as to whether the District already received reimbursement and how much extra the District paid to upsize utilities. Mr. Kaeding stated that the Commission needed to determine if there is excess capacity and if so did the City have a role in requiring the excess capacity, has the District already been reimbursed for excess capacity, and if they haven't been reimbursed did an oral or implied agreement for reimbursement exist. Mr. Kaeding advised the Commission if there was an oral or implied agreement, they could do nothing and approve the annexation as proposed, require the District and City to come to some written agreement to resolve the issue, or impose a solution.

Chairman Neves continued the public hearing from July 27, 2016 and asked if there was anyone wanting to testify. Michael Tellian, architect for Frontier Middle School, provided the history of the construction of the school. He stated the only impact fees that were lowered were the traffic impact fee since the school had done a traffic impact study. He reported that he did locate a reimbursement agreement for \$314,000 between the City of Hanford and Pioneer Elementary School District. Although the document had not been signed or recorded he stated that the document shows an implied reimbursement agreement. Mr. Kaeding stated that the payment could be paid through a lump sum, paid by the City out of future fees, or by the property owners. He also stated that the excess capacity could only be considered on the property that is being considered for annexation. Commissioner Verboon stated that he believed the school should be reimbursed for the increased capacity. Commissioner Wynne asked if the annexation was being heard because there was a builder who was ready to build. Ms. Darlene Mata, representing the City of Hanford, stated that she indicated to the School District and Mr. Tillian that they could request the reimbursement up to the expiration of ten years. She stated they would need to submit the request and that the school would have approximately a year and a half to collect and if no homes were built within the 10 year time frame, there would be no reimbursement. Mr. Alex Dwiggins, representing Zumwalt-Hansen, provided technical history on the construction. He stated there was clearly oversizing for the storm water but there was no oversizing designed for the water and sewer line for the development and the depth of the sewer may have been oversized. Chairman Neves asked if there was anyone else wanting to testify. Seeing none, he closed the public hearing. Commissioner Thompson asked what happens if there is an agreement but no construction. Ms. Mata stated the School District can request a reimbursement for up to ten years and the school district would have one year beyond that to collect the reimbursement. She stated if there was no development within the ten years, the school district wouldn't be entitled to any reimbursement. Mr. Kaeding again advised the Commission on the options available to them.

A motion was made and seconded (Verboon/Wynne) to allow up until the next scheduled LAFCO meeting for the School District and the City of Hanford to come up with a solution. Motion carried unanimously.

NEW BUSINESS

None

LEGISLATION

None

MISCELLANEOUS

- A. Correspondence** – None
- B. Items from the Commission** – None
- C. Staff Comments** – None

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 3:49 p.m.

A. A meeting is scheduled for September 28, 2016 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 September 28, 2016

EXECUTIVE OFFICER'S REPORT

**LAFCO CASE NO. 16-01
HANFORD REORGANIZATION
NO. 151**

I. BRIEF OVERVIEW OF PROPOSAL:

On August 24, 2016 the Kings LAFCO Commission continued and closed a public hearing to consider LAFCO Case No. 16-01 (Hanford Reorganization No. 151) which proposes to annex one area with a total of 51.58 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 51.58 acres and includes two parcels. The site is located at the northeast corner of Stagecoach Drive and 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. At the August LAFCO meeting the Commission approved a motion to allow the City of Hanford and the Pioneer Elementary School District additional time, until the next scheduled LAFCO meeting, to develop a solution which addresses the School Districts request for reimbursement of oversized improvements which were installed when the school was built.

II. EXECUTIVE OFFICERS RECOMMENDATION

The Executive Officer recommends that that LAFCO Commission review any agreement between the City of Hanford and Pioneer Union Elementary School District for reimbursement of oversized infrastructure improvements, and consider whether to impose a condition of annexation pursuant to GC 56886(c),(v). The LAFCO Commission may consider any of the following actions:

1. Deny the project.
2. Approve the project.
3. Approve the project with a condition that addresses unresolved inter-agency infrastructure reimbursement between the City of Hanford and Pioneer Union Elementary School District.

4. Approve the Project with any other condition determined by the Commission to be necessary to ensure orderly growth, efficient provision of municipal services, and fiscal fairness in the division of revenues between agencies in connection with a change in organization.

If the LAFCO Commission considers approving LAFCO Case No. 16-01 “Hanford Reorganization No. 151,” the Executive Officer recommends that the Commission waive the protest proceedings since no opposition has been presented by either landowners or registered voters, and consider adopting LAFCO Resolution No. 16-01 as presented or amended with condition(s).

III. ANALYSIS OF PROPOSAL:

A. Discussion of Proposal

A City of Hanford application for annexation of territory was received on April 21, 2016, and the application was certified complete on May 16, 2016. The purpose of the action is to annex one area containing two parcels totaling 51.58 acres into the City of Hanford. All two properties are privately owned and the city is the project proponent.

The area represents two parcels located on the northeast corner of 13th Avenue and Stagecoach Drive. 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. 16-02, attached as Exhibit “B.”

B. Factors required by Government Code Section 56668:

1.

Project Site

Population:	4
Population Density:	0.07 residents per acre
Land Area:	51.58 acres
Land Use:	Agriculture
Assessed Value of Annexation Area:	\$852,601
Per Capita Assessed Valuation:	\$213,150
Topography:	Flat land
Natural Boundaries:	13 th Ave, Stagecoach Drive.
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 Hanford General Plan designates the area as Very Low Density and Low Density land uses. The area is comprised of a single family residence located at 8751 13th Avenue and agricultural fields which surround the residence to the north and east. 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 (\$919), but will no longer be primarily responsible for road maintenance, police, and fire protection on the eastern side of 13th 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. The 2002 Hanford General Plan as originally adopted planned this area for very low and 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 Very Low and 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.

Neither of the two 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 their 2002 Hanford General Plan. As the City expands, impacts to prime agricultural land are considered unavoidable, and the 2002 Hanford General Plan Program EIR addresses 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-1-6, R-1-12

County General Plan Designation: Limited Agriculture.

City General Plan Designation: Very Low and 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 July 1, 2016.

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 8 inch water service line within Stagecoach Drive. The City has indicated that a 12 inch line could be extended into the annexation area from Mustang Drive. Existing development will be required to connect to the water system if their well fails and a water line is available within 800 feet of the property. 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 8 inch line in Stagecoach Drive, Mustang Drive and Berkshire Lane. 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 18-inch and 24-inch diameter storm drainage line along Stagecoach Drive, a 36-inch and 48 inch diameter storm drainage line along Mustang Drive, and a 60-inch diameter storm drainage line along Berkshire Lane, 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 13th Avenue, Stagecoach Drive, Mustang Drive, and Berkshire Lane. There is not a plan to further develop the existing streets at this time. At the time of development of the annexed area into residential units, there will be a need for new streets and improvement of existing streets. At the time of development of the annexed area, future streets would be reviewed according to the City's Circulation Element. 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 Very Low and 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. In addition, LAFCO provided published and mailed notice to all land owners and registered voters within the subject territory and within 300 feet of the project area. 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 not include project specific information regarding future development of the land. 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 April 5, 2016. 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. 151".
 - d) The City requested annexation of one unincorporated area to proceed under Government Code Section 56663, with waiver of all protest proceedings, if opposition to the proposal from landowners or registered voters within the

affected territory is not received before the conclusion of the commission proceedings on the proposal.

- 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 regular county assessment roll will be utilized for this annexation.
 - i) 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. 16-01, Hanford Reorganization No. 151 by adopting Resolution No. 16-01 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. 151” and be authorized to proceed with legal steps necessary to complete the annexation.
 - 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

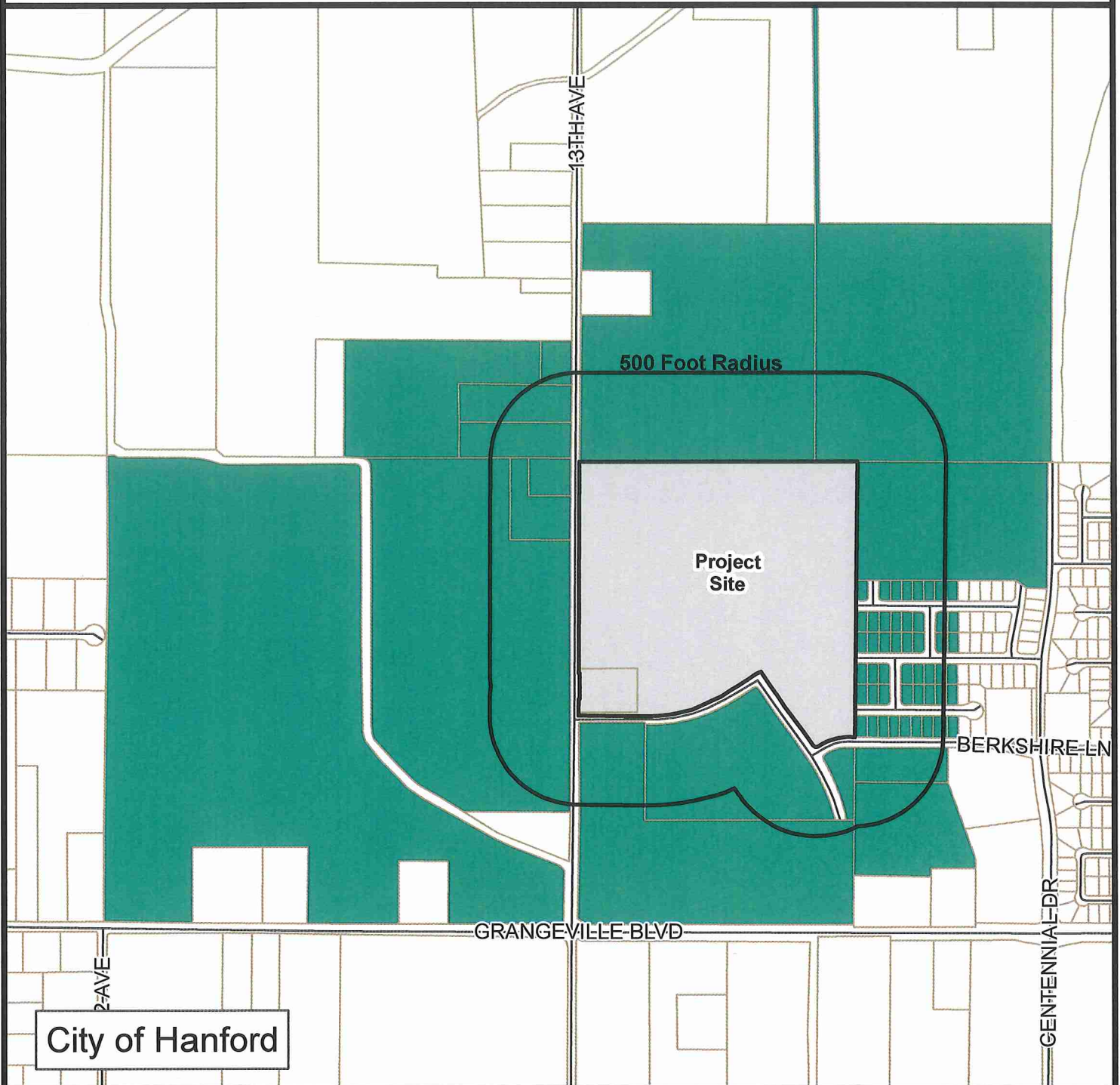
Kings County Water District

Kings Mosquito Abatement District

College of the Sequoias

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LAFCO 16-01 Hanford Reorganization No. 151



City of Hanford



Map prepared by
**Kings County
Community Development Agency**
June 29, 2016

1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

290 145 0 290 Feet



Legend

Project Area



Properties within 500 foot radius



City Limit Boundary



**ORDINANCE NO. 16-02
PREZONE NO. 2015-02**

**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-
1-12" VERY LOW-DENSITY RESIDENTIAL AND "R-1-6" LOW-
DENSITY RESIDENTIAL**

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 151 filed by Cal Clark Farms

FROM: County zoning of "AL-10" Limited Agricultural 10-District
TO: City zoning of "R-1-12" Very Low-Density Residential (21.69 acres along a 1/8-mile buffer on the east side of 13th Avenue) and "R-1-6" Low-Density Residential (29.88 acres)

On property described as follows:

Approximately 51.58 acres generally located north of Stagecoach Drive and Mustang Drive, east of 13th Avenue, and west of Centennial Drive (APN 009-030-145 and 009-030-147), all 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. 2015-11 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 4th day of April, 2016, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Section 3: That the property located at 8751 13th Avenue (APN 009-030-145) shall retain the right to possess animals in accordance with the standards of the Kings County Development Code for the "AL-10" Zone District; provided, however, that any future subdivision of the

property would result in the relinquishment of this right. Upon annexation of the property, the use shall be considered legally existing non-conforming and will be subject to the provisions of Section 17.54.100 for nonconforming uses and structures.

Section 4: 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 19th day of April, 2016, by the following vote:

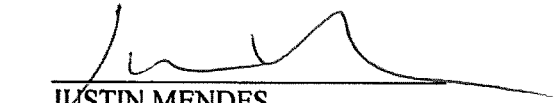
AYES: Russ Curry, David Ayers, Gary Pannett, Francisco Ramirez

NOES: Justin Mendes

ABSTAIN: _____

ABSENT: _____

APPROVED


JUSTIN MENDES,
MAYOR of the City of Hanford

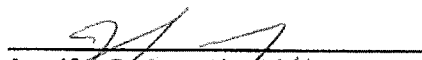
ATTEST:

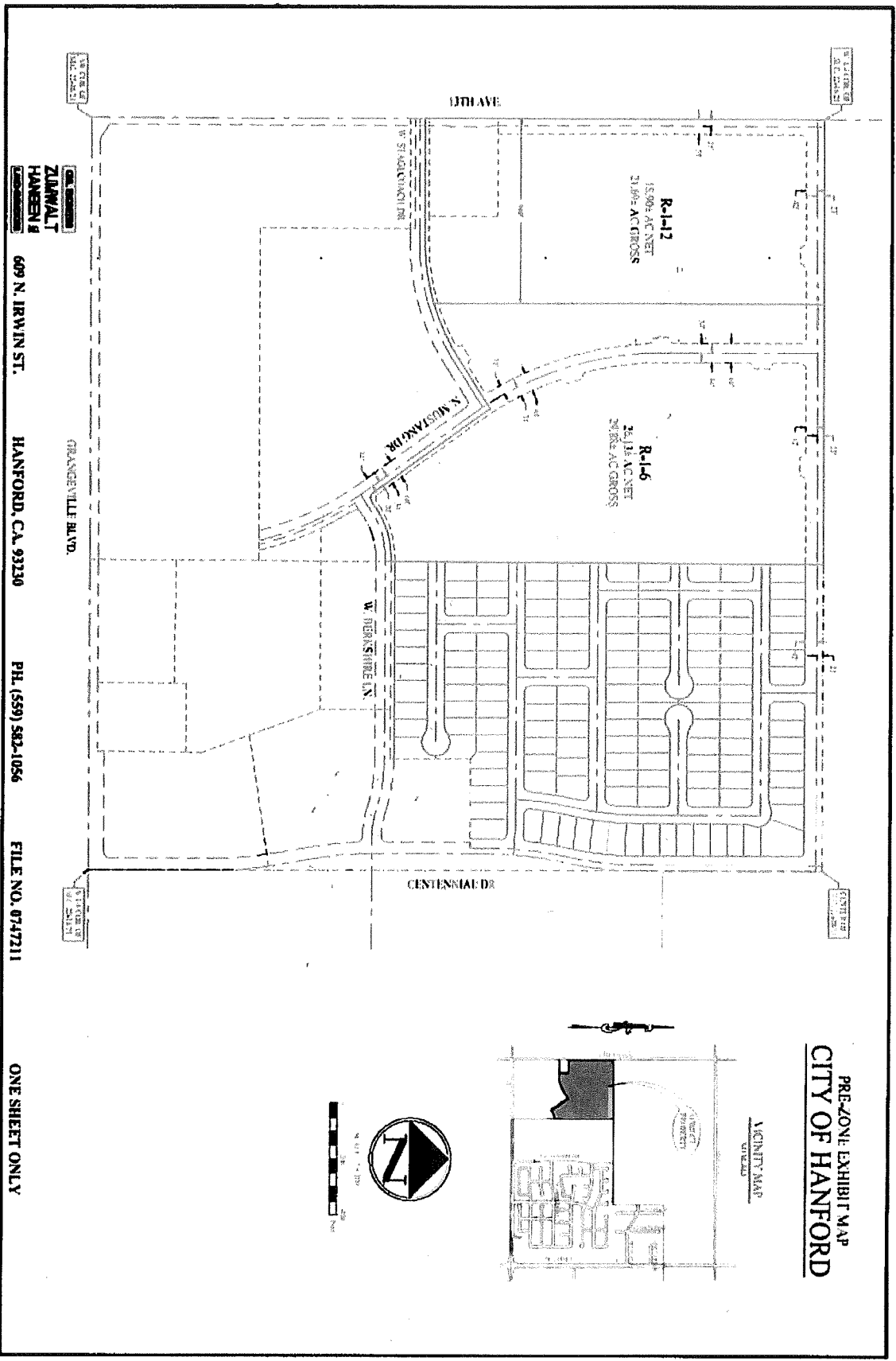

JENNIFER GOMEZ
CITY CLERK

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 5th day of April, 2016, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 19th day of April, 2016.

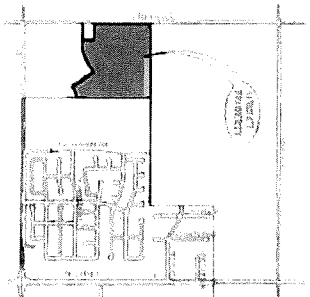
Dated: 04-20-16


Jennifer Gomez, City Clerk



**PRE-2011 EXHIBIT MAP
CITY OF HANFORD**

VICINITY MAP
DATE: 2011



**ZUMWALT
HANSEN &
ASSOCIATES**

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 882-1056

FILE NO. 0747211

ONE SHEET ONLY

Exhibit "C"

NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95812-3044

FROM: Gabrielle de Silva, Assistant Planner
City of Hanford
317 N. Douty Street
Hanford, CA 93230
Phone: (559) 585-2578

County of Kings
Kings County Government Center
Hanford, CA 93230

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Lead Agency: City of Hanford

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

Applicant: Stu Clark
P.O. Box 221815
Carmel, CA 93922

Property Owner: Cal-Clark Farms
P.O. Box 221815
Roseville, CA 95661

Project Title: initiation of Annexation/Reorganization No. 151 and Prezone No. 2015-02

Project Applicant: Cal-Clark Farms

Project Location (include county): the project is located between 13th Avenue and Centennial Drive, north of Mustang Drive and Stagecoach Drive. (APN 009-030-145 and -147), Kings County

Project Description: a request to annex 51.58 acres in to the City of Hanford and pre-zone 21.69 acres "R-1-12" Very Low-Density Residential and 29.88 acres "R-1-6" Low-Density Residential.

This is to advise that the **City of Hanford, Lead Agency**, has approved the above described project on April 19, 2016 and has made the following determination regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [were were not] made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan [was was not] adopted for this project.
6. A statement of Overriding Considerations [was was not] adopted for this project.
7. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, or Mitigated Negative Declaration is available to the General Public at City of Hanford, Community Development Department, 317 N. Douty Street, Hanford, CA 93230.


Gabrielle de Silva, Assistant Planner

April 21, 2016
Date

Date received for filing at OPR: _____

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

NOTICE IS HEREBY GIVEN that on Tuesday, March 8, 2016, 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 City Auditorium, 400 Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

Prezone No. 2015-02 and Annexation 151, a request to annex 51.58 acres in to the City of Hanford and pre-zone 21.69 acres "R-1-12" Very Low-Density Residential and 29.88 acres "R-1-6" Low-Density Residential in accordance with the General Plan. The property is located between 13th Avenue and Centennial Drive, north of Mustang Drive (APN 009-030-145 and -147)

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, reference material and any comments received on the Mitigated Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

COMMENT PERIOD: February 12, 2016 – March 3, 2016

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by March 3, 2016 and/or to appear at the hearing described above to present testimony in regard to the above listed request. All comments should be submitted to the City of Hanford, Attention: Gabrielle de Silva, at the above listed address. You may review the Mitigated Negative Declaration, Initial Study, 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 Date: Friday, February 12, 2016

MITIGATED NEGATIVE DECLARATION 2015-11

Project Title: Annexation 151 and Prezone 2015-02

File Number: Annexation - 301-0220; Prezone - 510-0228

State Clearinghouse Number:

Lead Agency: City of Hanford

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

Applicant: Stu Clark
P.O. Box 221815
Carmel, CA 93922

Property Owner: Cal-Clark Farms
P.O. Box 221815
Roseville, CA 95661

Project Description: a request to annex 51.58 acres in to the City of Hanford and pre-zone 21.69 acres "R-1-12" Very Low-Density Residential and 29.88 acres "R-1-6" Low-Density Residential.

Location: The property is located between 13th Avenue and Centennial Drive, north of Mustang Drive (APN 009-030-145 and -147)

Attachments:

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

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: Gabrielle de Silva, Assistant Planner

Phone: (559) 585-2578

Signature: _____

Date: February 12, 2016

Review Period: 20 days [February 12, 2016 – March 3, 2016]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 2015-11

Prepared For

CAL CLARK FARMS
ANNEXATION 151 & PREZONE 2015-02

Prepared By

City of Hanford

February 12, 2016

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 ND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the CEQA Guidelines.

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 mitigated negative declaration may be prepared in 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 mitigated 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 mitigated 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 negative declaration.

ENVIRONMENTAL MEASURES

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.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2015-11

1. Project Title: Annexation 151; Prezone 2015-02
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: Gabrielle de Silva
Community Development Department
(559) 585-2578
5. Project Location: The property is located between 13th Avenue and Centennial Drive, north of Stagecoach Drive and Mustang Drive (APN 009-030-147-000 & 009-030-145-000)
6. Project Sponsor's Name/Address: Cal-Clark Farms
P.O. Box 221815
Carmel, CA 93922
7. General Plan Designation: Very Low- and Low-Density Residential
8. Zoning: Proposed Prezone: "R-1-12" and "R-1-6" (currently County AL-10)
9. Description of the Project: Annexation 151 and Prezone 2015-02. The project is a request to annex 51.57 acres into the City limits and prezone the property "R-1-12" Very Low-Density Residential and "R-1-6" Low-Density Residential in accordance with the General Plan.

10. Surrounding land uses and setting:
- 11.

	Zoning	General Plan Designation	Land Use
North	County AL-10	Very Low- and Low-Density Residential	Agriculture
East	"R-1-6"	Low-Density Residential	Vacant
South	"R-1-12"	Very-Low Density Residential	School
West	County AL-10	Agriculture	Agriculture

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

Gabrielle de Silva
Assistant Planner
City of Hanford

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL SETTING:				
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>				
Significance Criteria				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<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.</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, for which a statement of overriding considerations was certified. Trees will be required to be planted as a condition of approval for any residential development to be located at the project site in accordance with the Municipal Code’s requirements for street trees. No historic buildings are onsite. The project site is two 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 surrounded on the south and east side by existing public facility and residential uses. The site is designated by the General Plan as future Very Low- and Low-Density Residential. Impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, for which a statement of overriding considerations was certified.</p> <p>d) Less than Significant Impact– when a physical project is proposed, 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 required of the physical development of the project site and will result in a less than significant impact</p> <p>Conclusion: Impacts to aesthetics are anticipated to be less than significant.</p>				
<p>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:</p>				
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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 County, directly west and north of the City limits. The land is classified as Prime Farmland according to the Department of Conservation’s Farmland Mapping and Monitoring Program map for Kings County (2012). "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" (Department of Conservation, 2012).

The property is a Williamson Act – Non-Renewal site. "Enrolled lands for which non-renewal has been filed pursuant to Government Code Section 51245. Upon the filing of non-renewal, the existing contract remains in effect for the balance of the period remaining on the contract. During the non-renewal process, the annual tax assessment gradually increase. At the end of the 9 year non-renewal period, the contract expires and the land is no longer enforceably restricted" (Department of Conservation, 2015). A notice of non-renewal for the subject site was filed on December 28, 2001.

Significance Criteria

The Project may result in significant impacts to agricultural resources since the project results in the removal of lands designated as prime farmland by the Department of Conservation.

Checklist Discussion:

- a) Less than Significant Impact – The proposed project is located within an area listed as prime farmland on the Department of Conservation website. In the adoption of the Hanford General Plan, the project site was designated for future residential development; a statement of overriding considerations was adopted by the City Council. This project is consistent with the General Plan, therefore a less than significant impact is anticipated.
- b) Less than significant impact - The project does not conflict with any agricultural zoning. The land is designated by the General Plan as Low- and Very Low-Density Residential. The property has had non-renewal filed for the Williamson Act. These parcels cannot be developed until the contract is terminated. The General Plan requires that very low density development be constructed at the margin of the City's Planning Area to form a buffer to encroachment on agricultural designated land beyond the City's Planning Area. In addition, infrastructure must be sized only to serve the very-low-density residential development and not provide capacity to extend beyond the City's Planning Area boundary. This project is at the edge of the City's western-most Planning Area Boundary and the pre-zoning and general plan designation plan for very-low-density residential development along a 1/8th mile boundary of the Planning Area.
- c) No impact – The project will not conflict with existing zoning for, or cause rezoning of, forest or timberland zoning. The project does not contain, and is not adjacent to, any forest or timberland resources.
- d) No Impact - The project will not conflict with any forest or timberland zoning. The project does not contain and is not adjacent to any forest or timberland resources.
- e) Less than Significant Impact – the conversion of the 51.57 acres to urban use and the impact on farmland to the west was considered in the Hanford General Plan EIR. General Plan policies are in place to minimize the impact on adjacent farmland. The City's General Plan policies reduce the size of infrastructure approaching 13th Avenue to prevent growth west of 13th Avenue.

Conclusion: Less than Significant - The project will convert prime agricultural land 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.

certifiedcertified. This project is consistent with the General Plan, therefore a less than significant impact is anticipated.

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

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

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

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.

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

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 ozone and PM10. The project would not obstruct implementation of an air quality plan, however, temporary air quality impacts could result from construction activities. 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 SJVUAPCD. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. 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. 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. 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.
- c) 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.
- d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the annexed area and future residential project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are to the east and south, where a residential development and school are located, however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>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. No objectionable odors are anticipated to occur as part of the project.</p> <p>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 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 is consistent.</p>				
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"/>
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"/>

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. The project is not anticipated to impact any cultural resource, however, as a standard condition of approval for all construction sites, the City requires that "should any disturbance of undiscovered archaeological or paleontological resources occur that construction activity cease immediately until a qualified archeologist be consulted and the finding properly investigated before construction may continue."

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significant 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 an archaeological resource as defined in 15604.5 of the CEQA Guidelines, as the project does not relate to a site listed as having historic significance.
- 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 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Conclusion:				
The project would not create any significant impact to cultural resources, a mitigation measure is included for the project that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.				
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 type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>Environmental Setting</p> <p>Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic 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.</p> <p>"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"</p> <p>Significance Criteria</p> <p>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.</p> <p>Checklist Discussion</p> <ul style="list-style-type: none"> 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 – 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 annexed area and 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 annexed area 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. Public Works has prepared the plan for services for the annexed area. The infrastructure was evaluated under the 2002 General Plan EIR. <p>Conclusion</p> <p>The project will not result in significant impacts to geophysical conditions, therefore the impact is considered less than significant, cumulatively.</p>				
<p>VII. GREENHOUSE GAS EMISSIONS – Would the project:</p>				

	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 known 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.

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.

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"/>
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"/>

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

	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 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 annexation/prezoning and future development of the residential site that would expose schools to substantial risk. The nearest existing school is Frontier Elementary School (K-6) located directly south of the project site. The proposed use of 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 miles north of State Highway 198, 0.2 miles north of Grangeville Blvd, and 1.5 miles 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 and the risk of wildfire is very low. The adjacent agricultural land to the west and north could be subjected to grassfire. All residential units will be required to have sprinklers, per the Fire Code.

Conclusion

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

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 substantial compliance with the new Federal 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.
- c) Less than Significant Impact- The project would not alter the existing drainage patter of the site or area, including through the alteration of a stream or river or substantially increase that would result in substantial erosion or siltation on or off site. Therefore impacts are determined to be less than significant.
- d) Less than Significant – the proposed project is consistent with the Hanford General Plan and the General Plan EIR.
- e) Less than Significant with mitigation incorporation -The proposed project does not include a physical project. the potential for storm water runoff would have to be evaluated at the time of a physical project. 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

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

- f) Less than significant with mitigation incorporation - The proposed project does not include a physical project. The potential for storm water runoff would have to be evaluated at the time of a physical project. 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.
- 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.

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.

X. LAND USE AND PLANNING - Would the project:

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 annexation and pre-zoning is consistent with the Hanford General Plan. The location is shown in the Hanford General Plan as a combination of Very-Low and Low-Density Residential along 13th Avenue north of Stagecoach Drive. 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>Checklist Discussion</p> <p>a) No Impact – the proposed project is located on underdeveloped land in an area designated by the General Plan as residential land uses, Very-Low- and Low-Density Residential. There is a residential project to the east and south of the project. The residential developments consist of Low-Density Residential developments. 13th Avenue along the eastern boundary of the project forms the edge of the City's Planning Area. The proposed project would not divide an established community or neighborhood; rather, it would create a transition from residential uses to the planned agricultural uses to the west and to the north.</p> <p>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 Very-Low and Low-Density Residential.</p> <p>c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact.</p> <p>Conclusion The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population. The project is not anticipated to result in substantial impacts to land use planning, population or housing.</p>				
<p>XI. MINERAL RESOURCES -- Would the project:</p>				
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"/>
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>				
<p>XII. NOISE -- Would the project result in:</p>				

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 _{dn} L _{max}	50 70	45 65	40 60	35 55
Transient lodging, hospitals, nursing homes	L _{max}	--	--	40 60	35 55
Theaters, auditoriums, music halls	L _d	--	--	35	35
Churches, meeting halls	L _{dn}	--	--	40	40
Office buildings	L _{dn}	--	--	45	--
Schools, libraries, museums	L _d	--	--	45	--
Playgrounds, parks	L _{dn}	65	--	--	--

Notes:
Each of the noise levels specified above shall be lowered by 3 dB for simple fire noises, noises consisting primarily of speech or music, or recurring intrusive noises. These noise level standards do not apply to residential areas established in conjunction with industrial or commercial uses to a certain degree.

L_{dn} = 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 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 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.

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. .

XIII. POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 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 General Plan shows the development of residential land uses within this proposed project area. The basic infrastructure system of roads and streets (13th Avenue, Stagecoach, and Berkshire Lane) are well established and integrated into the project design. Existing and planned infrastructure (water, sewer, and drainage) systems are present and sized accordingly to accommodate the proposed residential development. The Hanford General Plan policies call for reduced density as development approaches the growth boundary. The proposed project would be consistent with that policy, as a 1/8th mile buffer of Very Low-Density Residential is proposed, consistent with the General Plan. Additionally, the General Plan requires that infrastructure (water and sewer) be limited in capacity as growth approaches the urban boundary. Infrastructure sizing of this project limits pipeline capacity to the west.
- 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 conserved an implementation of the General Plan. The project will not result in a significant impact to population and housing.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Setting				
<p>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.</p> <p>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.</p> <p>The project site is within the Pioneer Union Elementary School District, the Hanford Joint High School District, The proposed project lies entirely within the Hanford Joint Union High School District boundaries. All of 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.</p> <p>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.</p>				

	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 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.</p> <p>Checklist Discussion</p> <p>a) (FIRE) Less than Significant Impact - 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.</p> <p>b) (POLICE) Less than Significant Impact Police - 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.</p> <p>c) (SCHOOLS) Less than Significant Impact. The payment of school impact fees, as required by law, would reduce the impact to less than significant.</p> <p>d) (PARKS) Less than Significant – additional parkland will be triggered by the future physical development of the project site. The residential development to be proposed will be required to provide open-space in accordance with the General Plan. Additional parkland development fees will be collected to provide for the additional parkland required from the physical project (when proposed).</p> <p>e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies, concerns regarding additional public facilities were not cited.</p> <p>Conclusion</p> <p>The project can be served by existing public services. The physical development of the project will be subject to impacts fees. The project will not result in significant impacts to public services.</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 to annex 51.57 acres (21.69 gross acres “R-1-12” Very-Low Density Residential; 29.99 gross acres “R-1-6” Low Density Residential) would potentially increase the population by 783 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 1.17 acres of neighborhood park space and 1.57 acres of community park space. The applicant would be required to provide the park space or pay impact fees for whatever the development did not accommodate.
- b) Less than significant impact with Mitigation Incorporation- the applicant’s request to annex 49.61 acres (17.06 net acres “R-1-12” Very-Low Density Residential; 26.13 net acres “R-1-6” Low Density Residential) would potentially increase the population by 783 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 1.17 acres of neighborhood park space and 1.57 acres of community park space. The applicant would be required to provide the park space or pay impact fees for whatever the development did not accommodate. At this time, a physical project is not proposed for the development of the property as residential. However, it is anticipated that the development would provide park space or pay impact fees for the development of park space.

Conclusion.

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 will not result in impacts to recreation; therefore cumulative impacts are less than significant with mitigation incorporation.

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"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>
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 type="checkbox"/>	<input checked="" 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 project is not associated with any construction or land use development. Future development in the project area would be subject to the City of Hanford Planning Division and Public Works Department's approval.

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following"

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

Checklist Discussion

a-b) Less than Significant with Mitigation Incorporation – the proposed project would not result in a substantial increase in existing vehicle trips on the road system. The annexation of the area may result in the eventual development of the area. Additional traffic loads will be generated by residential development as physical projects are proposed. Transportation related impacts will be addressed on a project by project basis, with resulting impacts mitigated through design or construction of new facilities and improvements. The project is not associated with any construction or land use development. Future development in the project area will be subject to approval by the City of Hanford Planning Division and Public Works Department through the Tentative Tract review process. The following mitigation measures will reduce impacts from the proposed annexation to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>1. Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts.</p> <p>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.</p> <p>d) Less than Significant with Mitigation Incorporation - Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts. Development would be required to meet Public Works Standards for Construction.</p> <p>e) No Impact – the project is not along a road identified in the Hazards element as an emergency evacuation route.</p> <p>f) Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to meet the standards of the Hanford Municipal Code Section for parking to be provided.</p> <p>g) Less than Significant with Mitigation Incorporation – the physical development of the project area, when proposed, would be required to comply with adopted policies, plans and programs supporting alternative transportation.</p> <p>Conclusion Additional traffic loads will be generated by residential development as physical projects are proposed. Transportation related impacts will be addressed on a project by project basis, with resulting impacts mitigated through design or construction of new facilities and improvements. The project is not associated with any construction or land use development. Future development in the project area will be subject to approval by the City of Hanford Planning Division and Public Works Department.</p>				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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. The City withdraws groundwater for domestic service from below the E-clay layer.

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.

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.

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.

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.

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

The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities.

Thresholds of Significance

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

Checklist Discussion

- a) Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project, when physically built out, will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant.
- 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, when physically built out, will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant.
- c) Less than Significant – Compliance with the Storm Drainage Master Plan.
- 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 physical project, when proposed, will be required to comply with all State and local regulations regarding water conservation measures and landscaping.
- e) No Impact. The project will not require a determination by a wastewater agency.
- f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site. The City has achieved a 50% diversion rate from the landfill and has incorporated a greenwaste program and recycling at the Materials Recycling Facility.
- g) No Impact. The project will be required to comply with all federal, state and local statues regulating solid waste.

Conclusion Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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"/>
<p>a) Less than Significant with Mitigation Incorporation - 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>				

Prepared by City of Hanford
Gabrielle de Silva
Assistant Planner

Date
February 12, 2016

CUMULATIVE IMPACTS

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 build out of the residential project for the annexed and pre-zoned area.

Impact Analysis

Aesthetics

Impacts to aesthetics are anticipated to be less than significant.

Agriculture and Forest Resources

Less than Significant Impact -The project will convert prime agricultural land 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. This project is consistent with the General Plan, therefore, a less than significant impact is anticipated.

Air Quality

Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, 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 is consistent.

Biological Resources

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.

Cultural Resources

Less than Significant with Mitigation Incorporation - The project would not create any significant impact to cultural resources, a mitigation measure is included for the project that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.

Geology and Soils

The project will not result in significant impacts to geophysical conditions, therefore, the impact is considered less than significant, cumulatively.

Greenhouse Gas Emissions

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.

Hazards and Hazardous Materials

The impact from hazards and hazardous materials 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

The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population. The project is not anticipated to result in substantial impacts to land use planning, population or housing.

Mineral Resources

The project is not anticipated to have any impacts to mineral resources therefore cumulative impacts are anticipated to be less than significant.

Noise

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. .

Population and Housing

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

Public Services

The project can be served by existing public services. The physical development of the project will be subject to impacts fees. The project will not result in significant impacts to public services.

Recreation

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. It is the responsibility of the City to ensure that park space be provided at the appropriate ratio at the time of approval of a tentative tract map. The project will not result in impacts to recreation with the stipulation that the applicant provide sufficient park space using the required ratio; therefore cumulative impacts are less than significant with mitigation incorporation.

Transportation/Traffic

Additional traffic loads will be generated by residential development as physical projects are proposed. Transportation related impacts will be addressed on a project by project basis, with resulting impacts mitigated through design or construction of new facilities and improvements. The project is not associated with any construction or land use development. Future development in the project area will be subject to approval by the City of Hanford Planning Division and Public Works Department.

Utilities and Service Systems

Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures.

Sources:

- 2010 Urban Water Management Plan. (2011, June 11). *City of Hanford -2010 Urban Water Management Plan*. Retrieved from http://www.cityofhanfordca.com/depts/pw/utilities/2010_urban_water_management_plan.asp
- California Building Standards Code (Title 24, California Code Regulations). (2005, October 1). *Codes*. Retrieved from <http://www.bsc.ca.gov/codes.aspx>
- City of Hanford 2002 General Plan Update (2002, June 18). Retrieved from <http://www.cityofhanfordca.com/civicax/filebank/blobdload.aspx?BlobID=4732>
- City of Hanford General Plan Update, 2002 – Environmental Impact Report*. (June 18, 2002). Hanford, California.
- City of Hanford 2010 Urban Water Management Plan (2011, June) . Retrieved from http://www.ci.hanford.ca.us/depts/pw/utilities/2010_urban_water_management_plan.asp
- City of Hanford Storm Drainage Water Master Plan (1995, August) Retrieved from http://www.ci.hanford.ca.us/depts/pw/utilities/storm_drainage_master_plan.asp
- County Important Farmland Data Information. *County Important Farmland Data Information*. Retrieved from http://redirect.conservation.ca.gov/dlrp/fmmp/county_info_results.asp
- Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 17) *San Joaquin Valley Air Pollution Control District Climate Change Action Report*. Retrieved from http://www.valleyair.org/programs/CCAP/CCAP_idx.htm
- Flood Map Service Center – Kings County. (2009, June 16). 06031C0185C. Retrieved from <https://msc.fema.gov/portal/search?AddressQuery=hanford%2C%20ca>
- Hanford Municipal Code (Hanford, California). (2002). *Hanford Municipal Code*. Retrieved from <http://qcode.us/codes/hanford/>
- Local and Tribal Intergovernmental Consultation. (2011). *Office of Planning and Research*. Retrieved from http://www.opr.ca.gov/s_localandtribalintergovernmentalconsultation.php
- United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009) as within Zone X, an area determined to be outside the 500-year flood plain; therefore, a less than significant impact is anticipated.
- Final Regional Climate Action Plan (May 28, 2014)
- CalEEMod Version 2013.2.2 Report prepared by the City of Hanford

**Annexation 151 and Prezone 2015-02 Mitigation Measures
Mitigated Negative Declaration 2015-11**

Environmental Factor	Potential Impact	Mitigation Measure	Responsible Party
AIR QUALITY			
Air Quality	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact.	Developer
Air Quality	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	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.	Developer
CULTURAL RESOURCES			
Cultural Resources	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	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.	Developer
GREENHOUSE GAS EMISSIONS			
Greenhouse Gas Emissions	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of	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.	Developer

	greenhouse gases.		
HYDROLOGY AND WATER QUALITY			
Hydrology and Water Quality	The project could 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.	The proposed project does not include a physical project. the potential for storm water runoff would have to be evaluated at the time of a physical project. 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.	Developer and City
Hydrology and Water Quality	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.	The proposed project does not include a physical project. the potential for storm water runoff would have to be evaluated at the time of a physical project. 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.	Developer and City
NOISE			
Noise	The project could potentially cause exposure of persons or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Less than Significant- the project proposed and the future physical 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 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.	Developer
RECREATION			

Recreation	The project could have the potential to increase the use of existing neighborhood and regional parks or other recreational facilities. The project could potentially include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	The applicant's request to annex 49.61 acres (17.06 net acres "R-1-12" Very-Low Density Residential; 26.13 net acres "R-1-6" Low Density Residential) would potentially increase the population by 783 persons, based on 3.11 units per household. Using the ratio requirement for public parkland, the new development would be required to provide 1.17 acres of neighborhood park space and 1.57 acres of community park space. The applicant would be required to provide the park space or pay impact fees for whatever the development did not accommodate. At this time, a physical project is not proposed for the development of the property as residential. However, it is anticipated that the development would provide park space or pay impact fees for the development of park space.	City and Developer
TRANSPORATION AND TRAFFIC			
Transportation and Traffic	Project could potentially cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project could potentially exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads of highways.	Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts.	Developer and City
Transportation and Traffic	The project could potentially substantially increase hazards due to a design feature or incompatible uses.	Development projects proposed to be constructed in the project area will be required to analyze their project specific traffic impacts on a project by project basis and will be responsible for mitigating the project specific impacts. Development would be required to meet Public Works Standards for Construction.	Developer and City of Hanford
Transportation and Traffic	The project could potentially result in	Development projects proposed to be constructed in the project area will be required to meet the standards of the Hanford Municipal Code Section for	Developer and City of Hanford

	inadequate parking capacity.	parking to be provided.	
Transportation and Traffic	The proposed project could potentially conflict with adopted policies, plan, or programs supporting alternative transportation.	The physical development of the project area, when proposed, would be required to comply with adopted policies, plans and programs supporting alternative transportation.	City of Hanford would be required to require compliance with adopted policy
UTILITIES AND SERVICE SYSTEMS			
Utilities and Service Systems	The project could potentially effect water supplies able to serve the project from existing entitlements and resources.	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 physical project, when proposed, will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	

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

* * * * *

**IN THE MATTER OF APPROVING HANFORD)
REORGANIZATION NO. 151)**

**Resolution No. 16-01
Re: LAFCO Case No. 16-01**

WHEREAS, on April 21, 2016, 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, on July 27, 2016, this Commission held a duly noticed public hearing and considered the proposed reorganization; 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; and

WHEREAS, on August 24, 2016, this Commission continued and closed the public hearing and considered the proposed reorganization; and

WHEREAS, the Commission has duly considered the Executive Officer's Report, public 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 April 5, 2016, 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. 151."
- d) The City of Hanford is the applicant who requested annexation of APN 009-030-145 and 147 (hereinafter the "subject territory") to proceed.
- 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. 16-01, Hanford Reorganization No. 151 by adopting Resolution No. 16-01 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. 151” and be authorized to proceed with legal steps necessary to complete the annexation.
 - 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 September 28, 2016 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 _____, 2016.

Gregory R. Gatzka, Executive Officer

Exhibit "A"

ANNEXATION NO. XXX
ANNEXATION TO THE CITY OF HANFORD
GEOGRAPHIC DESCRIPTION

All that portion of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

Beginning at the Northwest corner of the Designated Remainder as shown on a map recorded in Book 19, at Page 65 of Parcel Maps in the office of the Kings County Recorder, said point being in the City of Hanford;

Thence along the existing City of Hanford boundary the following courses:

1. Thence South $00^{\circ} 21' 52''$ West, along the West line of said Designated Remainder, a distance of 1555.20 feet, to a point on the North line of Berkshire Lane as shown on said Parcel Map 19-65, said point also being a point on the Northerly boundary of land deeded to Pioneer Union School District on January 31, 2007 as Document Number 0702828 KCR;

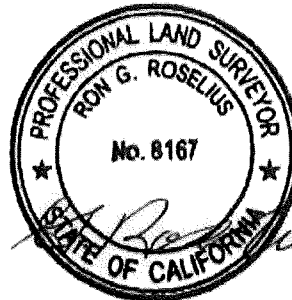
Thence along said deeded land the following courses:

2. Thence North $89^{\circ} 59' 57''$ West a distance of 11.39 feet;
3. Thence on a Tangent curve to the left, concave Southerly, with a radius of 320.00 feet, through a central angle of $33^{\circ} 25' 27''$, an arc length of 186.68 feet;
4. Thence, on a tangent, South $56^{\circ} 34' 36''$ West, a distance of 33.41 feet;
5. Thence on a tangent curve to the right, concave Northerly, with a radius of 20.00 feet, through a central angle of $88^{\circ} 35' 15''$, an arc length of 30.92 feet;
6. Thence, on a tangent, North $35^{\circ} 20' 00''$ West a distance of 448.00 feet;
7. Thence on a tangent curve to the right, concave Northeasterly, with a radius of 1180.00 feet, through a central angle of $3^{\circ} 21' 31''$, an arc length of 69.17 feet;
8. Thence, departing from tangent, South $57^{\circ} 03' 15''$ West, a distance of 207.65 feet;
9. Thence on a tangent curve to the right, concave Northwesterly, with a radius of 780.00 feet, through a central angle of $32^{\circ} 53' 45''$, an arc length of 447.83 feet;
10. Thence, on a tangent, South $89^{\circ} 57' 00''$ West a distance of 437.45 feet to a point on the West line of the Southwest Quarter of said Section 22, also being the Northwest corner of said deeded land;

Thence departing from the existing City of Hanford boundary, and said deeded land, along the following courses:

11. Thence North $00^{\circ} 08' 05''$, along the last said West line, a distance of 1,435.22 feet, to the Northwest corner of said Southwest Quarter;
12. Thence North $89^{\circ} 56' 17''$ East, along the north line of said Southwest Quarter, a distance of 1582.15 feet to the Point of Beginning;

Containing 51.58 Acres more or less.



Ron G. Roselius

1.8.2016