

Table 2

Specific Local Policies Applicable to Each Issue Area for the Hanford ILA Site

Aesthetics	The following City policy related to aesthetics would apply to the project site: Policy 7.6: Promote the preservation of existing mature trees and encourage the planting of appropriate shade trees in new developments.
Agricultural Resources	The following City policy related to agricultural resources found in the City of Hanford General Plan Open Space, Conservation and Recreation Element may apply to the proposed project: Objective OCR 6: Guide urban development toward vacant or under-used land within the urbanized area and direct new growth toward contiguous lands to protect agricultural lands and other open spaces used for the managed production of resources from premature urban development.
Air Quality	For the City of Hanford, the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) sets the local air quality policy. SJVUAPCD recommends that significance be based on a consideration of the control measures to be implemented. SJVUAPCD specifies requirements for owners of emergency generators. SJVUAPCD recommends that significance for particulate matter for construction projects be based on a consideration of the control measures to be implemented. See Section III for a detailed discussion and presentation of these local policies.
Biological Resources	The City of Hanford Open Space, Conservation and Recreation Element contains policies addressing biological resources. None of the policies contained in this element are applicable to the proposed project.
Cultural Resources	The City of Hanford Open Space, Conservation and Recreation Element contains policies addressing cultural resources. None of the policies contained in this element are applicable to the proposed project.
Geology and Soils	<p>The following policies and programs are identified in the City of Hanford General Plan Hazards Management Element and may be applicable to the proposed project or proposed site:</p> <ul style="list-style-type: none">• Objective HZ 1: Protect Hanford from hazards associated with the natural environment.• Policy HZ 1.2: Mitigate potential adverse impacts of geologic and seismic hazards.<ul style="list-style-type: none">• Program HZ 1.2A: Where questionable conditions exist, require geologic and soils studies to identify potential hazards as part of the approval process for all new development prior to grading activities.• Program HZ 1.2-B: Require that underground utilities be designed to withstand seismic forces.• Program HZ 1.2-C: Continue to incorporate appropriate earthquake prevention standards into the city uniform building codes and require that all new structures be engineered to meet seismic safety code standards. <p>The proposed project would comply with all applicable local policies for geology and soils and will adhere to any conditions of approval determined during the City's Site Plan Review Process.</p>

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Hazards and Hazardous Materials	<p>The following policy and programs are identified in the City of Hanford General Plan Hazards Management Element and may be applicable to the proposed project or proposed site:</p> <ul style="list-style-type: none">• Objective 2: Protect citizens of Hanford and its environment from exposure to hazardous materials or waste.• Policy HZ 2.1: Any risks involving the disposal, transport, manufacture, storage and handling of hazardous material in Hanford shall be evaluated during the project review process.<ul style="list-style-type: none">• Program HZ 2.1-B: Adopt current versions of the Uniform Fire Code to regulate the storage of hazardous substances.• Program HZ 2.1-C: Restrict storage of hazardous material in industrial areas which are located near sensitive receptors.• Program HZ 2.1-F: Coordinate with the Kings County Health Department for the implementation of the Hazardous Material Disclosure Law.• Program HA 2.1-G (AQ): Identify potential users and producers of hazardous materials at the time of permit application and mitigate dangers associated with these materials. Where appropriate, consultation and coordination with SJVUAPCD shall be undertaken.• Program HZ 2.1-H (AQ): Land uses using, storing or producing hazardous materials shall be located at a safe distance from other uses than may be adversely affected by such activities. Sensitive receptors such as schools, hospitals, day care centers, convalescent homes, and other immobile populations shall be considered during the review process. Where appropriate, consultation and coordination with SJVUAPCD shall be undertaken. <p>The proposed project would comply with all applicable local policies for hazards and hazardous materials, and will adhere to any conditions of approval determined during the City's Site Plan Review Process.</p>
Hydrology and Water Quality	<p>The following policies and programs are identified in the Water Resources component of the City of Hanford General Plan Open Space, Conservation & Recreation Element, and may be applicable to the proposed project or proposed site:</p> <ul style="list-style-type: none">• Policy OCR 8.6: Require installation of domestic water conserving devices for new residential, commercial and industrial remodels.• Policy OCR 10.1: Avoid degradation of groundwater reserves by domestic and industrial land uses.<ul style="list-style-type: none">• <i>Program OCR 10-B: Require proponents of industrial-oriented projects to submit proposals for water use. Encourage the reuse of water within industrial systems.</i> <p>The proposed project would comply with all applicable local policies for hydrology and water quality, and will adhere to any conditions of approval determined during the City's Site Plan Review Process.</p>

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Land Use Planning	<p>The following applicable land use policies are identified in the general plan:</p> <ol style="list-style-type: none">1. Objective 13: Provide for sufficient area to expand a full range of Service Commercial uses within and near main highway corridors in the City.2. Policy LU 13.1: Service Commercial uses which may be incompatible with surrounding uses shall be evaluated to determine if the proposed location is appropriate because of noise, odor, traffic, hours of operation, lighting, and other similar concerns. Conditions of operation or special improvements may be required to ensure land use and environmental compatibility with surrounding uses.3. Objective 15: Ensure that all commercial uses contribute to the resolution of traffic, public transit, and parking impacts created by additional traffic demands generated by those businesses. <ul style="list-style-type: none">• Policy LU 15.1: Development proponents are required to demonstrate that adequate circulation improvements including street improvements, signalization, bridges, public transit, and parking facilities are available or can be made available through mitigation measures to serve the proposed project. <p>The proposed project would comply with all applicable local policies for land use and planning and will adhere to any conditions of approval determined during the City's Site Plan Review Process.</p>
Mineral Resources	<p>There are no policies in the general plan related to mineral resources (Hanford, 1994).</p>
Noise	<p>The City of Hanford General Plan – Hazards Management Element (City of Hanford, May 17, 1994) restricts and limits noise near residential land uses to Leq 50 dBA during daytime (7:00 am to 10:00 pm).</p>
Population and Housing	<p>There are no local policies for population and housing that apply to the proposed project or the project site.</p>
Public Services	<p>Policies related to public facilities include the following:</p> <ul style="list-style-type: none">• Objective PF 2: New development shall pay fees as necessary to meet all identified costs associated with new development.• Policy PF 2.2: New development shall be responsible for paying a financial contribution to mitigate the effect of the development on the provision of such public services as police and fire protection, public education, water, and sewer.• Policy PF 2.3: Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities.
Recreation	<p>There are no local policies for recreation that apply to the proposed project or project site.</p>

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<p>Transportation/ Traffic</p>	<p>The following policy found in the Circulation Element of the Hanford General Plan would apply to the proposed project:</p> <ul style="list-style-type: none"> • Policy CI 3.1: Local circulation system improvements shall be consistent with the goals and objectives stated in the Kings County Regional Transportation Plan. <p>Applicable goals and objectives found in the Kings County Regional Transportation Plan include the following:</p> <ul style="list-style-type: none"> • Objective 29.1: Approve development only when there are adequate circulation facilities to serve it, or the installation of new facilities to handle increased demand is made a condition of approval. • Policy 29j: Require all developers to pay the cost of mitigating the impacts of their developments on existing roads and highways; and to pay the cost of new roads necessary to serve their developments, and to provide the mechanism for assuring the continued maintenance of such roads.
<p>Utilities and Service Systems</p>	<p>Applicable Hanford General Plan policies related to utilities and service systems are as follows:</p> <ul style="list-style-type: none"> • Objective PF 4: Provide an adequate supply of water to support the General Plan level of development. • Policy PF 4.5: New development shall include water conservation features and drought resistant landscaping. • Objective PF 11: Support adequate solid waste disposal capacity. • Policy PF 11.1: Reduce the amount of waste disposed of at the landfill by reducing 25 percent of the solid waste stream by the year 1995 and 50 percent by the year 2000 as mandated by State law.
<p>Sources</p>	<p>Cain, Cathy. Planner. City of Hanford Community Development Department. Interviewed by Derek Ross, Parsons Brinckerhoff. August 31, 1999.</p> <p>Hanford, City of. <i>City of Hanford General Plan</i>. City of Hanford Community Development Department. Adopted May 17, 1994.</p> <p>-----, <i>General Plan Land Use Map</i>. City of Hanford Community Development Department. Amended September 3, 1996.</p> <p>-----, <i>Zone Plan</i>. City of Hanford Community Development Department. Revised June 3, 1997.</p> <p>-----, <i>City of Hanford Zoning Ordinance (Title 17 of Municipal Code)</i>. City of Hanford Community Development Department. May 1997.</p> <p>Kings, County of. <i>Kings County General Plan</i>. County of Kings. Amended August 27, 1996.</p> <p>Stowe, John. Senior Planner. City of Hanford Community Development Department. Interviewed by Derek Ross, Parsons Brinckerhoff. August 31, 1999.</p>