

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, April 12, 2016

CALL TO ORDER

ROLL CALL

FLAG SALUTE

INVOCATION

PUBLIC COMMENT

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

CONSENT CALENDAR

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

1. Approval of the Minutes of the March 8, 2016 Meeting

PUBLIC HEARING

2. **Tentative Parcel Map 2015-04, a proposal to divide a 41,470 sq. ft. property into two parcels (Parcel A: 16,282 sq. ft. and Parcel B: 25,188 sq. ft.) in the “CC” Community Commercial Zone District. The property is located at 505 and 545 W. Sixth Street (APN 012-070-034).**
3. **PROJECT: CONDITIONAL USE PERMIT 2016-01, a proposal to construct a 78-foot Verizon wireless telecommunication tower facility in the “PF” Public Facility Zone District. LOCATION: The property is located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006). PROJECT PLANNER: Melody N. Haigh, Senior Planner**

GENERAL BUSINESS

DIRECTOR'S COMMENTS

COMMISSIONERS' ITEMS OF INTEREST

ADJOURNMENT

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

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

APPEALS:

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



**AGENDA
STAFF REPORT**

MEETING DATE: 4/12/2016	AGENDA SECTION: 1
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SUBJECT:

Approval of the Minutes of the March 8, 2016 Meeting

RECOMMENDATION:

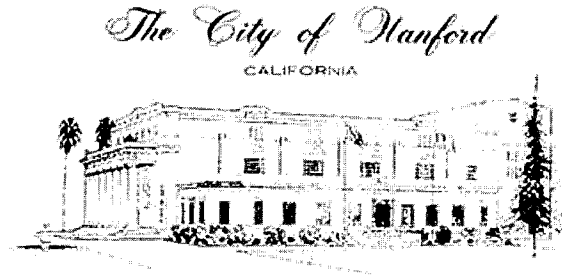
Approve Minutes of the March 8, 2016 Meeting.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

PC Minutes 3-8-16



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 8, 2016

CALL TO ORDER

Chairperson HAM called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Absent	
Michael Johnston		Present	
Travis Paden		Present	
John Draxler		Present	

FLAG SALUTE

The flag salute was led by Chairperson HAM.

INVOCATION

Pastor Gene Pensiero, Calvary Chapel

PUBLIC COMMENT

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

None.

CONSENT CALENDAR

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

Approval of Minutes of the February 23, 2016 Meeting

Motion by Commissioner DRAXLER, seconded by Commissioner PADEN, to approve the Consent Calendar.
Motion carried by the following roll call vote:

AYES:	Commissioners DRAXLER, PADEN, JOHNSTON, HAM
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NAHAL

PUBLIC HEARING

Prezone No. 2015-02, a request to pre-zone 21.69 acres “R-1-12” Very Low-Density Residential and 29.88 acres “R-1-6” Low-Density Residential. Annexation/Reorganization No. 151, a finding of consistency that the proposed 51.58 acre annexation/reorganization is consistent with the Hanford General Plan. The project is 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).

Chairperson HAM opened the Public Hearing and called for the Staff Report.

Assistant Planner de Silva presented the staff report and answered questions of staff.

Chairperson HAM then opened Public Comment:

FAVOR

Alex Dwiggin, of Zumwalt-Hansen (representing the applicant), stated that they agreed with staff's report and had no objections or requests for change. He also mentioned that the applicant did not request annexation of Mr. Wisecarver's property into the City. That was a LAFCO decision.

OPPOSED

Doug Wisecarver, owner of the two-acre parcel included in the proposed annexation, is opposed to annexation of his property.

Bob Ramos is opposed, due to water issues.

REBUTTAL

Alex Dwiggin stated that developers of the new subdivisions are aware of the drought and have adapted landscape plans to be much more drought-tolerant, with native plants and small grass areas.

Chairperson HAM closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner HAM to recommend certification of Mitigated Negative Declaration No. 2015-11 for the project to City Council. Motion carried by the following roll call vote:

AYES: Commissioners JOHNSTON, HAM, PADEN, DRAXLER
 NOES: Commissioners NONE
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NAHAL

Motion by Commissioner JOHNSTON, seconded by Commissioner PADEN, to adopt Resolution No. 2016-07 recommending approval of Pre-zone No. 2015-02 to the City Council. Motion carried by the following roll call vote:

AYES: Commissioners JOHNSTON, PADEN, DRAXLER, HAM
 NOES: Commissioners NONE
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NAHAL

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to find that Annexation/Reorganization No. 151 is consistent with the General Plan Policy LU 24.1, LU 25.2, and LU 25.6. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, JOHNSTON, HAM
 NOES: Commissioners DRAXLER
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NAHAL

Motion by Commissioner PADEN, seconded by Commissioner JOHNSTON, to find that Annexation/Reorganization No. 151 consisting of an annexation of 51.58 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District is consistent with the Hanford General Plan and an application be made to LAFCO of Kings County. Motion carried by the following roll call vote:

AYES: Commissioners PADEN, JOHNSTON, HAM
 NOES: Commissioners DRAXLER
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NAHAL

DIRECTOR'S COMMENTS

Community Development Director Mata announced that City Council has requested joint sessions with the Planning Commission to discuss the Zoning Ordinance update. She is working with the consultants to see what dates/times are available. They will probably meet once a month at 5:30 p.m. on a Wednesday. She asked that commissioners notify her of any dates/times that they know they will not be available.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner JOHNSTON announced that he attended the League of California Cities' Planning Commissioners Academy in San Ramon, March 3-5. He felt it was very beneficial, and he distributed some information he received there on Ethics Law Principles to the other commissioners.

Chairperson HAM asked if we have any projects for the March 22 meeting. Director Mata replied we do not, at this time, so the meeting will most likely be canceled. Staff will notify the commissioners.

Chairperson HAM reminded the commissions that mandatory training is still scheduled for next week. Director Mata asked them to contact the city clerk if they have any questions.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 7:40 p.m.



AGENDA STAFF REPORT

MEETING DATE: 4/12/2016	AGENDA SECTION: 2
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SUBJECT:

Tentative Parcel Map 2015-04, a proposal to divide a 41,470 sq. ft. property into two parcels (Parcel A: 16,282 sq. ft. and Parcel B: 25,188 sq. ft.) in the “CC” Community Commercial Zone District. The property is located at 505 and 545 W. Sixth Street (APN 012-070-034).

This item came before the Planning Commission on January 26, 2016. Due to concerns regarding parking and the request for a site plan for the property to be divided, the item was continued by the Planning Commission to February 23, 2016 and then further continued to April 12, 2016. In meeting with the applicant's engineer, it has been determined that a variance to the number of on-site parking stalls may be necessary in order to move forward with the tentative parcel map. The applicant has requested additional time to provide a site map and try to accommodate the parking needs of the current occupancy.

Staff recommends that the Planning Commission continue this item to April 26, 2016.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 4/12/2016	AGENDA SECTION: 3
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SUBJECT:

PROJECT: CONDITIONAL USE PERMIT 2016-01, a proposal to construct a 78-foot Verizon wireless telecommunication tower facility in the “PF” Public Facility Zone District.
LOCATION: The property is located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006). **PROJECT PLANNER:** Melody N. Haigh, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and approve Conditional Use Permit 2016-01 based on the findings and conditions in Resolution 2016-08.

RECOMMENDED MOTION

1. I move to approve Conditional Use Permit 2016-01 subject to the findings and conditions in Resolution 2016-08.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report
 Resolution
 Exhibit A: Site Plan
 Exhibit B: Exemption

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 12, 2016

PROJECT: CONDITIONAL USE PERMIT 2016-01, a proposal to construct a 78-foot Verizon wireless telecommunication tower facility in the “PF” Public Facility Zone District.

LOCATION: The property is located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006).

PROJECT PLANNER: Melody N. Haigh, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Make the appropriate findings and approve Conditional Use Permit 2016-01 based on the findings and conditions in Resolution 2016-08.

RECOMMENDED MOTION

1. I move to approve Conditional Use Permit 2016-01 subject to the findings and conditions in Resolution 2016-08.

PROJECT DESCRIPTION

PROJECT DESIGN

The applicant proposes to construct a 78-foot Verizon wireless telecommunication tower facility disguised as a pine tree, within a 22 ft.-x-22 ft.-lease area, sitting on 9 cell blocks with an 8ft-tall chain-link fence with added barbed wire and slats. On the tower, there will be (12) 6'- tall antennas, (2) microwave antennas, (12) RRU's, (1) GPS antenna, (2) Hybrids, (4) Raycaps, and (1) electrical meter with fused disconnect on new H-Frame. The project is located in the “PF” Public Facility Zone District.

Pursuant to Section 17.26.030.G of the Hanford Municipal Code, this specific use in the Public Facility Zone District requires a Conditional Use Permit for a wireless telecommunication tower facility.

See proposed development, attached as Exhibit A.

BACKGROUND INFORMATION

Existing Land Use

The entire property of Hidden Valley Park is 38.48-acre parcel, located on the SWC of 11th Avenue and Cortner Street, east of the railroad track. Half of the parcel has been developed as Hidden Valley Park, and the other half is vacant. The applicant is currently working with the City of Hanford in renting approximately 484 square feet (on the developed parcel-Hidden Valley Park) to use solely for the purposes of a Verizon wireless telecommunication facility. This wireless facility will be designed in a way to complement the park by disguising the tower as a pine tree, which will be fenced for safety purposes.

The majority of the property is not located in a flood plain; however the portion where the wireless tower will be placed will be located in Flood Zone A (Flood Insurance Rate Map 06031C0185C, June 16, 2009).

General Plan Designation and Zoning

The General Plan designates the property as Public Facility. The property is zoned "PF" Public Facility. The applicant's proposal to construct a 78-foot Verizon wireless telecommunication tower facility is consistent with both the General Plan and Zoning Ordinance, with the approval of a conditional use permit.

Figure 1 Land Use

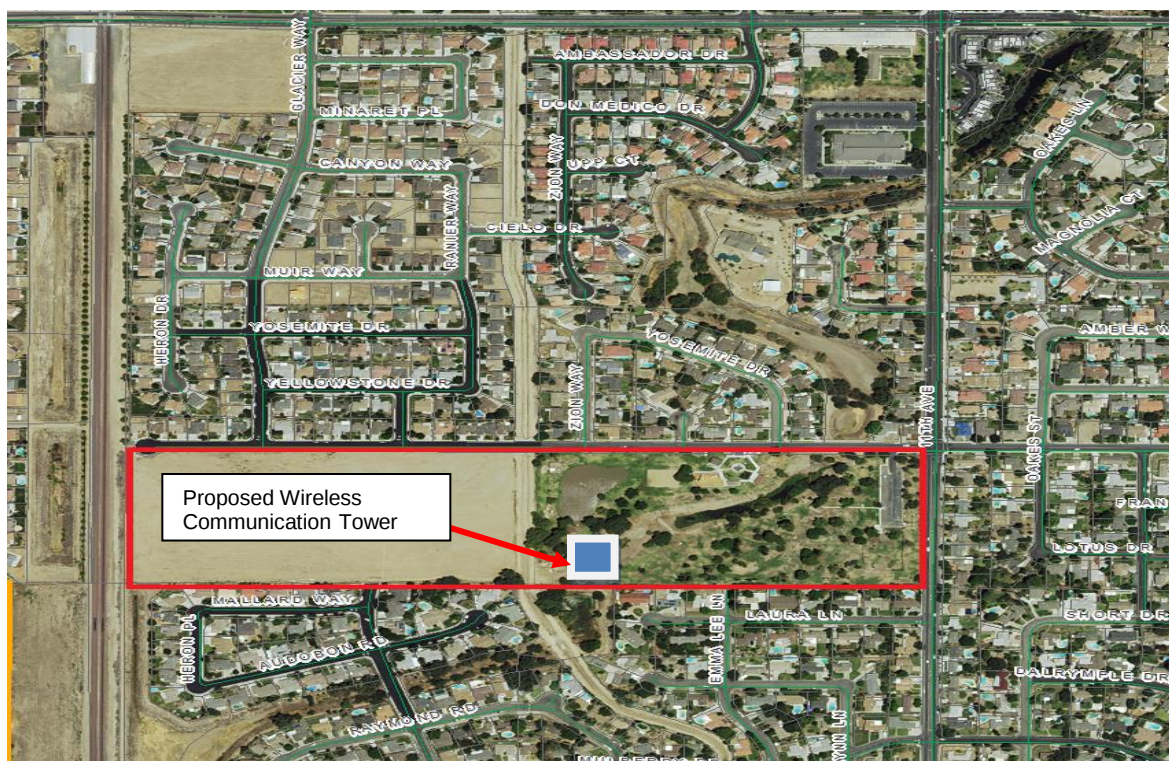
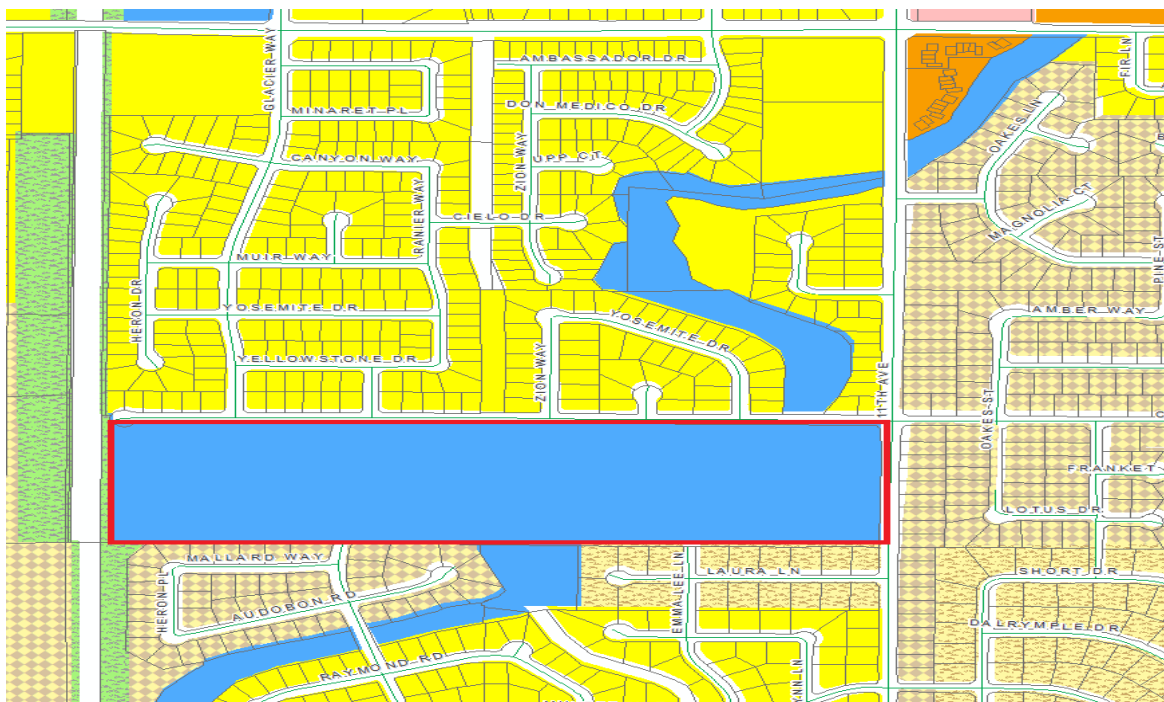


Figure 2 Zoning – “PF” Public Facility



An excerpt from the General Plan, Land Use Element, 2002:

“PF”, Planned Facility: 0.10-1.0 FAR

This Designation includes schools, community parks, storm-drainage basins and other similar activities conducted on property owned by the County or other State, Federal or local agencies. While larger public facilities are identified as PF, smaller facilities such as lift stations, water wells and substations, etc., can be located in any Land Use Designation. Due to the nature of this Designation there is no way to determine a typical FAR.

Wireless Communication Facilities, as allowed by Chapter 17.26, is a typical use in the “PF” Public Facility Zone District and is a permitted use with a conditional use permit in the District.

Adjacent Land Use and Zoning

DIRECTION	LAND USE	ZONING
North:	Residential/Slough	(Zoned "R-1-6" & "PF")
South:	Residential/Slough	(Zoned "R-1-8", "R-1-12" & "PF")
East:	Park/Residential	(Zoned "PF", "R-1-8", & "R-1-12")
West:	Vacant/Open Space/Railroad	(Zoned "PF" & "OP")

PROJECT EVALUATION

Project Design:

	<u>Entire Parcel</u>	<u>Proposed Tower</u>
Area:	38.48 acres	484 sq. ft.
Width:	Width on Cortner St. (Park width) = 1230' +/-	22 ft. x 22 ft.
Depth:	Depth on Cortner St. (Park width) = 625' +/-	22 ft. x 22 ft.
Street Frontage:	On both Cortner St. and 11 th Ave. = 1,864' +/-	None
Sidewalk:	Existing along <u>11th Avenue</u> ; Existing along <u>Cortner Street</u> .	Existing along <u>11th Avenue</u> ; Existing along <u>Cortner Street</u> .

Setbacks

Section 17.26.070 of the Hanford Municipal Code details setback requirements for the "PF" Public Facility Zone District, as follows:

A. Front Yards. The minimum front yard shall be as follows:

District	Minimum Front Yard
PF	20 feet

**Note: Hidden Valley Front Yard setback on both 11th Avenue and Cortner Street.*

B. Rear Yards. The minimum rear yard measured from the rear property line shall be fifteen (15) feet.

**Note: Hidden Valley rear setback will not affect the cell tower, as the cell tower is considered to be on the side setback.*

C. Side Yard. The minimum side yard measured from the side property line shall be five feet.

The applicant will be placing the cell tower along the side setback and will provide a (5) five-foot setback for the cell tower, as required by the zoning ordinance. The fence may be placed along the property line. (See **Exhibit A** for site plan).

Landscaping

The applicant will provide a pine tree décor to hide the cell tower and to complement the existing area (See **Exhibit A** for Elevation plan).

Fencing

The applicant is proposing (10) ten-foot fence with barbed wire with slats around the cell tower for security purposes. (6) Six feet will be chain-link fencing, (2) two feet will be barbed wire, and (2) two feet will be concrete base. Although fencing will not comply with Section 17.52.010 of the Hanford Municipal Code, which only allows fencing along an interior side property line not exceeding (7) seven feet in height, the applicant is requesting Planning Commission approve (10) ten-foot fence for security purposes. Staff supports the request and has incorporated (10) ten-foot fence into the findings of approval under section 5 and addressed in Resolution No. 2016-08. A building permit will be required.

FINDINGS FOR APPROVAL

Pursuant to Section 17.58.060 (A) of the Hanford Municipal Code, the Planning Commission may grant an application for a conditional use permit if, from the application and the evidence submitted, the Commission makes all of the following five findings:

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

ANALAYSIS: The proposed use of a wireless communication facility will not impair the integrity or character of the area, since the use is complementary to the surrounding park use and will be designed to resemble a pine tree. The area is adjacent to residences on the south side; however, it will not impact residents with noise or nuisance, because it will blend in as a decorative pine tree. A wireless communication facility is an appropriate use for the "PF" Public Facility Zone District, according to the General Plan and Zoning Ordinance. "Among typical Public Facility uses are public parks, public playgrounds, public and quasi-public uses of an educational or religious type, including public and parochial elementary and junior high schools, high schools, and colleges; nursery schools; and private nonprofit schools and colleges, parking lots, cemeteries, monopoles and disguised antennas, public corporation yards and maintenance and storage facilities, wastewater treatment facilities, fairgrounds and airports, other public buildings and facilities, wireless communication facilities." (General Plan, Land Use Element, 2002).

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

ANALYSIS: The proposal for the wireless communication facility is consistent with existing land uses within the “PF” Public Facility Zone District and within Hidden Valley Park. The wireless communication facility is a compatible use with the public facility–Hidden Valley Park. In addition, the proposal will only use approximately 484 square feet of area within Hidden Valley Park. This use is consistent with the permitted uses in the “PF” Public Facility Zone District.

3. That the proposed use is consistent with the General Plan.

ANALYSIS: The General Plan designates the property as Public Facility. According to the General Plan, the Public Facility designation includes schools, community parks, storm drainage basins and other similar activities conducted on property owned by the County or other State, Federal or local agencies. While larger public facilities are identified as PF, smaller facilities such as lift stations, water wells and substations, etc., can be located in any Land Use Designation. Public Facility Zoning District does require a Wireless Telecommunication Facility to go through a Conditional Use Permit process. “Among typical Public Facility uses are public parks, public playgrounds, public and quasi-public uses of an educational or religious type, including public and parochial elementary and junior high schools, high schools, and colleges; nursery schools; and private nonprofit schools and colleges, parking lots, cemeteries, monopoles and disguised antennas, public corporation yards and maintenance and storage facilities, wastewater treatment facilities, fairgrounds and airports, other public buildings and facilities, wireless communication facilities.” (General Plan, Land Use Element, 2002). Wireless telecommunication facilities is listed as an appropriate use as a Conditional Use Permit in the Public Facility Zone District.

4. That there will not be significant effects upon the quality of the environment and natural resources.

ANALYSIS: The project is categorically exempt from further Environmental Review as per California Environmental Quality Act (CEQA) categorical exemption number 15332 for in-fill development. An exemption notice has been prepared for the project. The wireless communication facility proposal will not have a significant effect on the environment, based on the scale and nature of the project.

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

ANALYSIS: This application has been reviewed by the Fire Department, Building Division, Public Works, and Planning Division. Planning staff has viewed the

request for an additional (3) three-feet for security purposes and can meet the findings based on safety and security purposes. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2016-01 as conditions of approval in Resolution No. 2016-08.

ENVIRONMENTAL ASSESSMENT

Pursuant to Section 15332 of the California Environmental Quality Act (CEQA) guidelines, the project is exempt from environmental review. A Notice of Exemption has been prepared for the project in accordance with CEQA. See Notice of Exemption, attached as Exhibit B.

PUBLIC COMMENTS

Notice of Conditional Use Permit 2016-01 was published in the newspaper on April 2, 2016 and sent to property owners within 500 feet of the project site on April 1, 2016. The Community Development Department has not received comments on the project as of the preparation of this report.

CONDITIONS OF APPROVAL

Conditions of approval have been addressed in Resolution No. 2016-08.

<u>Owner</u>	<u>Applicant</u>	<u>Engineer</u>
City of Hanford	Verizon Wireless	Nestor Popwych
319 N. Douty Street	2785 Mitchell Drive Bldg #9	5051 Shoreham Place, St., 150
Hanford, CA 93230	Walnut Creek, CA 94598	San Diego, CA 92122

**CITY OF HANFORD PLANNING COMMISSION RESOLUTION NO. 2016-08
PERTAINING TO CONDITIONAL USE PERMIT NO. 2016-01 A REQUEST TO
CONSTRUCT A 78-FOOT VERIZON WIRELESS TELECOMMUNICATION TOWER
FACILITY IN THE “PF” PUBLIC FACILITY ZONE DISTRICT.**

FILED BY: VERIZON WIRELESS

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 12, 2016 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2016-01, filed by Verizon Wireless, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17 of the Hanford Municipal Code; and

WHEREAS, the project is located on Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006); and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission have given careful consideration to this conditional use permit and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review per Section 15332 of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.58.060(A) of the Hanford Municipal Code:

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

ANALYSIS: The proposed use of a wireless communication facility will not impair the integrity or character of the area, since the use is complementary to the surrounding park use and will be designed to resemble a pine tree. The area is adjacent to residences on the south side; however, it will not impact residents with noise or nuisance, because it will blend in as a decorative pine tree. A wireless communication facility is an appropriate use for the “PF” Public Facility Zone District, according to the General Plan and Zoning Ordinance. “Among typical Public Facility uses are public parks, public playgrounds, public and quasi-public uses of an educational or religious type, including public and parochial elementary and junior high schools, high schools, and colleges; nursery schools; and private nonprofit schools and colleges, parking lots, cemeteries, monopoles and disguised

antennas, public corporation yards and maintenance and storage facilities, wastewater treatment facilities, fairgrounds and airports, other public buildings and facilities, wireless communication facilities.” (General Plan, Land Use Element, 2002).

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

ANALYSIS: The proposal for the wireless communication facility is consistent with existing land uses within the “PF” Public Facility Zone District and within Hidden Valley Park. The wireless communication facility is a compatible use with the public facility – Hidden Valley Park. In addition, the proposal will only use approximately 484 square feet of area within Hidden Valley Park. This use is consistent with the permitted uses in the “PF” Public Facility Zone District.

3. That the proposed use is consistent with the General Plan.

ANALYSIS: The General Plan designates the property as Public Facility. According to the General Plan, the Public Facility designation includes schools, community parks, storm drainage basins and other similar activities conducted on property owned by the County or other State, Federal or local agencies. While larger public facilities are identified as PF, smaller facilities such as lift stations, water wells and substations, etc., can be located in any Land Use Designation. Public Facility Zoning District does require a Wireless Telecommunication Facility to go through a Conditional Use Permit process. “Among typical Public Facility uses are public parks, public playgrounds, public and quasi-public uses of an educational or religious type, including public and parochial elementary and junior high schools, high schools, and colleges; nursery schools; and private nonprofit schools and colleges, parking lots, cemeteries, monopoles and disguised antennas, public corporation yards and maintenance and storage facilities, wastewater treatment facilities, fairgrounds and airports, other public buildings and facilities, wireless communication facilities.” (General Plan, Land Use Element, 2002). Wireless telecommunication facilities is listed as an appropriate use as a Conditional Use Permit in the Public Facility Zone District.

4. That there will not be significant effects upon the quality of the environment and natural resources.

ANALYSIS: The project is categorically exempt from further Environmental Review as per California Environmental Quality Act (CEQA) categorical exemption number 15332 for in-fill development. An exemption notice has been prepared for the project. The wireless communication facility proposal will not have a significant effect on the environment, based on the scale and nature of the project.

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

ANALYSIS: This application has been reviewed by the fire department, building division, public works, and planning division. Any improvements or mitigations required for public health, safety, and welfare have been applied to Conditional Use Permit No. 2016-01 as conditions of approval in Resolution No. 2016-08.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 2016-01 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656

Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely

reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

Contact Senior Planner: Melody N. Haigh (559)585-2583
Concerning questions that you may have on the conditions listed below:

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That all development conforms to the site plan titled Conditional Use Permit 2016-01, as approved by the Community Development Department.
4. That the site be developed according to the approved site plan, with minor modifications to be approved by the Community Development Department.
5. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
6. That a building permit will be required for the (10) ten foot fencing.

Environmental Requirements:

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

Signage:

1. That any/all signs proposed for this development be designed and approved in conformance with the City's Sign Ordinance. A separate application is required.

Fencing and Walls:

1. That the fence or proposed wireless facility will not exceed 10 feet in height. This includes a (2) two-foot concrete base, (6) six-foot chain-linked fence with slats, and (2) two-foot barbed wire. This has only been approved through Planning Commission for security and safety purposes.
2. That any proposed fencing on the site be maintained in good repair.

Screening:

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.

Lighting:

1. That all lighting be hooded and directed on site.
2. That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be treated so as not to illuminate adjacent properties.

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between 7 a.m. and 10 p.m.
2. That all noise meets the standards set forth in the General Plan Hazards Element, 2002.

Dust Control:

1. That the following dust-control practices shall be implemented:

Pre-construction:

1. That material excavated or graded is sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is completed for the day.
2. That clearing, grading, earth moving, or excavation activities cease during periods of high winds greater than 20 mph.
3. That areas disturbed by clearing, earth moving, or excavation activities be minimized at all times.

During Construction:

1. After clearing, grading, earth moving, or excavation operations, during the construction phase, fugitive emissions should be controlled by the following methods:

- a. That non-active portions of the construction site be restricted from vehicular movement.
- b. That active portions of the site should be sufficiently watered to prevent excessive amounts of dust.

General Fugitive Dust:

At all times, fugitive dust emissions should be controlled using the following procedures:

1. That on-site vehicle speed should be limited to 15 mph.
2. That areas with vehicle traffic be watered periodically or have petroleum-based palliatives applied for stabilization of dust emissions.
3. That during rough grading and construction, streets next to the project site be swept at least once per day, or as required to remove silt which may have accumulated from construction activities.
4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

At all times, ozone precursor emissions should be controlled by the following methods:

1. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DEPARTMENT

Contact Building Official: Tom Webb (559)585-2584

Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapters 11A and 11B.
6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
8. That all special inspection reports be submitted to the Building Division prior to final inspection.

9. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ (559) 585-4793 or smartinez@cityofhanfordca.com concerning questions that you may have on the conditions listed below:

1. That the applicant must fill out a Hazardous Material Permit through the Fire Department.

CITY UTILITY DIVISION

Contact Utilities Superintendent Mike Cosenza (559)585-2564
Concerning questions that you may have on the conditions listed below:

General:

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

Water:

1. That the developer shall ensure that all work done on the tower will not negatively affect the existing well located adjacent to this site. Any cost for repairs to the well will be borne by the developer.
2. That the City Utility Division shall be notified prior to any work to be completed on the foundation.

PUBLIC WORKS DEPARTMENT

Contact Deputy Public Works Director: John Doyel (559)585-2571
Concerning questions that you may have on the conditions listed below

General Requirements:

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

2. That the development is subject to a Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof. The Grading Plan review fee is **\$ 2,700.00** and shall be payable prior to issuance of a building permit.

Map and Plan Requirements:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" X 36" size sheets for all required improvements. The plans shall be prepared by a licensed civil engineer, and shall include a site plan showing all on-site and off-site improvements, including but not limited to, sanitary sewer, storm drainage, and water system infrastructure, refuse enclosure locations, public street & parking lot improvements, landscape & irrigation systems and all other improvements as required by the project conditions of approval and the City of Hanford Standards and Specifications. Plans must be approved by the City of Hanford and any other affected agencies before issuance of building permits.
2. That prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division four (4) bond copies of the approved set of construction plans, and two (2) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and one (1) bond copy of the approved set of improvement construction plans revised to reflect all field revisions and marked "RECORD DRAWING".

Drainage Requirements:

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

Easement & Agreement Requirements:

1. That the development shall obtain all easements ingress and egress. Said agreement shall be recorded with the Kings County Recorder.

EXPIRATION

That this Conditional Use Application Permit become null and void one (1) year after the effective date of approval unless a building permit is issued and construction is diligently pursued to completion. The Commission may grant a one-year time extension if a written request and fee is received from the applicant prior to the expiration date. If an extension is approved, the project shall be subject to all improvement standards and fees in effect at the time of approval.

BE IT FURTHER RESOLVED that the action of this Commission be recommended to the City Council under provisions of Section 17.58.080 of the Hanford Municipal Code.

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

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

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

I, **DARLENE R. MATA**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 12th day of April 2016.

Darlene R. Mata

NOTES

OWNER(S): CITY OF HANFORD, A MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA

APN: 008-360-006

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 3420-4838980, DATED JUNE 26, 2015. WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, TWO (2) OF WHICH ARE EASEMENTS AND TWO (2) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060088, PANEL NO. 0185C, DATED JUNE 6, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 20' 59.91" N. NAD 83
LONG. 119° 39' 32.74" W. NAD 83
ELEV. 250.1' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO GOVERNMENT TOWNSHIP PLAT APPROVED MARCH 31, 1855, DESCRIBED AS FOLLOWS:

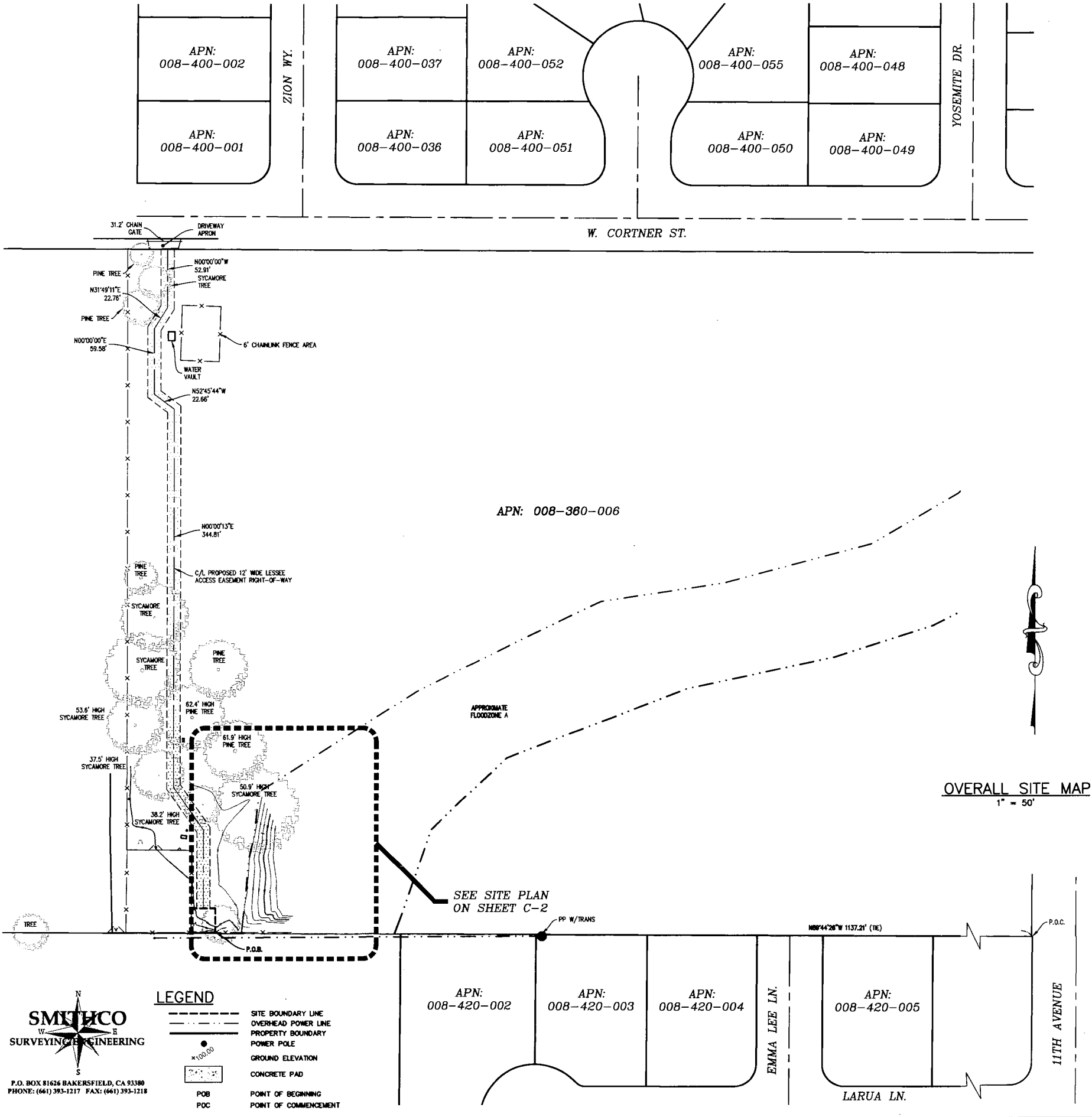
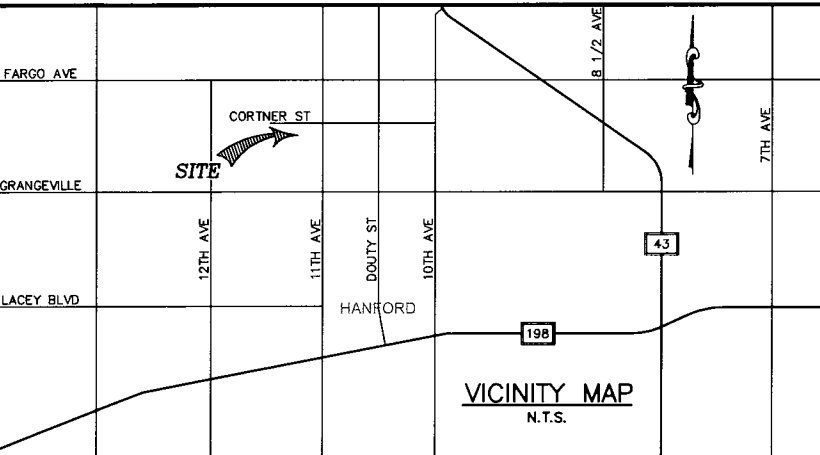
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 89° 54' 30" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 2573.46 FEET TO A POINT ON THE EAST LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTH 0° 08' EAST ALONG SAID EAST RIGHT OF WAY LINE, 657.07 FEET; THENCE NORTH 89° 54' EAST, 2572.98 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE SOUTH 0° 05' WEST, 657.45 FEET TO THE POINT OF BEGINNING.

APN: 008-360-006

EASEMENT(S) PER TITLE REPORT:

4. AN EASEMENT FOR DITCH AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 5, 1917 IN BOOK 64 OF DEEDS, PAGE 460.
IN FAVOR OF: MICHAEL WHITE
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
*** NOT PLOTTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM RECORD ***

5. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1952 IN BOOK 512, PAGE 74 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: AS DESCRIBED THEREIN
*** NOT PLOTTABLE - EXACT LOCATION CANNOT BE DETERMINED FROM RECORD ***



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/15/15	PRELIMINARY	SL
1	05/27/15	LEASE/ESMNTS	SL
2	07/06/15	TITLE REVIEW	SL
3	01/27/16	REV. LEASE/ESMNTS	SL

SMITHCO JOB NO.: 82-394



WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
Office (619) 736-3588

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS IS STRICTLY PROHIBITED

verizonwireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

278479
W. CORTNER STREET

N. 11TH AVE. & W. CORTNER STREET
HANFORD, CA 93230

KINGS COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 89°44'26" W, A DISTANCE OF 1137.21 FEET; THENCE 00°15'34" E, A DISTANCE OF 0.86 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 89°57'39" W, A DISTANCE OF 19.00 FEET TO POINT 'A';
COURSE 2) THENCE CONTINUING N 89°57'39" W, A DISTANCE OF 3.00 FEET;
COURSE 3) THENCE N 00°02'21" E, A DISTANCE OF 22.00 FEET;
COURSE 4) THENCE N 89°57'39" E, A DISTANCE OF 11.00 FEET TO POINT 'B';
COURSE 5) THENCE CONTINUING N 89°57'39" E, A DISTANCE OF 11.00 FEET;
COURSE 6) THENCE S 00°02'21" E, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 484 SQUARE FEET, MORE OR LESS.

PROPOSED LESSEE ACCESS EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 12.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

COURSE 1) THENCE N 00°00'21" E, A DISTANCE OF 71.16 FEET;
COURSE 2) THENCE N 35°09'43" W, A DISTANCE OF 47.68 FEET;
COURSE 3) THENCE N 00°00'13" E, A DISTANCE OF 344.81 FEET;
COURSE 4) THENCE N 52°45'44" W, A DISTANCE OF 22.66 FEET;
COURSE 5) THENCE N 00°00'00" E, A DISTANCE OF 59.58 FEET;
COURSE 6) THENCE N 31°49'11" E, A DISTANCE OF 22.76 FEET;
COURSE 7) THENCE N 00°00'00" W, A DISTANCE OF 52.91 FEET TO THE SOUTH LINE OF WEST CORTNER STREET AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED LESSEE UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

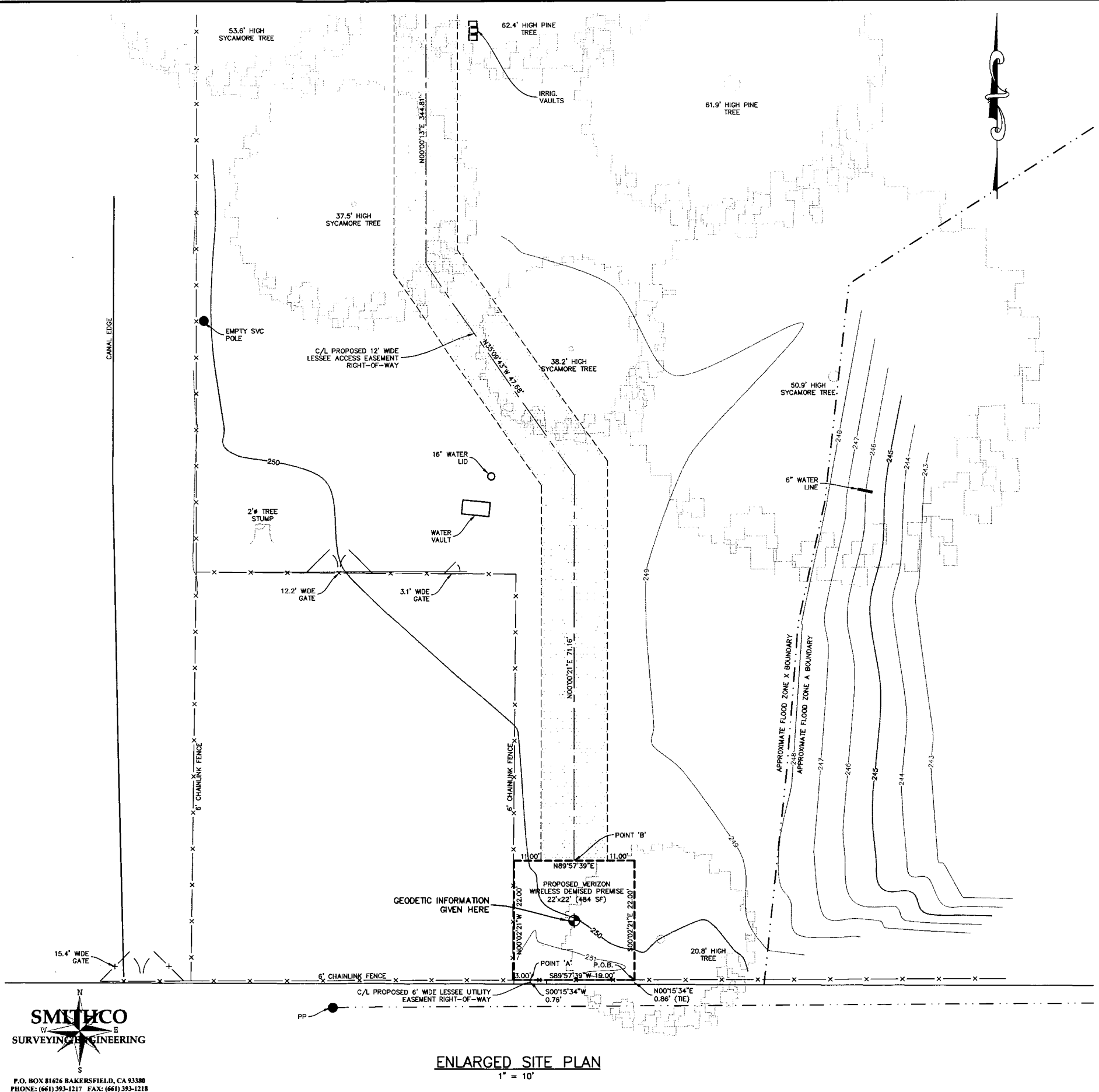
A 6.00 FOOT EASEMENT FOR UTILITY PURPOSES, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

COURSE 1) THENCE S 00°15'34" W, A DISTANCE OF 0.76 FEET TO THE SOUTH LINE OF SAID LESSOR'S PROPERTY AND THE TERMINUS OF THIS DESCRIPTION.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY
- POWER POLE
- GROUND ELEVATION
- CONCRETE PAD
- POB
- POC
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/15/15	PRELIMINARY	SL
1	05/27/15	LEASE/ESMNTS	SL
2	07/06/15	TITLE REVIEW	SL
3	01/27/16	REV. LEASE/ESMNTS	SL

SMITHCO JOB NO.: 82-394



WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
Office (619) 736-3588

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.



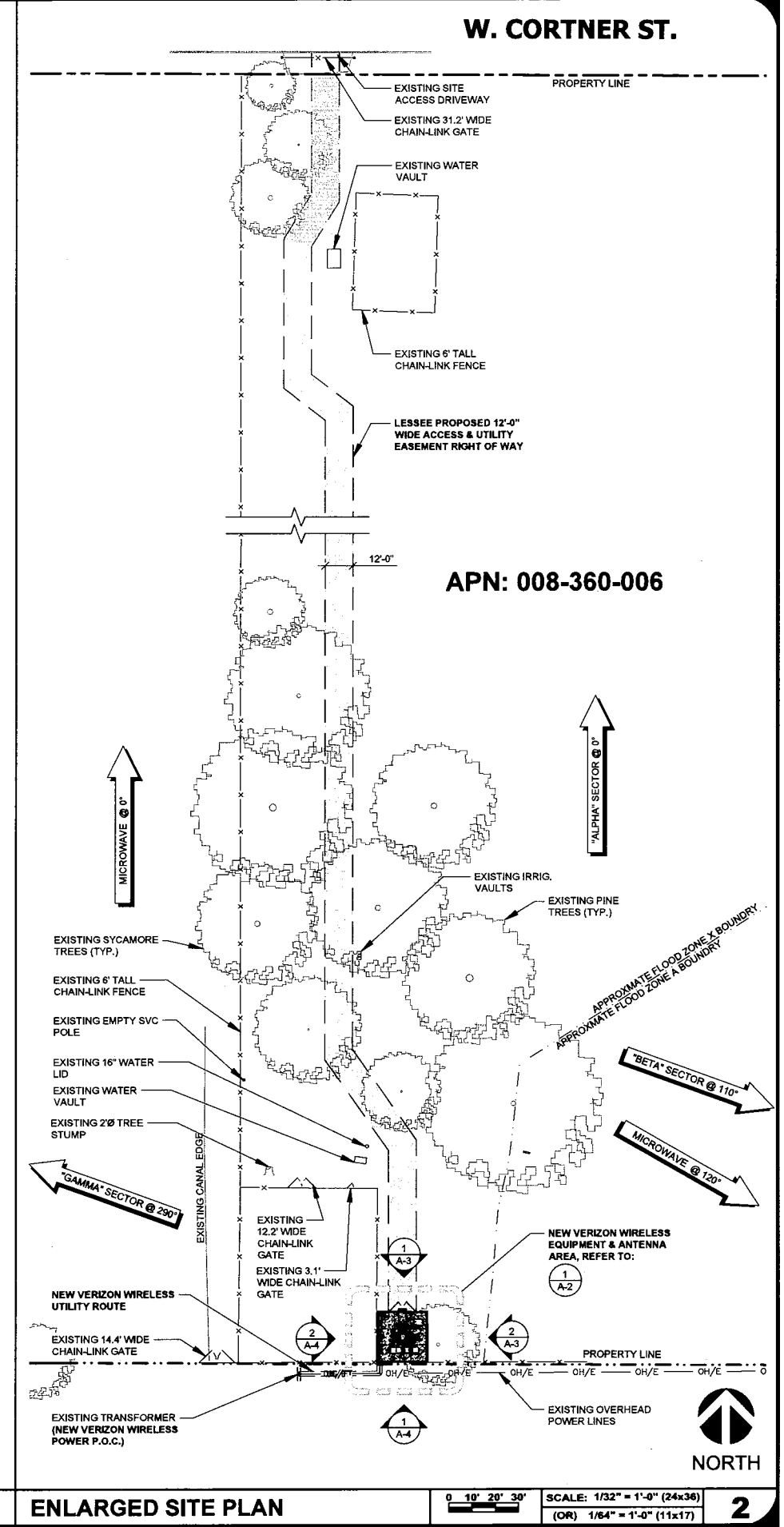
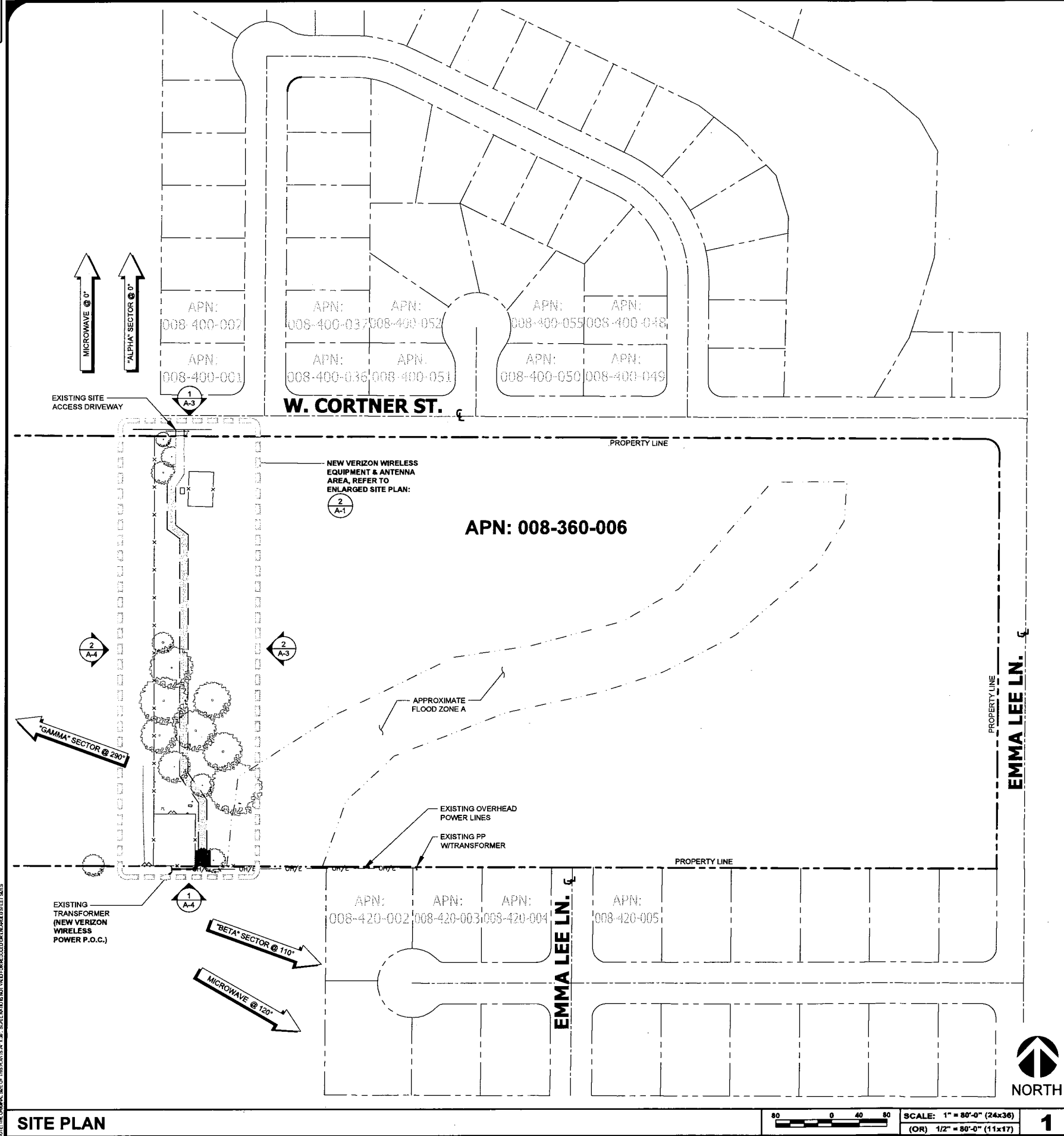
278479
W. CORTNER
STREET

N. 11TH AVE. & W.
CORTNER STREET
HANFORD, CA 93230

KINGS COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	05/28/15	90% ZONING	FA
1	06/24/15	100% ZONING	AR
2	07/08/15	100% ZONING	NG
3	08/19/15	100% ZONING	FA
4	01/26/16	REVISED 100% ZONING	FA

SD WIRELESS

ENGINEERING GROUP

5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
WWW.SDCW.COM
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

W. CORTNER STREET

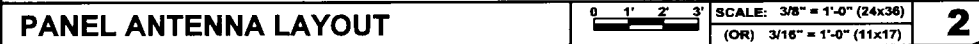
PSL # 278479

N. 11TH AVE. & W. CORTNER ST.
HANFORD, CA 93230

SHEET TITLE:

SITE PLAN & ENLARGED SITE PLAN

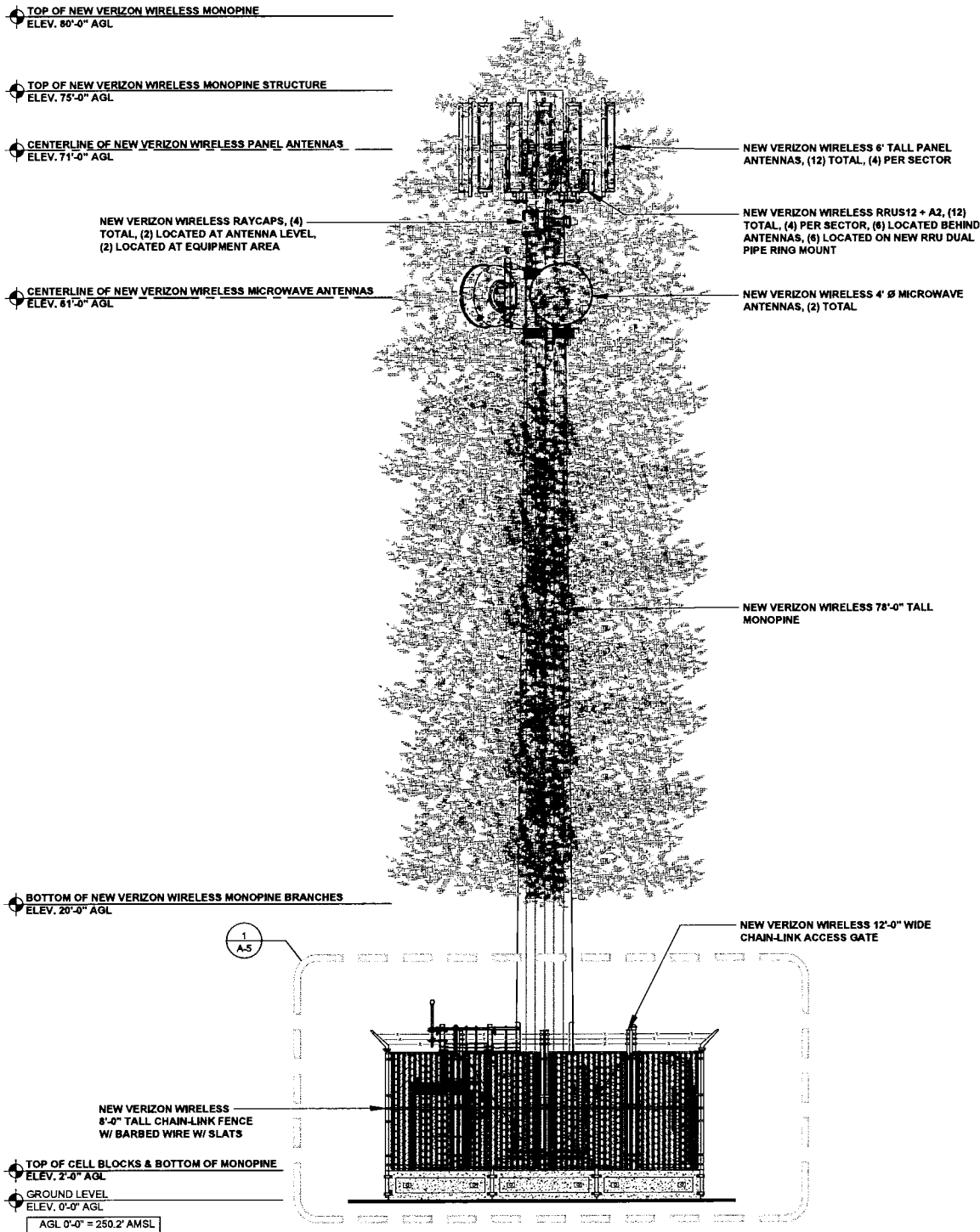
A-1



SHEET TITLE:
**EQUIPMENT
& ANTENNA LAYOUTS**

A-2

NOTE:
PAINT ALL NEW VERIZON WIRELESS
EQUIPMENT TO MATCH MONOPINE

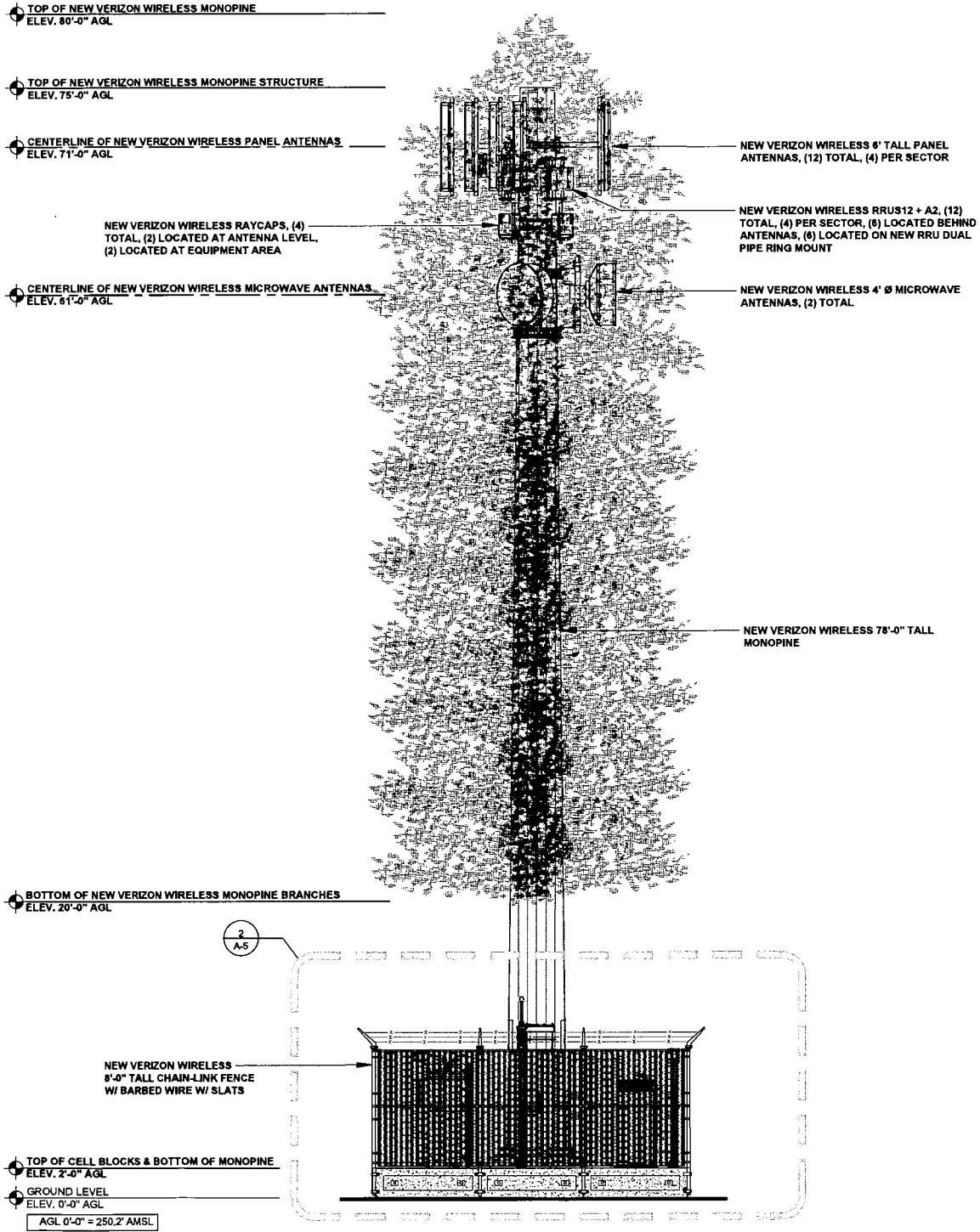


NORTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

EAST ELEVATION



0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	05/28/15	90% ZONING	FA
1	06/24/15	100% ZONING	AR
2	07/08/15	100% ZONING	NG
3	08/19/15	100% ZONING	FA
4	01/28/16	REVISED 100% ZONING	FA

SD

WIRELESS

ENGINEERING GROUP

5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
www.sdcw.com
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

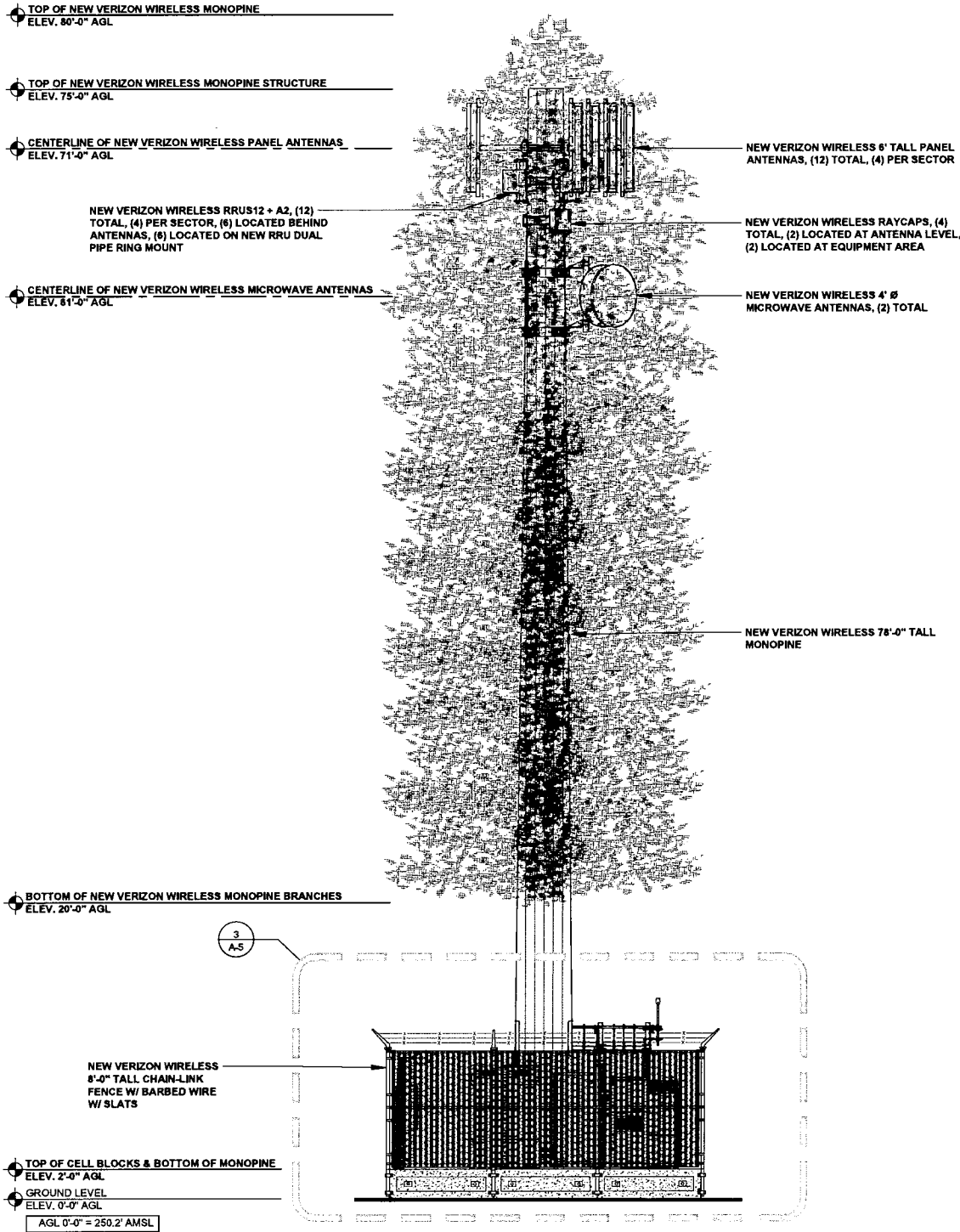
W. CORTNER
STREET
PSL # 278479

N. 11TH AVE. & W. CORTNER ST.
HANFORD, CA 93230

SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

NOTE:
PAINT ALL NEW VERIZON WIRELESS
EQUIPMENT TO MATCH MONOPINE

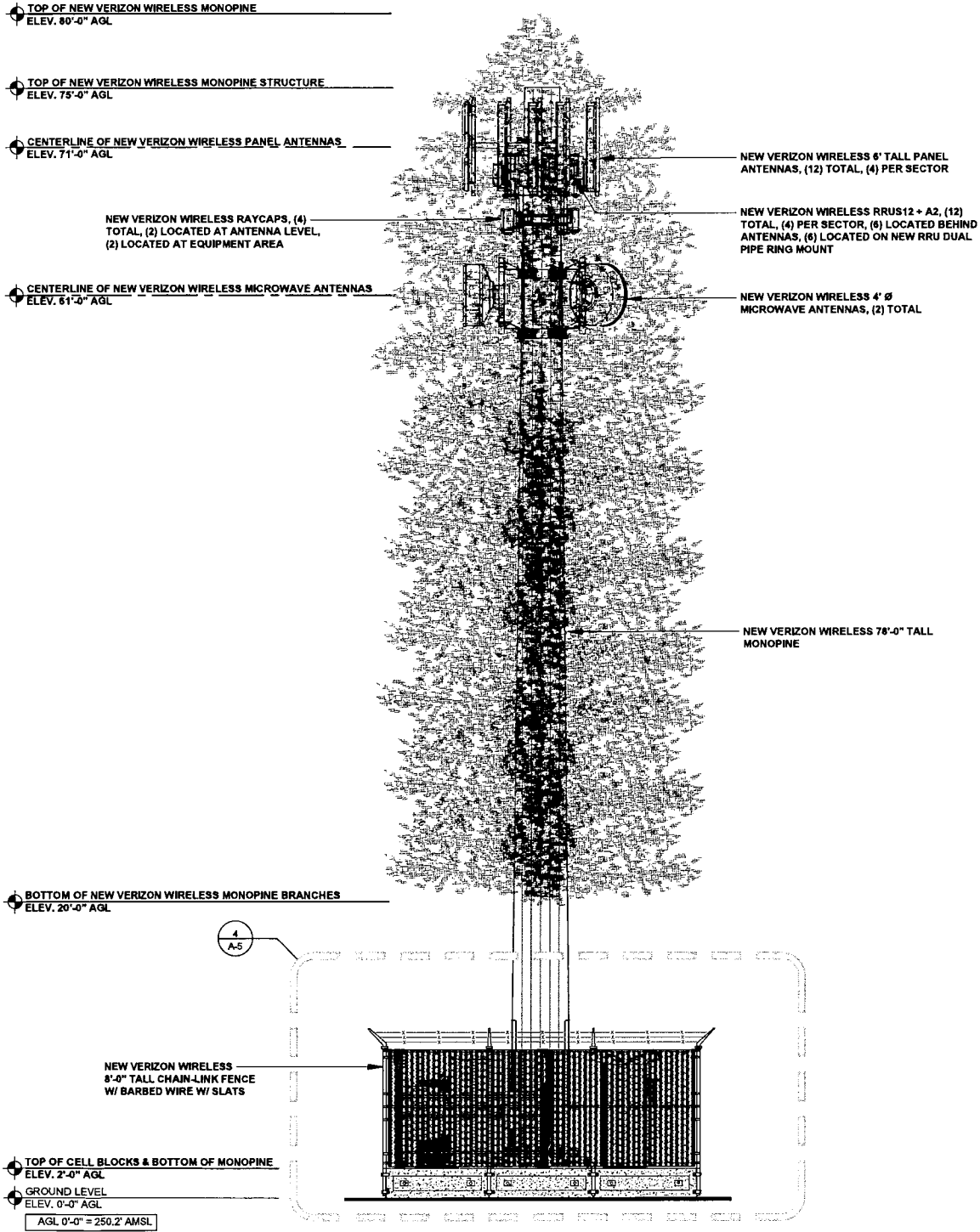


SOUTH ELEVATION

0 1.5' 3' 5'
SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

WEST ELEVATION



0 1.5' 3' 5'
SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	05/28/15	90% ZONING	FA
1	06/24/15	100% ZONING	AR
2	07/08/15	100% ZONING	NG
3	08/19/15	100% ZONING	FA
4	01/26/16	REVISED 100% ZONING	FA



SD
WIRELESS
ENGINEERING GROUP

5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
WWW.SDCW.COM
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



verizon

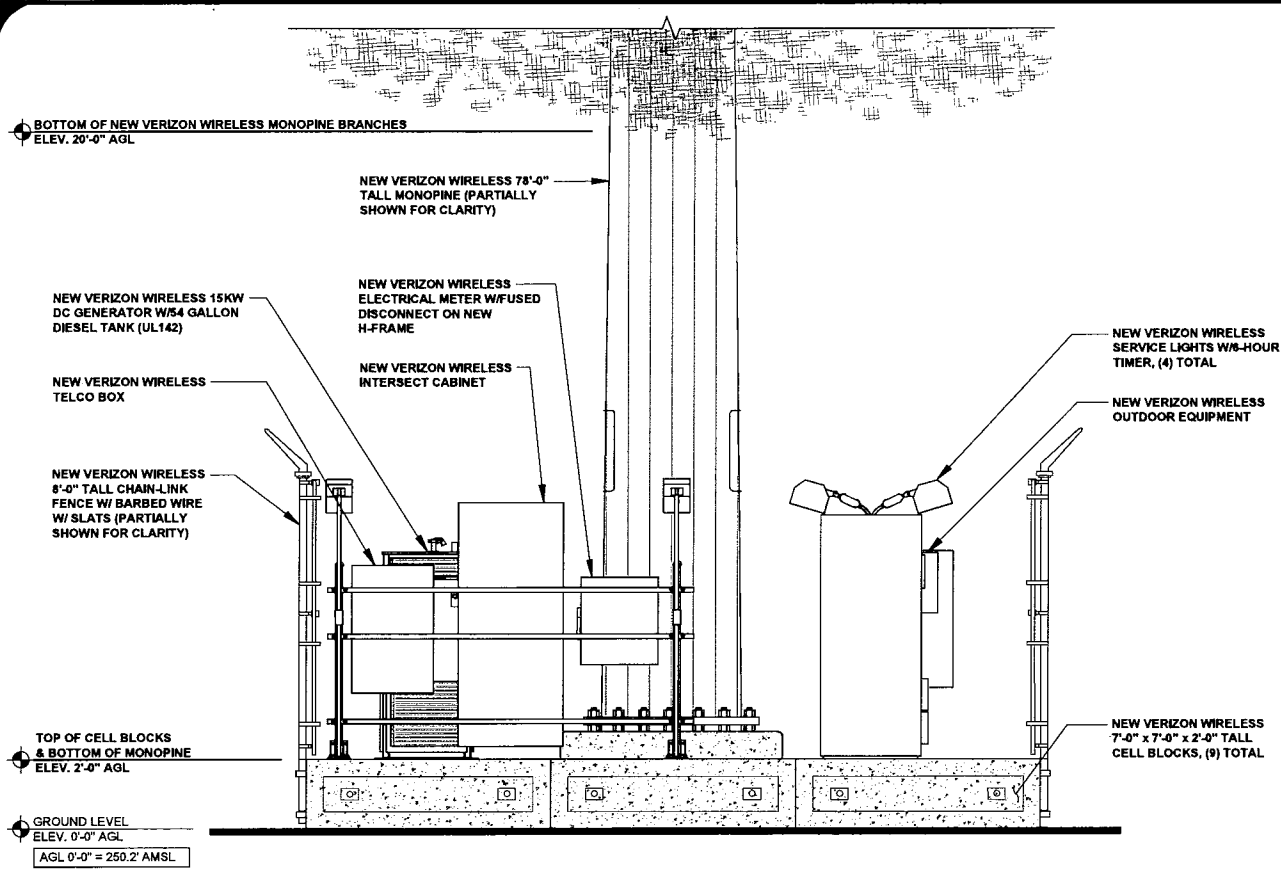
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

W. CORTNER
STREET
PSL # 278479

N. 11TH AVE. & W. CORTNER ST.
HANFORD, CA 93230

SHEET TITLE:
SOUTH & WEST
ELEVATIONS

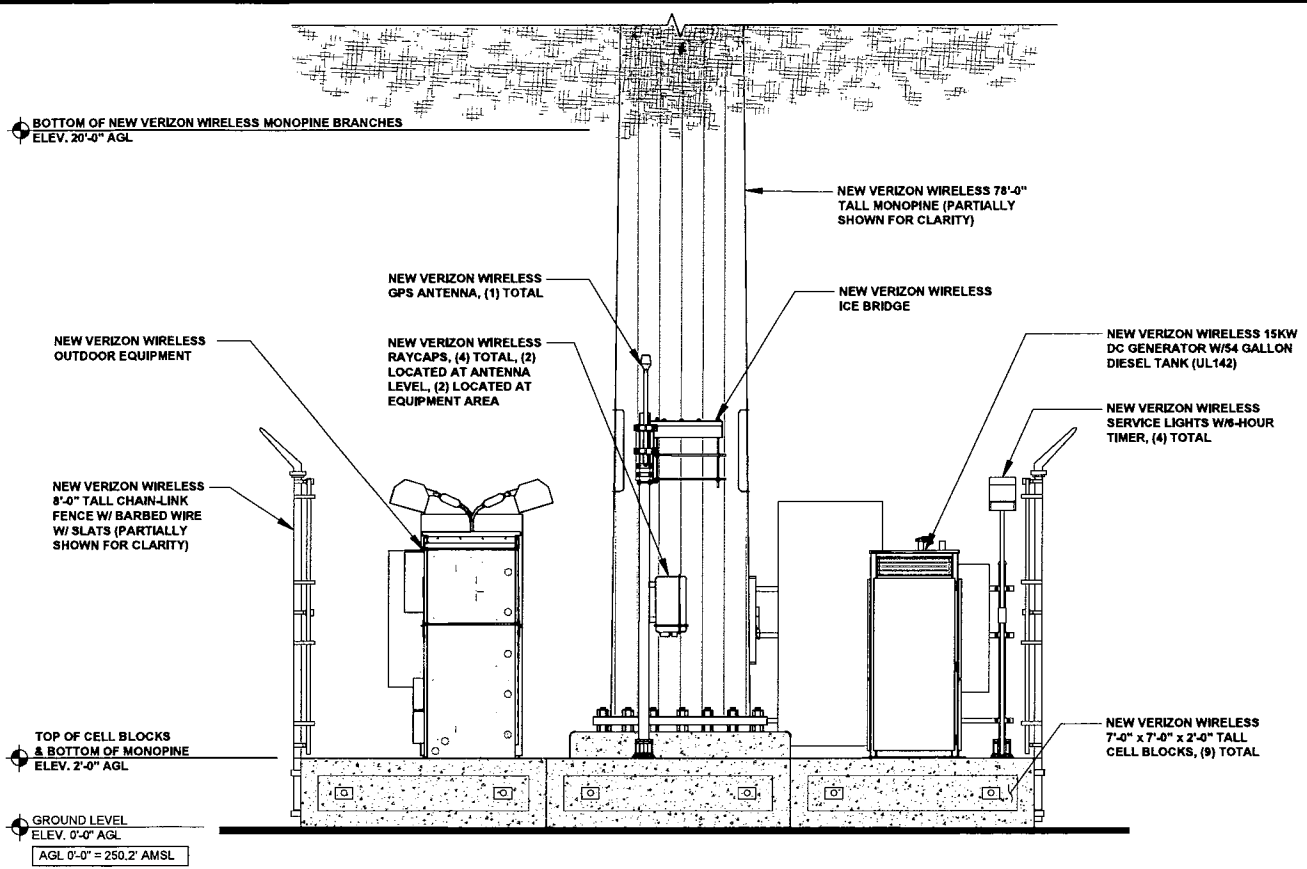
A-4



WEST EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

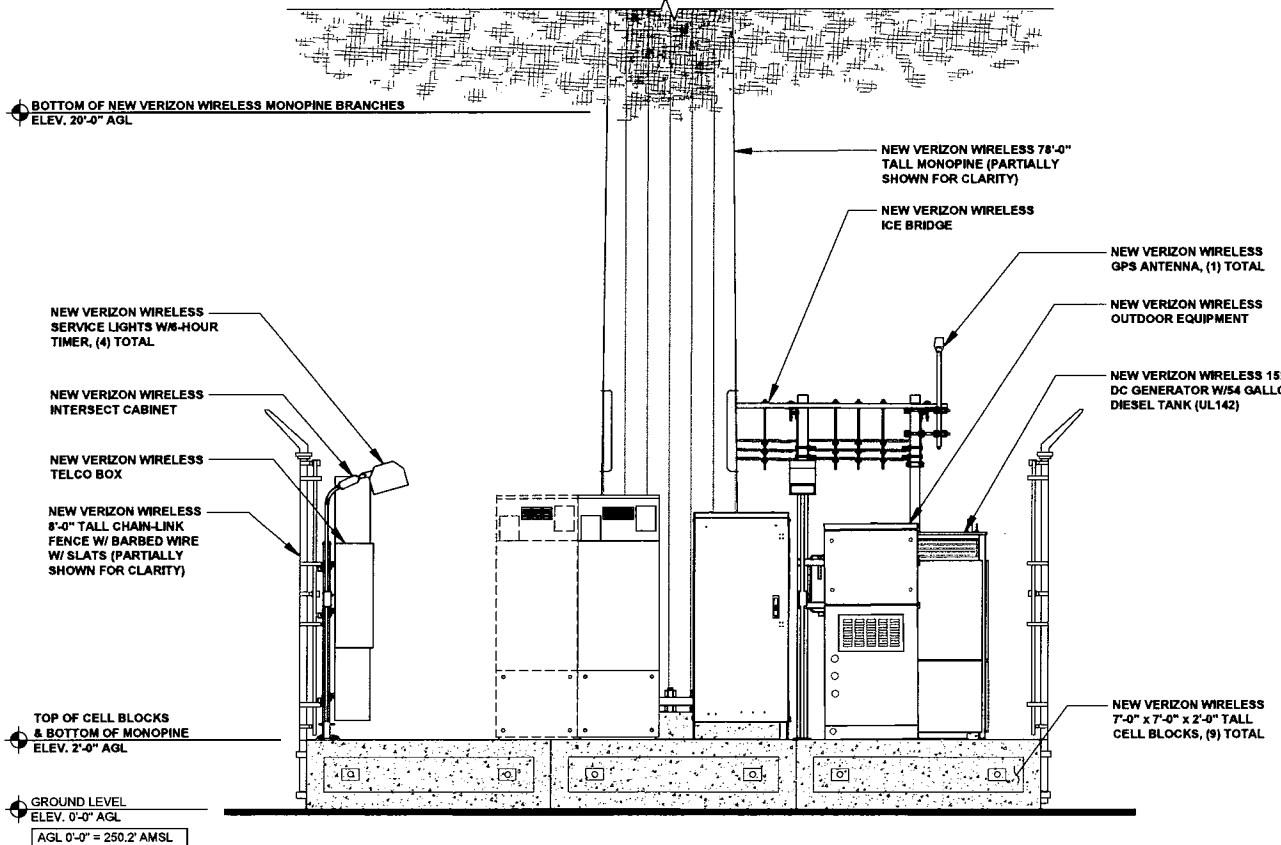
4



EAST EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

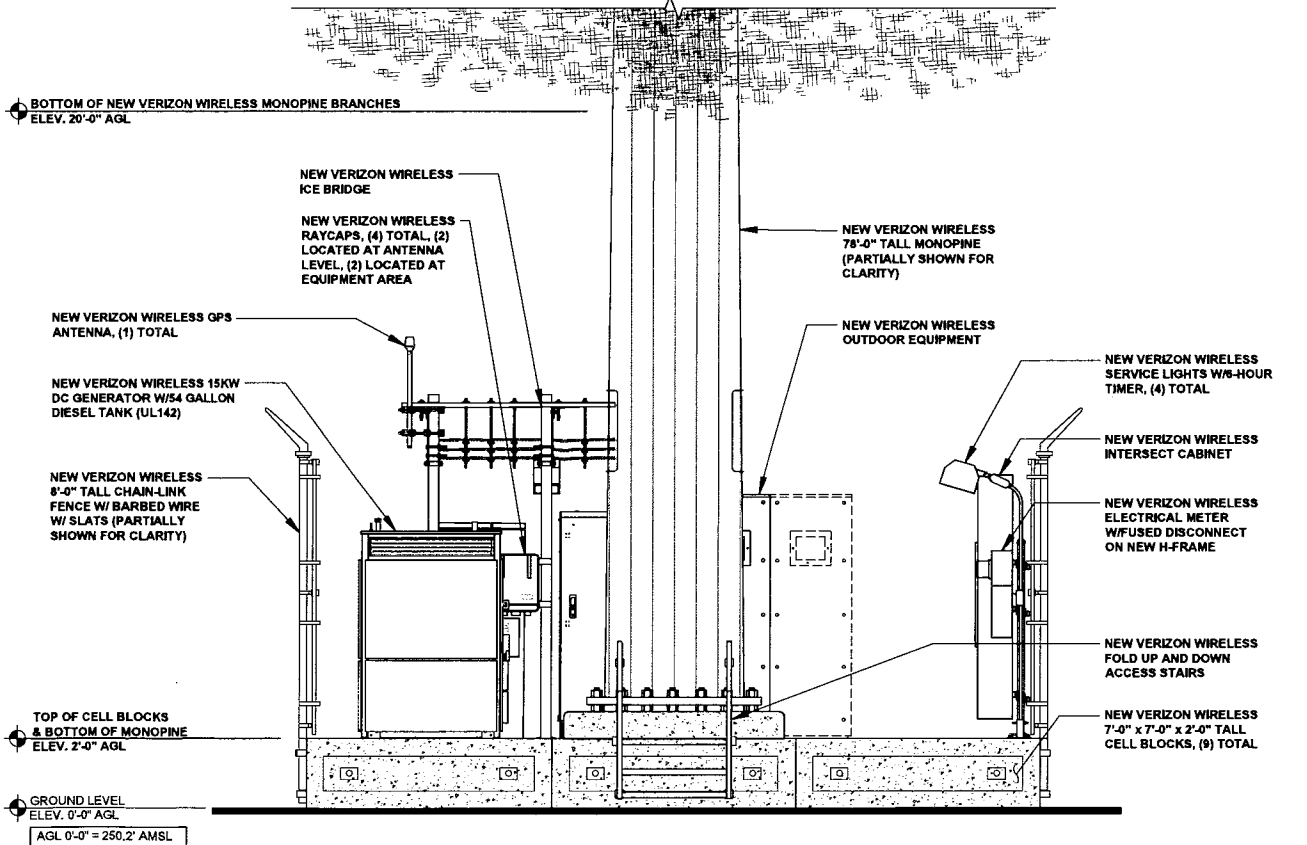
2



SOUTH EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

3



NORTH EQUIPMENT ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	05/28/15	90% ZONING	FA
1	06/24/15	100% ZONING	AR
2	07/08/15	100% ZONING	NG
3	08/19/15	100% ZONING	FA
4	01/26/16	REVISED 100% ZONING	FA

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WIRELESS
ENGINEERING GROUP

5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
WWW.WEG.COM
619.735.3766

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WALNUT CREEK, CA 94598

verizon

**W. CORTNER
STREET
PSL # 278479**

N. 11TH AVE. & W. CORTNER ST.
HANFORD, CA 93230

SHEET TITLE:
EQUIPMENT ELEVATIONS

A-5

Notice of Exemption

Appendix E

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

From: City of Hanford (Planning Division)
317 North Douty Street
Hanford, CA 93230

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

Project Title: Conditional Use Permit 2016-01; Wireless Telecommunication Tower Facility

Project Location – The property is located on the Hidden Valley Park premises, 11th Avenue and Cortner Street
APN: 008-360-006.

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

Description of Nature, Purpose and Beneficiaries of Project: a proposal to construct a 78-foot Verizon wireless telecommunication tower facility in the “PF” Public Facility Zone District.

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

Name of Person or Agency Carrying Out Project: Verizon Wireless

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Infill Development, Section 15332.
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt:

- (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as a habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Melody N. Haigh Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: April 4, 2016 Title: Senior Planner

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

Attachment: Exhibit B: Exemption (1437 : Conditional Use Permit No. 2016-01)