

AGENDA

PLANNING COMMISSION

of the

CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, November 8, 2022

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: <http://livestream.hanford.city/>

CALL TO ORDER

ROLL CALL

INVOCATION

FLAG SALUTE

PUBLIC COMMENT

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

CONSENT CALENDAR

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

1. Approval of the Minutes of the September 27, 2022 Meeting

2. **TIME EXTENSION 2022-04**, a request to extend the life of Conditional Use Permit No. 2020-13 and Site Plan Review No.2018-38 for one year. The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

PUBLIC HEARING

Tentative Parcel Map No. 2022-01: a request to divide a 47,473-square-foot parcel into two parcels (Parcel A: 12,469 sq. ft.; Parcel B: 35,004 sq. ft.) in the MX-C Corridor Mixed Use zone district. The property is located at 520 W. Lacey Blvd. (APN 010-510-003).

DIRECTOR'S COMMENTS

Commissioners' Items of Interest

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

ADJOURNMENT

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Dooty 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. Dooty 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. Dooty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.



**AGENDA
STAFF REPORT**

MEETING DATE: 11/8/2022

AGENDA SECTION: 1

SUBJECT:

Approval of the Minutes of the September 27, 2022 Meeting

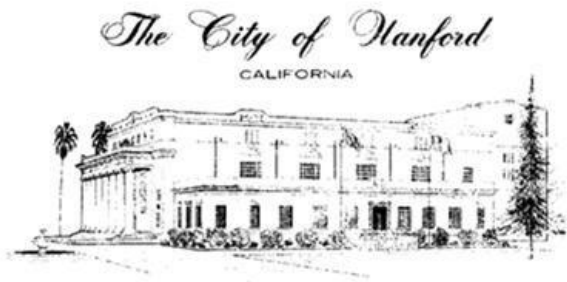
RECOMMENDATION:

Approve the minutes of the September 27, 2022 meeting

FISCAL IMPACT:

ATTACHMENTS:

09-27-22



MINUTES

PLANNING COMMISSION of the CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Tuesday, September 27, 2022

Commissioners will meet in person in the Council Chambers. The meeting will also be livestreamed on the City's website: <http://livestream.hanford.city/>

CALL TO ORDER

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

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	4:46 PM
Richard Douglas		Present	4:47 PM
Travis Paden		Absent	
Martin Devine		Present	4:47 PM
Jacob Sanchez		Present	4:48 PM
Gunther Norris		Absent	

INVOCATION

Fr. Vargas, St. Brigid's Catholic Church, led the invocation.

FLAG SALUTE

Commissioner HAM led the flag salute.

PUBLIC COMMENT

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for each speaker. Please begin your comments by stating your name and providing your city of residence.

Hanford resident Chad Draxler expressed disagreement with the Planning Commission's denial of Appeal No. 2022-01.

CONSENT CALENDAR

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

Approval of the Minutes of the September 13, 2022 Meeting

Motion to approve the minutes of the September 13, 2022 meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Jacob Sanchez
AYES:	Douglas, Devine, Sanchez
ABSTAIN:	Ham
ABSENT:	Paden, Norris

PUBLIC HEARING

- 1. Conditional Use Permit No. 2022-05: a request, by GBH Calcot, LLC, to allow a cannabis cultivation facility in the I-H Heavy Industrial zone district. The permit applies to the processing, curing, grading, and storing of cannabis inside three (3) 35,000 square foot buildings on an existing site. The project is located at 10210 Idaho Avenue (APN 018-242-024).**

Chair SANCHEZ opened the public hearing and called for the staff report.

Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner HAM:

- He noted that one of the slides in the staff report presentation had an incorrect address. Ms. Myers confirmed that the correct address is 10210 Idaho.
- Does the proposed use involve cultivation and drying?
- Are building renovations proposed?
- How much transportation activity will be involved?
- Are other chemicals involved, besides processing?
- Are there any potential problems with waste material and refuse?

Commissioner DEVINE:

- How many cannabis businesses are in the I-H Zone, and was there a permit? Senior Planner Myers replied that there have been a few applications, but no other applicants have moved forward.
- What kind of security is provided?

Chair SANCHEZ announced that the applicant would respond to these questions after Public Comment.

Chair SANCHEZ opened Public Comment:

Attachment: 09-27-22 (09-27-22 Minutes)

IN FAVOR

Chad Draxler stated that the Commissioners should approve the project immediately.

OPPOSED

None.

Chair SANCHEZ closed Public Comment and invited the applicant to answer the Commissioners' questions.

Norman Allinder, representing the applicant, reviewed the buildings' characteristics and responded to Commissioners' questions:

- The product is cultivated elsewhere and brought in, cured on site, and picked up (not a daily process).
- Regarding building renovations, he stated that this business is renting the property from the property owner.
- There are no chemicals involved.
- Very little transportation involved, and
- There is no additional electrical, lighting, or water needed. The product is laid on simple racks to dry, then dehydrated with dehumidifiers. These will generate water, use the water on landscape.
- He noted that the Kings County landfill does not accept cannabis. The cannabis refuse is picked up and taken to a facility in Parlier.
- He invited the Commissioners and staff to visit the facility at any time.
- He expressed their approval of the next project on the agenda (CUP 2022-07), which is a neighbor location to this project.

Commissioner DEVINE asked what type of security is provided. Senior Planner Myers stated that the site security plan was reviewed and approved by Police Chief Sever. Operations Manager Mark Garcia noted that it is a multi-tiered system with several components, including high-resolution cameras that capture license plate numbers of both incoming and outgoing vehicles.

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

Motion to adopt Resolution 2022-30, approving Conditional Use Permit No. 2022-05.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine, Commissioner
SECONDER:	Dennis Ham
AYES:	Ham, Douglas, Devine, Sanchez
ABSENT:	Paden, Norris

2. **Conditional Use Permit No. 2022-07: A request by Tessengerlo Kerley, Inc, to amend their original conditional use permit, in order to add a new 260,000-gallon above-ground molten sulfur tank to their site. The tank will facilitate additional storage onsite. The proposal will not alter the existing use of the site. Mitigated Negative Declaration No. 2014-02: An addendum to the previously approved Mitigated Negative Declaration No. 2014-02 has been prepared to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures. The project is located at 10724 Energy Street (APN 018-242-078).**

Chair SANCHEZ opened the public hearing and called for the staff report. Senior Planner Myers presented the staff report, recommended approval, and invited questions of staff.

Commissioner HAM:

- What is the size of the new tank? How does it compare in size with the existing tanks?

- Will they have to come back every time they want to add another tank? Ms. Myers replied that, because this was initially approved as a Conditional Use Permit, any improvements to the site is considered an expansion of the use and is subject to review by the Planning Commission. She deferred to the applicant's representative to address the question regarding the size of the tank.

There being no further questions, Chair SANCHEZ opened Public Comment. There were no public comments in favor of, or opposed to, the project.

Chair SANCHEZ invited the applicant to address questions from the Commissioners.

Plant Manager Robert Hibbs stated that the proposed additional tank is a replica of the existing smaller tank and is needed to provide more flexibility for rail cars and reduce traffic.

Motion to certify Addendum No. 4, certifying that Mitigated Negative Declaration 2014-02 will not have a further significant impact.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Dennis Ham
AYES:	Ham, Douglas, Devine, Sanchez
ABSENT:	Paden, Norris

Motion to approve Resolution No. 2022-29, approving Conditional Use Permit 2022-07.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Martin Devine, Commissioner
AYES:	Ham, Douglas, Devine, Sanchez
ABSENT:	Paden, Norris

DIRECTOR'S COMMENTS

Deputy City Manager Waters noted that Community Relations Brian Johnson has asked to look at all our Planning projects. Staff will be considering ways to update our project process to make it as public-friendly as possible. He asked the Commissioners to contact staff with any suggestions.

COMMISSIONERS' ITEMS OF INTEREST

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

Commissioner HAM stated that he was not at the last meeting and asked if the use would be permitted, if the applicant had pre-cut lumber delivered to the site. Director Waters stated that manufacturing is the issue. If they had pre-cut lumber delivered, it would be a permitted use.

City Attorney Mizote asked if the heat-treating process of lumber would be an issue. Director Waters replied that he would have to check with Public Works, Engineering, and Fire, to see if

there are any safety concerns. He added that it may also depend on the location. He will need further information regarding what the process entails.

ADJOURNMENT

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

Respectfully submitted,

Diana Black
Recording Secretary

Attachment: 09-27-22 (09-27-22 Minutes)



AGENDA STAFF REPORT

MEETING DATE: 11/8/2022	AGENDA SECTION: 2
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SUBJECT:

TIME EXTENSION 2022-04, a request to extend the life of Conditional Use Permit No. 2020-13 and Site Plan Review No.2018-38 for one year. The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

See staff report, attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - TE 2022-04 (Patel)
 Resolution No. 2022-35
 Attachment 1 - CUP 2018-13 and SPR 2018-38
 Attachment 2 - Original Staff Report
 Attachment 3- Resolution 2018-25
 Attachment 4 - Resolution 2020-14

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: Tuesday, November 8, 2022

PROJECT: **TIME EXTENSION 2022-04**, a request to extend the life of Conditional Use Permit No. 2020-13 and Site Plan Review No. 2018-38 for one year.

LOCATION: The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

PROJECT PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-35, approving Time Extension No. 2022-04.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-35, approving Time Extension No. 2022-04.

PROJECT PROPOSAL

Time Extension No. 2022-04 is a request by Jayantilal Patel to extend the life of Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-38 for one year, in order to extend the expiration of the project and pull building permits. If approved, the time extension would extend the expiration of the project to November 13, 2023.

Site Plan Review No. 2018-38/Conditional Use Permit No. 2018-13 is attached – **Attachment 1**.

BACKGROUND INFORMATION

Conditional Use Permit No. 2018-13 was a request to allow a three-story, 65,900 sq. ft., 105-room hotel on a vacant parcel, located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012). The use of a hotel requires approval of a Conditional Use Permit by the Planning Commission in the C-R Regional Commercial zone district.

Conditional Use Permit No. 2018-13 was heard by the Planning Commission as a public hearing item on Tuesday, November 13, 2018. Planning Commission voted 6-0 (1 commissioner absent) to adopt resolution No. 2018-25, thus approving Conditional Use Permit No. 2018-13.

The applicant applied for a time extension in 2020 to extend the life of the Site Plan Review and Conditional Use Permit from November 13, 2020 to November 13, 2021.

On May 7, 2022, the applicant submitted building permits to the City of Hanford. As of October 5, 2022, the building permits are ready-to-issue, however, due to unforeseen circumstances, such

as supply chain issues, availability of laborers, and significant increases in costs, the applicant has decided to postpone obtaining building permits until the situation improves. The building permit is set to expire on October 5, 2023. Construction must commence and be diligently pursued one year following obtaining building permits.

The applicant's request for a Time Extension will extend the life of the Site Plan Review and Conditional Use Permit to November 13, 2022. In accordance with Section 17.70.250, the Planning Commission is able to grant a total of three one-year extensions. This will be the final extension possible for the Site Plan Review and Conditional Use Permit.

Figure 1: Land Use (Property outlined in bold)

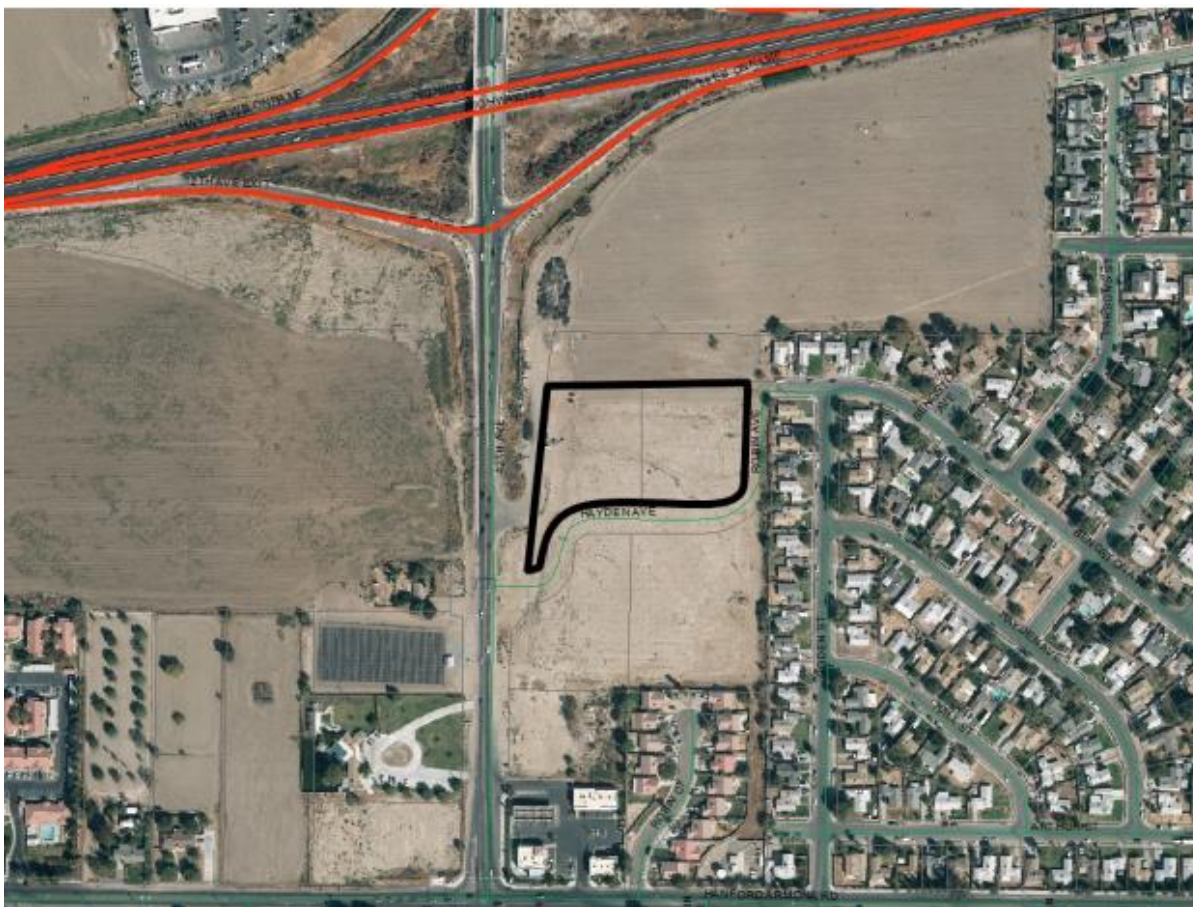
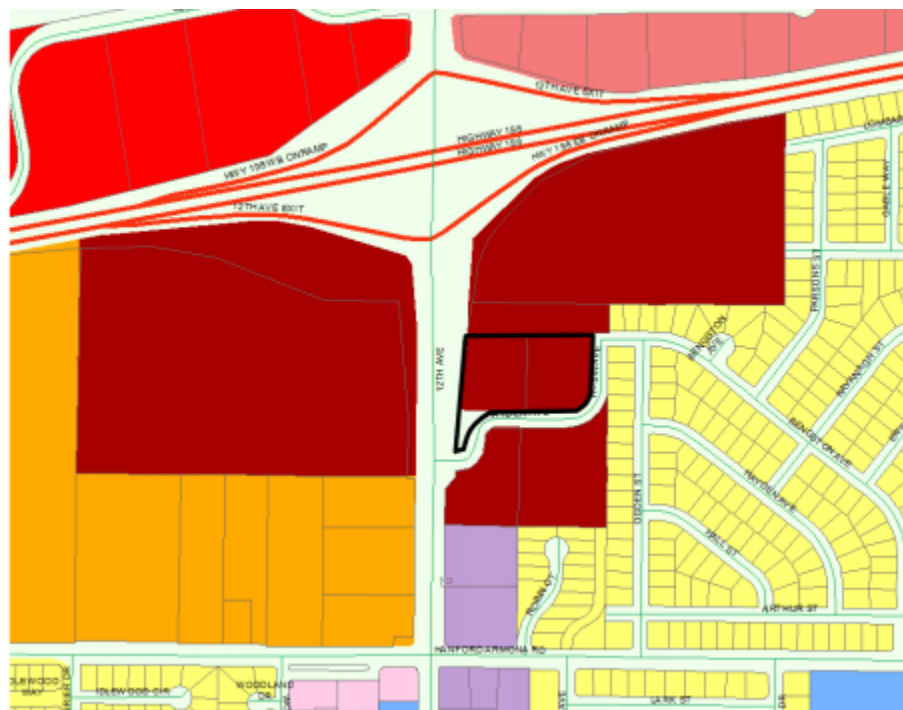


Figure 2: General Plan Designation Regional Commercial (Property outlined in bold)



Figure 3: Zoning Designation C-R Regional Commercial (Property outlined in bold)



A full analysis of Conditional Use Permit No. 2018-13 appears in the original Planning Commission staff report – **Attachment 2**. Resolution No. 2018-25 is attached – **Attachment 3**.

The resolution approving Time Extension 2020-05 is attached – **Attachment 4.**

PROJECT EVALUATION

Due to unforeseen circumstances, such as supply chain issues, availability of laborers, and significant increases in costs, the applicant has decided to postpone obtaining building permits until the situation improves and is requesting a one-year time extension to move forward with construction and pulling building permits for the future hotel. The project is still consistent with the current General Plan designation for the site, Regional Commercial, and zoning C-R Regional Commercial.

In accordance with Section 17.70.250 of the Hanford Municipal Code, prior to the expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the planning Commission, who may extend the expiration of the permit by one year. The Planning Commission may grant up to a total of three one-year extensions. This would be the last available extension.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration No. 2018-24 was adopted for the project on November 13, 2018, certifying that the project would not have a significant adverse impact on the environment with the incorporation of mitigation measures.

CONDITIONS OF APPROVAL

That a one-year time extension for Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-38 be approved, in accordance with the existing conditions in Resolution No. 2018-25, adopted November 13, 2018, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-38 be November 13, 2023.

Applicant/Owner:

Jayantilal Patel
140 South Court
Alamo, CA 94507

RESOLUTION NO. 2022-35

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
 APPROVING TIME EXTENSION NO. 2022-04, A REQUEST TO EXTEND THE LIFE OF
 CONDITIONAL USE PERMIT NO. 2018-13 AND SITE PLAN REVIEW NO. 2018-34 FOR ONE
 YEAR. THE PROJECT PERTAINS TO PROPERTY LOCATED NORTH OF HAYDEN
 AVENUE, EAST OF 12TH AVENUE (APN 011-060-058 AND 011-060-012)**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on November 8, 2022, by motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2022-04, filed by Jayantilal Patel,, proposing to extend the life of Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-34 for one year, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Section 17.70.250 of the Hanford Municipal Code;

WHEREAS, the project pertains to property located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

WHEREAS, a time extension was requested by the applicant pursuant to Resolution No. 2018-25 and Section 17.70.250 of the Hanford Municipal Code; and

WHEREAS, in accordance with Section 17.70.250 of the Hanford Municipal Code, a conditional use permit may be extended for a total time of three years; and

WHEREAS, findings were made pursuant to section 17.80.030 of the Hanford Municipal Code in Resolution No. 2018-25; and

THEREFORE, BE IT RESOLVED, that a one -year time extension for Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-34 be approved, in accordance with the existing conditions in Resolution No. 2018-25, adopted November 13, 2018, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-38 be November 13, 2023.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on November 8, 2022 by the following vote:

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

Attachment: Resolution No. 2022-35 (Time Extension 2022-04 Patel)

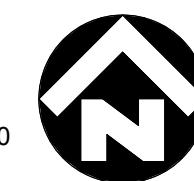
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Jason Waters**, Secretary of the Planning Commission of the City of Hanford, 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 8th day of November 2022.

Jason Waters, Secretary

Attachment: Resolution No. 2022-35 (Time Extension 2022-04 Patel)

1" = 30'-0"



Packet Pg. 16

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, November 13, 2018**

PROJECT: **Conditional Use Permit No. 2018-13:** a request to allow a three-story, 65,000 sq.ft., 105-room hotel in the C-R Regional Commercial zone district.

Mitigated Negative Declaration No. 2018-14: a request to certify that the project will have a less than significant impact on the environment with the incorporation of mitigation measures

LOCATION: The project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-14, certifying that the project will have a less than significant impact on the environment with the incorporation of mitigation measures.
2. Adopt Resolution No. 2018-25, approving Conditional Use Permit No. 2018-13.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2018-14, certifying that the project will have a less than significant impact on the environment with the incorporation of mitigation measures.
2. I move to adopt Resolution No. 2018-25, approving Conditional Use Permit No. 2018-13.

PROJECT DESCRIPTION

The project is a request, filed by Jayantilal Patel, to allow a three-story, 65,900 sq. ft., 105-room hotel on a vacant parcel, located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012). The use of a hotel requires approval of a Conditional Use Permit by the Planning Commission in the C-R Regional Commercial zone district.

Project Location

The project is located on a vacant property north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012). The project site is designated as Regional Commercial by the General Plan. The zoning for the property is C-R Regional Commercial.

Entitlement

The applicant submitted Site Plan Review No. 2018-38 for the project site, proposing to develop the vacant site into a three-story, 65,900 sq. ft., 105-room hotel; see Site Plan Review No. 2018-38, attached as **Attachment 1**. Site Plan Review No. 2018-38 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter, attached as **Attachment**

2. All conditions of approval cited in the site plan review approval letter are also conditions of approval of this Conditional Use Permit application.

Renderings of the proposed hotel are attached as **Attachment 3**.

Figure 1: Land Use
(Property outlined in bold)

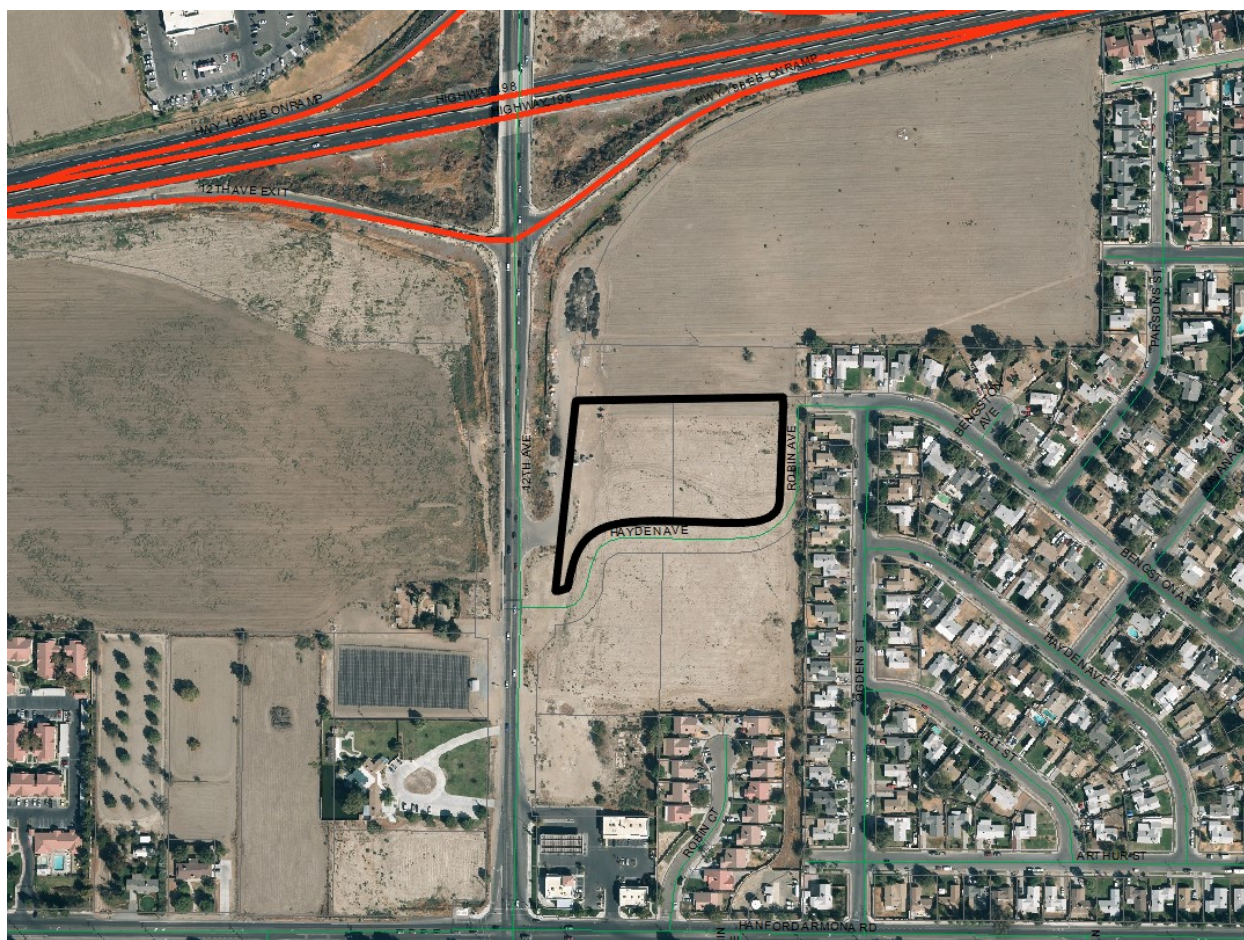


Figure 2: General Plan Designation
Regional Commercial
(Property outlined in bold)

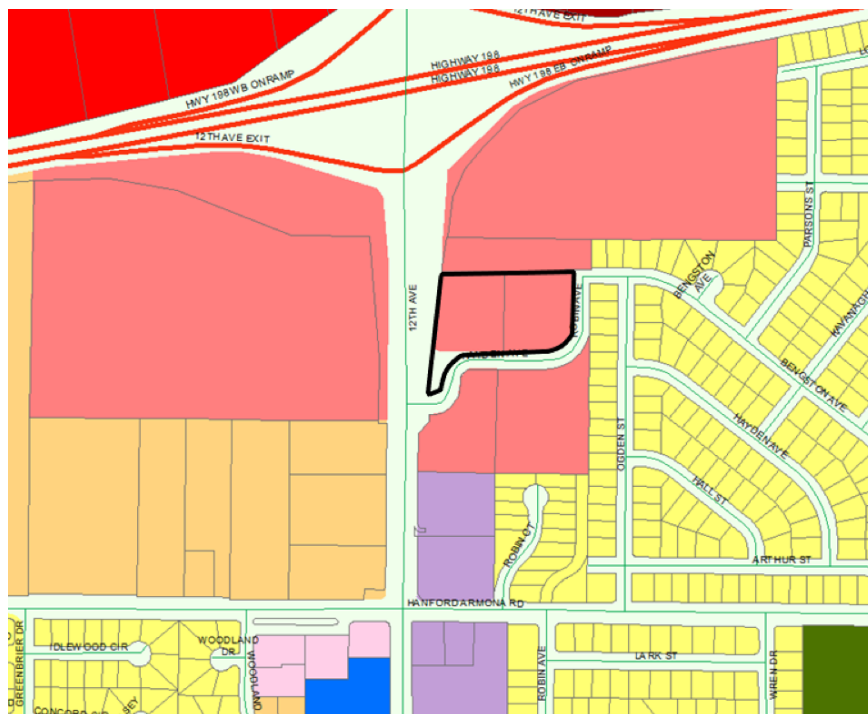
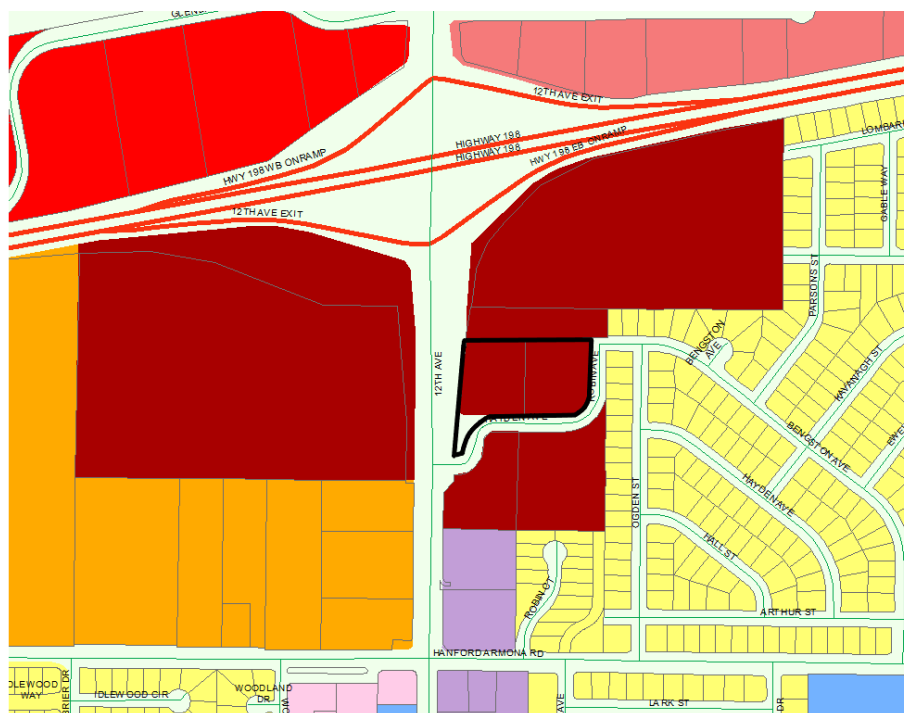


Figure 3: Zoning Designation
C-R Regional Commercial
(Property outlined in bold)



BACKGROUND INFORMATION**General Plan Designation**

The General Plan designates the property as Regional Commercial. The property is zoned C-R Regional Commercial, which corresponds with the General Plan Designation. According to General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford. According to General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that benefit the market synergy that occur when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan, as it proposes to provide hotel service for the Hanford community and the larger region outside of Hanford.

Zoning Designation

The applicant seeks to allow a hotel on a vacant property. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, the use of a hotel or motel is subject to approval of a conditional use permit by the Planning Commission in the C-R Regional Commercial zone district.

A “hotel or motel,” means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. The proposed hotel features a pool and plans to serve continental breakfast. No other services are proposed.

Figure 4:
Land Use Table

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								P					P		
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								

PROJECT EVALUATION

Conformance with the standards of the C-R Regional Commercial zone district

17.18.030 Site Area

In the C-R Regional Commercial zone district, the minimum site area shall be 10 acres. The site may be divided into multiple separate lots, if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The subject properties total 3.3 acres. The recordation of a parcel map waiver, in order to merge the parcels, is required upon final building occupancy.

The existing parcels are considered a legally nonconforming lot, which means a lot legally created in accordance with the State Subdivision Map Act, prior to the adoption or amendment of the zoning ordinance, but which does not meet all of the provisions, standards, and requirements of the zoning ordinance applicable to lots. A nonconforming lot may be used for any use allowed in the zone district in which it is located. Although the site area does not comply with the current C-R Regional Commercial zone district requirements for site area, the lot may still be used for any use permitted or conditionally permitted in the C-R Regional Commercial zone district. The parcel

map waiver, required upon building occupancy, brings the site further into conformance, by developing a site with common access, shared parking, lighting, and landscaping.

17.18.040 Lot Dimensions

The minimum lot frontage in the C-R Regional Commercial zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. The recordation of a parcel map waiver, in order to merge the parcels, is required upon final building occupancy. Once the parcels are merged, the resulting parcel will have approximately 439 feet of frontage along 12th Avenue, 625 feet along Hayden Avenue, and 190 feet along Robin Avenue.

17.18.050 Coverage

The maximum coverage of the lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setbacks, landscaping, off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.18.060 Building Setback Area

No structure is permitted to be placed within a building setback area. In the C-R Regional Commercial zone district, all frontages abutting a public street require a 15-foot setback. Therefore, a 15-foot building setback is required along 12th Avenue, W. Hayden Avenue, and Robin Avenue. The applicant provides 15-foot landscaped setbacks to the proposed structure. The setback area will be landscaped on W. Hayden Avenue and Robin Avenue. The rear-building setback may be zero, since the lot lines do not abut an R-L, R-H, R-M, O-R, PF, AP, or CO zone district.

17.18.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures proposed on site.

17.18.080 Height of Structures

The maximum height of structures in the C-R Regional Commercial zone district is 35 feet. The three-story hotel will be 35 feet tall. The structure does not exceed the height maximum of the District.

17.18.090 Driveways

Whenever possible, developments in the C-R Regional Commercial zone district shall share driveways to minimize the number of driveways on public streets. Site Plan Review No. 2018-38 proposes two points of ingress and egress for the site. One approach will be located on W. Hayden Avenue, and one will be located on Robin Avenue.

17.18.100 Off-Street Parking

The applicant proposes 114 parking stalls on site, six of which are ADA-accessible, as shown on approved Site Plan Review No. 2018-38. This exceeds the requirement of the Hanford Municipal Code Section 17.54.040 for hotels, which requires one space per guest room, plus one space per employee.

Calculation:

105 guest rooms + 8 employees yields 113 parking stalls (minimum)

17.18.110 Usable open space

In the C-R Regional Commercial zone district, new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area. The 3.3-acre site requires a minimum of 825 square feet of common usable open space. This is adequately accommodated by the courtyard and pool area.

17.18.120 Landscaping

In the C-R Regional Commercial zone district, landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. A storm drainage basin is provided along the 12th Avenue frontage. Fifteen feet of landscaping will be provided along Hayden Avenue and Robin Avenue.

All requirements of the C-R Regional Commercial zone district, prescribed by Chapter 17.18 of the Hanford Municipal Code, are satisfied.

FINDINGS FOR APPROVAL

Conditional Use Permit No. 2018-13

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

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

ANALYSIS: That the proposed development of the hotel will not impair the integrity and character of the C-R Regional Commercial zone district. The use of a hotel is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. A hotel is listed as a permitted use, with the approval of a conditional use permit, in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed hotel is compatible with existing and future planned land uses in the C-R Regional Commercial zone district. The hotel will be proximal to retail and restaurants, which are compatible existing and future planned land uses within the vicinity. The development and use of a hotel is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. A hotel is listed as a permitted use, with the approval of a conditional use permit, in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: The General Plan designates the property as Regional Commercial. The property is zoned C-R Regional Commercial, which corresponds with the General Plan Designation. According to General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford. According to General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that benefit the market synergy that occur when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan, as it proposes to provide hotel service for the Hanford community and the larger region outside of Hanford.

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

ANALYSIS: That an initial study was conducted and on the basis on the 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. Mitigated Negative Declaration No. 2018-14 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2018-14, and mitigation measures required of development are attached as **Attachment 4**.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. The proposed use and development of the hotel is compliant with the Hanford Municipal Code. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as mitigation measures, and conditions of approval in Site Plan Review No. 2018-38 and the resolution.

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation on September 18, 2018. Comments were received from the following agencies:

1. Troy Hommerding, Kings County Department of Public Health, Division of Environmental Health Service, received September 24, 2018.
2. Brian Clement, San Joaquin Valley Air Pollution Control District, received September 25, 2018.

All pre-consultation notices are included and analyzed in the initial study, attached as **Attachment 4.**

Kings County Department of Public Health, Division of Environmental Health Services

Pre-consultation was received from Troy Hommerding with the Kings County Department of Public Health, Division of Environmental Health Services on September 24, 2018. A copy of the pre-consultation letter is attached to the initial study. Comments were provided, as follows:

“Thank you for the opportunity to comment on this project. Our office offers the following comments.

1. If this facility will be providing food service (including beverages or continental breakfast), the proponents must submit three copies of construction plans to Kings County Department of Public Health, Division of Environmental Health Services, with sufficient detail to demonstrate that the facility will be able to comply with requirements of the California Retail Food Code (H&S Code 113700 et seq.). The plans must be approved by our office prior to construction. The plan check application can be obtained from our website at: <https://www.countyofkings.com/departments/health-welfare/environmental-health-services-1>. A food vending permit must also be obtained prior to opening to the public.
2. California Health and Safety Code/California Retail Food Code requires outdoor trash enclosures or storage locations be of non-absorbent material such as concrete or asphalt, easily cleanable, durable and sloped to a drain that discharges to an approved sewage treatment system. Furthermore, dumpsters and trash enclosures must be installed so that effective cleaning is possible. Effective cleaning of the dumpster and the outside trash storage area may be accomplished by providing a hot and cold water hose bib with vacuum breaker in the area, by use of a portable steam cleaner, or by contracted cleaning services. As noted above, all waste water from such cleaning operations must drain to the sanitary sewer. Grease traps or interceptors may not be located in a food handling area, and the applicant may wish to install an exterior subterranean grease trap to service the facility.
3. Prior to construction of the swimming pool, the applicant must submit to Kings County Department of Public Health, Division of Environmental Health Services, three copies of complete construction plans for the swimming pool and/or spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans. A plan check form is available from our website at: <https://www.countyofkings.com/departments/health-welfare/environmental-health-services-1>
4. Before opening the hotel to the public, a hotel/motel application must be filled out and filed with Kings County Department of Public Health, Division of Environmental Health

Services. An application can be obtained at our website at: <https://www.countyofkings.com/departments/health-welfare/environmental-health-services-1>

Staff analysis: All comments cited above are conditions of approval of the resolution.

San Joaquin Valley Air Pollution Control District

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on September 24, 2018. A copy of the pre-consultation letter is attached to the initial study. Comments were provided, as follows:

“The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a request to construct a 65,000 square foot, 105-room, three-story hotel in the C-R Regional Commercial zone district (Project). The project site is located north of Hayden Avenue and east of 12th Avenue, in Hanford, CA. (APNs: 011-060-058 and 011-060-012). The District offers the following comments:

1. Based on information provided to the District, Project specific, annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The project is subject to District Rule 9510 if it equals or exceeds 2,000 square feet of commercial space and has or will receive a project-level discretionary approval from a public agency. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, please immediately submit an AIA application to the District to comply with District Rule 9510.

In the case the Project is subject to Rule 9510, an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. Particulate Matter 2.5 microns or less in size (PM_{2.5}) from under-fired charbroilers pose immediate health risk. Since the cooking or meat can release carcinogenic PM_{2.5} species like polycyclic aromatic hydrocarbons, controlling emissions from under-fired charbroilers will have a substantial impact on public health.

Charbroiling emissions occur in populated areas, near schools and residential neighborhoods, resulting in high exposure levels for sensitive Valley residents. The air quality impacts on neighborhoods near restaurants with under-fired charbroilers can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation event raises environmental concerns.

Furthermore, the latest photochemical modeling indicates that reducing commercial charbroiling emissions is critical to achieving attainment of multiple federal PM_{2.5} standards and associated health benefits in the Valley.

Therefore, the District strongly recommends new restaurants that will operate under-fired charbroilers install emission control systems during the construction phase since installing charbroiler emissions control systems during construction of new facilities is likely to result in substantial economic benefit compared to costly retrofitting. To ease the financial burden for Valley businesses that wish to install control equipment before it is required by District Rule 4692 (Commercial Charbroiling), the District is currently offering substantial incentive funding that covers the full cost of purchasing, installing, and maintaining the system for up to two years. Please contact the District at (559)230-5800 or technology@valleyair.org for more information.

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

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Georgia Stewart at (559)230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20180995."

Staff Analysis: A copy of the District's comments has been provided to the project proponent. The comments provided have been incorporated into the mitigation monitoring and reporting program, as conditions of development, as requested by the District.

CONSULTATION

On October 18, 2018, staff forwarded a consultation notice to the interested agencies, in accordance with Public Resources Code Section 21081.6. No responses were received.

PUBLIC COMMENT

A Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing for the project was noticed in the local newspaper on October 19, 2018 and mailed to property owners within 300 feet of the project site on October 18, 2018.

Public Comment Received

On November 8, 2018, a petition letter was received by Jadish Patel. The petition letter is attached for the Planning Commission's review as **Attachment 5**. The petition letter reads:

"We, the citizens of the city of Hanford, petition to allow construction a three-story, 65,900 sq. ft. 105- room hotel in the C-R Regional Commercial zone district in Hanford by Jayantilal Patel of Bay Area.

The entity, Jayantilal Patel of Bay Area, wants to construct a hotel in Hanford that was originally proposed by Jagdish Patel of Hanford. Jagdish Patel of Hanford had planned this project months in advance and completed an application for Hampton Inn for C-R Regional Commercial zone district in Hanford to the franchise operations of Hampton Inn, Hilton Franchise on July 09, 2018. Later, Jayantilal Patel of Bay Area opposed the project for Jagdish Patel to allow a Hampton Inn to Hanford and proposed to construct the Hampton Inn in same commercial zone district. This act should not be welcomed and be granted to Jagdish Patel, hotelier of Hanford, who has always sought to expand the boundaries and create a financial stability for Hanford by always investing to the local and city of Hanford.

I demand the petition for Hanford Planning Commission to stop and disapprove the development of a three-story, 105-room hotel in the C-R Regional Commercial zone district in Hanford by Jayantilal Patel of Bay Area and to grant this proposed project to Jagdish Patel of Hanford since 1993."

The petition has 138 signatures.

Staff Analysis: The petition letter does not cite an inability to make the appropriate findings for the Conditional Use Permit, nor does the letter address environmental issues which have not been addressed in the initial study. In accordance with Section 17.80.030 B. of the Hanford Municipal Code, a conditional use permit may be denied if the reviewing authority finds one or more of the findings cannot of Section 17.80.030 A. cannot be made.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-14 has been prepared, attached as **Attachment 4**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Mitigated Negative Declaration No. 2018-14, certifying that the project will have a less than significant impact on the environment with the incorporation of mitigation measures.
2. Adopt Resolution No. 2018-25, approving Conditional Use Permit No. 2018-13.

Applicant/Owner:

Jayantilal Patel
140 South Court
Alamo, CA 94507

RESOLUTION NO. 2018-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD PERTAINING TO CONDITIONAL USE PERMIT NO. 2018-13, A REQUEST TO ALLOW A THREE-STORY, 65,900 SQ. FT., 105-ROOM HOTEL IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED NORTH OF HAYDEN AVENUE, EAST OF 12TH AVENUE (APN 011-060-058 AND 011-060-012).

At a regular meeting of the City of Hanford Planning Commission duly called and held on November 13, 2018, on motion of Commissioner DOUGLAS, seconded by Commissioner GALVAN, and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 2018-13, a request to allow a hotel in the C-R Regional Commercial zone district, has been reviewed by the Planning Commission of the City of Hanford, in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012); and

WHEREAS, the site will be developed, as shown in Site Plan Review No. 2018-38, attached as **Exhibit A**; and

WHEREAS, all conditions of approval for Site Plan Review No. 2018-38, attached as **Exhibit B**, shall also become conditions of approval for Conditional Use Permit No. 2018-13; and

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

WHEREAS, the Planning Commission has reviewed the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2018-14 has been adopted; and

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

THEREFORE, BE IT RESOLVED that the Planning Commission hereby makes the following findings pursuant to Section 17.80.050 of the Hanford Municipal Code:

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

ANALYSIS: That the proposed development of the hotel will not impair the integrity and character of the C-R Regional Commercial zone district. The use of a hotel is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. A hotel is listed as a permitted use, with the approval of a conditional

use permit, in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: That the proposed hotel is compatible with existing and future planned land uses in the C-R Regional Commercial zone district. The hotel will be proximal to retail and restaurants, which are compatible existing and future planned land uses within the vicinity. The development and use of a hotel is consistent with the regulations set forth in the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. A hotel is listed as a permitted use, with the approval of a conditional use permit, in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030.

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

ANALYSIS: The General Plan designates the property as Regional Commercial. The property is zoned C-R Regional Commercial, which corresponds with the General Plan Designation. According to General Plan Policy L47, the purpose of the Regional Commercial designation is to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford. According to General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that benefit the market synergy that occur when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. The use proposed by the applicant is consistent with the goals and policies of the Hanford General Plan, as it proposes to provide hotel service for the Hanford community and the larger region outside of Hanford.

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

ANALYSIS: That an initial study was conducted and on the basis on the 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. Mitigated Negative Declaration No. 2018-14 has been prepared for the project.

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

ANALYSIS: That this application has been reviewed by the various City departments and evaluated for conformity with the requirements of the Hanford Municipal Code Section 17.18 for the C-R Regional Commercial zone district. The proposed use and development of the hotel is compliant with the Hanford Municipal Code. Any other improvements or mitigations required for public health, safety, and welfare have been applied to the project as mitigation measures and conditions of approval in Site Plan Review No. 2018-38 and the resolution.

THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission has determined that Conditional Use Permit No. 2018-13 be approved, subject to the conditions of approval for Site Plan Review No. 2018-38, attached as **Exhibit B**, and the following conditions:

1. That an approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration a building permit is issued and construction commenced or the use has commented.

KINGS COUNTY DIVISION OF ENVIRONMENTAL HEALTH SERVICES

Contact Troy Hommerding at Troy.Hommerding@co.kings.ca.us

Concerning questions you may have regarding the following:

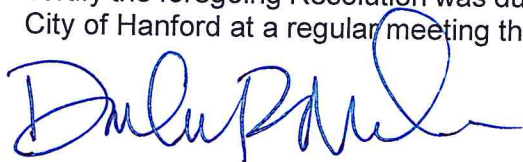
2. That if this facility will be providing food service (including beverages or continental breakfast), the proponents must submit three copies of construction plans to Kings County Department of Public Health, Division of Environmental Health Services, with sufficient detail to demonstrate that the facility will be able to comply with requirements of the California Retail Food Code (H&S Code 113700 et seq.). The plans must be approved by our office prior to construction. The plan check application can be obtained from our website at: <https://www.countyofkings.com/departments/health-welfare/environmental-health-services-1>. A food vending permit must also be obtained prior to opening to the public.
3. That California Health and Safety Code/California Retail Food Code requires outdoor trash enclosures or storage locations be of non-absorbent material such as concrete or asphalt, easily cleanable, durable and sloped to a drain that discharges to an approved sewage treatment system. Furthermore, dumpsters and trash enclosures must be installed so that effective cleaning is possible. Effective cleaning of the dumpster and the outside trash storage area may be accomplished by providing a hot and cold water hose bib with vacuum breaker in the area, by use of a portable steam cleaner, or by contracted cleaning services. As noted above, all waste water from such cleaning operations must drain to the sanitary sewer. Grease traps or interceptors may not be located in a food handling area, and the applicant may wish to install an exterior subterranean grease trap to service the facility.
4. That prior to construction of the swimming pool, the applicant must submit to Kings County Department of Public Health, Division of Environmental Health Services, three copies of complete construction plans for the swimming pool and/or spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans. A plan check form is available from our website at: <https://www.countyofkings.com/departments/health-welfare/environmental-health-services-1>
5. That before opening the hotel to the public, a hotel/motel application must be filled out and filed with Kings County Department of Public Health, Division of Environmental Health Services. An application can be obtained at our website at: <https://www.countyofkings.com/departments/health-welfare/environmental-health-services-1>

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

AYES: Commissioners DOUGLAS, GALVAN, JOHNSTON, PERICO, SANCHEZ,
PADEN
NOES: Commissioners NONE
ABSTAIN: Commissioners NONE
ABSENT: Commissioners HAM

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 13th day of November 2018.

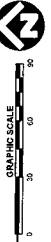


Darlene R. Mata, Secretary

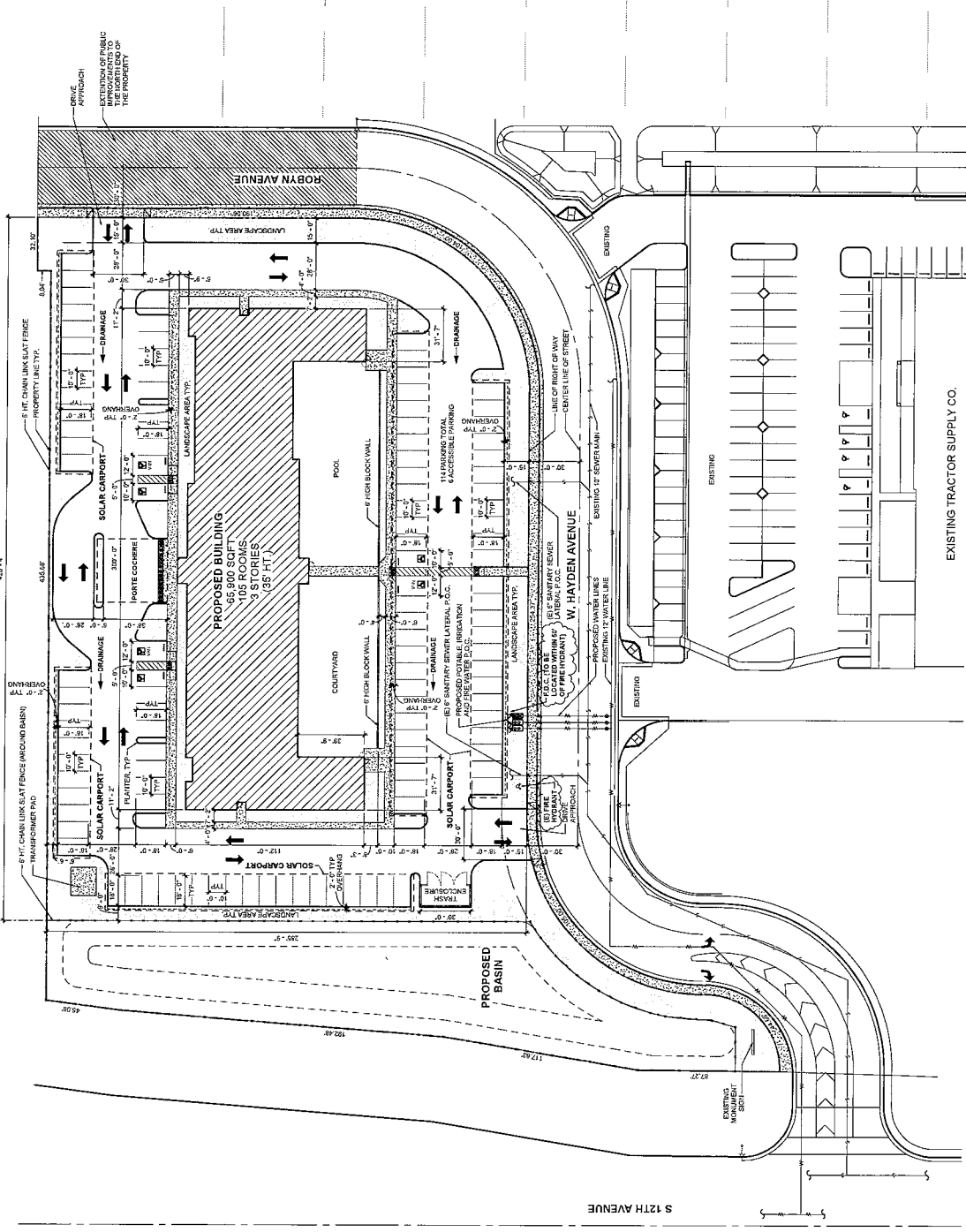
Exhibit A
Site Plan No. 2018-38

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)

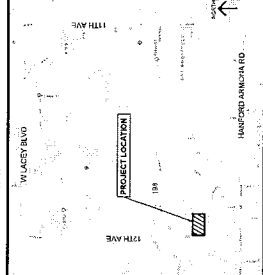
SITE PLAN
1" = 30'-0"



GRAPHIC SCALE
0 20 40 60 80



VICINITY MAP



NOTES

ADDRESS: 10TH STREET AND W HAYDEN ST
BUILDING AREA: 65,000 SQ FT (105 ROOMS)
SITE AREA: 14,000 SQ FT (AS SHOWN)
EXISTING STORMWATER RETENTION SURFACE: 12,000
FAC TO BE LOCATED WITHIN 95' OF FIRE HYDRANT

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WASTEWATER
- PROPOSED WASTEWATER
- LANDSCAPE AREA
- CONCRETE AREA
- BUILDING AREA
- PUBLIC IMPROVEMENTS INCLUDES:
 1. IMPROVEMENTS TO THE SANITARY SEWER SYSTEM TO THE CITY STANDARD SCA INCLUDING CURB, GUTTER AND STANDARD SCA
 2. CONTINUATION OF SEWER, WASTEWATER AND STORM DRAIN IMPROVEMENTS TO THE CITY STANDARD SCA
 3. IMPROVEMENTS TO THE WASTEWATER SYSTEM TO THE CITY STANDARD SCA
 4. IMPROVEMENTS TO THE STORM DRAIN SYSTEM TO THE CITY STANDARD SCA
 5. IMPROVEMENTS TO THE WASTEWATER SYSTEM TO THE CITY STANDARD SCA
 6. IMPROVEMENTS TO THE STORM DRAIN SYSTEM TO THE CITY STANDARD SCA

DATE: 06/26/2018
BY: J. L. HANFORD
PROJECT NO.: 2018-0002
SITE PLAN

Klassen
Architecture
Construction
2021 Westwind Drive
Bakersfield, CA 93301
(805) 324-3900 Fax
www.klassenarch.com

HAMPTON INN
LJAM INVESTMENTS LLC
HANFORD, CA

A1.01

Exhibit B
Site Plan Review No. 2018-38 Conditions of Approval

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
DAVID G. AYERS
VICEMAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
DIANE SHARP
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT N. DOWD

DATE: October 22, 2018

PROJECT: Site Plan Review 2018-38

APPLICANT: Jay Patel

LOCATION: north of Hayden Avenue, east of 12th Avenue
(APN 011-060-058 and 011-060-012).

PROPOSAL: A request to construct a three-story, 105-room hotel

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: September 4, 2018

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

- ☐ **RESUBMIT:** Major changes to your plans are required prior to accepting construction drawings for a building permit. A meeting with the Site Plan Review Committee is not required.
- ☐ **MEETING REQUIRED:** During site plan review, concerns were identified, schedule a meeting with the following prior to resubmittal:
- | | |
|--------------------------------------|---|
| ☐ Planning | ☐ Building |
| ☐ Fire | ☐ Engineering |
| ☐ Solid Waste | ☐ Police |
| ☐ Wastewater | ☐ Parks and Recreation |

☒ **REVISE AND PROCEED**

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

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

Signed

Gabrielle Myers
 Gabrielle Myers, Associate Planner
 Community Development Department

October 22, 2018
 DATE

EXPIRATION

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Although the Site Plan Review is a ministerial action, and therefore exempt from further environmental review, the Conditional Use Permit is subject to further environmental review. An initial study has been prepared for the project. 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.

COMMENTS AND CONDITIONS OF APPROVAL

THE FOLLOWING DEPARTMENT COMMENTS AND CONDITIONS ARE ATTACHED:

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

DEFENSE AND INDEMNIFICATION PROVISION

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

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

I have reviewed a copy of the Site Plan Review Approval No. 2018-38 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

PLANNING DIVISION

Contact Associate Planner Gabrielle de Silva: (559) 585-2578
concerning questions that you may have on the conditions listed below:

Notes:

1. That the use of a hotel in the C-R Regional Commercial zone district shall be subject to approval of a Conditional Use Permit by the Planning Commission.
2. That a parcel map waiver is required, in order to merge the two parcels.

C-R Regional Commercial Checklist: (all checked shall apply)

General:

- ☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
- ☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.
- ☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 2018-38 with minor modifications to be approved by the Community Development Department.
- ☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
- ☒ That the use of a hotel is subject to approval by the Planning Commission through the Conditional Use Permit process.
- ☒ That a parcel map waiver is required, in order to merge the two parcels.

Cultural Resources:

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

Building Setback Areas (17.18.060)

- ☒ That the appropriate setbacks be maintained, as follows:
 - ☒ The front building setback area shall be 15 feet.
 - ☒ The rear building setback may be zero.

- ☒ The side building setback may be zero.
- ☒ The street side building setback shall be 15 feet.

Off Street Parking: (Section 17.54).

- ☒ That the applicant shall provide 114 parking stalls on site, six of which are ADA-accessible, as shown on the approved site plan, based on the ratio one space per guest room, plus one space per employee.

Calculation:

105 guest rooms + 8 employees yields 113 parking stalls (minimum)

- ☒ That the standard parking space shall not be less than 18.5 feet in length and nine feet in width, exclusive of aisles and access drives (Section 17.54.110 A).
- ☒ That the maximum number of compact-car parking spaces is limited to 30 percent of the total parking spaces required. A compact parking space shall not be less than 16 feet in length and 8 feet in width, and marked for compact cars (Section 17.54.110 B. and C).
- ☒ There shall be no more than four compact spaces adjacent to each other.
- ☒ That parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code (Section 17.54.190).
- ☒ In the commercial zone district, not less than five percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. **Parking areas are to have one tree placed at every four lineal parking stalls.**

Signage: (Section 17.56).

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

Fencing and Walls: (Section 17.18.130)

- ☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.
- ☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.
 - ☒ Along a rear lot line not exceeding seven feet in height
 - ☒ Along an interior side lot line not exceeding seven feet in height beginning at 10 feet from the front lot line.
- ☒ That any proposed fencing on the site be maintained in good repair.

- ☒ That no fence or wall shall be placed within the public right-of-way.
- ☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.
- ☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Landscaping: (Section 17.18.120 and 17.52).

- ☒ **Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.**
- ☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:
 - ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
 - ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
 - ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
 - ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
 - ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
 - ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
 - ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.
- ☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:
 - ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
 - ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.
- ☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.
- ☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That the canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed 50 feet.

Dust Control:

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

BUILDING DIVISION
SPR 2018-038(502-1032) Hotel
8-29-18

1644 Hayden Avenue

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

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

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.

6. That a school impact fee of \$0.61 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
7. That all special inspection reports be submitted to the Building Division prior to final inspection.
8. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
9. That Kings County Impact Fees shall apply at current rates.
10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
11. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
12. That block walls, fences over 7' tall and trash enclosures require separate submittals/permits through the Building Dept.
13. That the address will be 1644 Hayden Avenue.

Hanford Fire Department

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions.

Site Plan Review

Date: August 29, 2018

Project #: 2018-28 (502-1032) 12th & HWY 198 3-Story Hotel

General Instructions

1. Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☒ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☒ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
 - ☒ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☐ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☒ For automatic sprinkler systems, ***a separate permit must be submitted*** for the underground system supplying the sprinkler system. Contact the fire department for submittal information.

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)

7. ☒ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☒ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. **A separate fire department permit is required** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☒ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department. Install FDC within 50' of the existing hydrant on the north side of Hayden Ave. near the west entrance of the hotel.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☒ Number of additional hydrants necessary for this project: 3
- Install one hydrant on the northwest corner of the hotel.
- Install one hydrant on the southwest corner of the hotel.
- Install one hydrant on Hayden Ave. near the northeast entrance.
14. ☒ Fire hydrant spacing shall be as follows:

- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
- b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
- c. Or as required by Appendix C of the California Fire Code

- 15. ☒ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- 16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
- 17. ☒ All dead-end access roads in excess of 150 feet must be provided with an approved turn-around or hammer head complying with City standards.
- 18. ☒ Existing access roads are sufficient.
- 19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
- 20. ☒ Access road turning radius for fire apparatus is as follows (show all three on plans):
 - a. 20 feet 1 inch inside turning radius (inside rear wheel)
 - b. 36 feet 3 inch curb to curb (outside front wheel)
 - c. 44 feet 6 inch outside radius (outside front bumper)

Ensure the turning radius applies throughout the entire parking lot and entrances.
- 21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
- 22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
- 23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 - a. Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads.
 - b. Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads.
 - c. Access roads 32 feet in width or more: No fire lanes required.

Consult with fire department later in the process for fire lane markings and locations.
Fire lane on the eastern curb on the west side of the hotel.
Fire lanes on both curbs on the east side of the hotel.

Fire lane on both curbs on the lane north of the Drop Off area.

24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
25. ☐ Locked gates installed across fire department access roads:
- Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
26. ☒ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
27. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.
- Size of Address Numbers:
- Downtown area (existing buildings): 4-inch numbers,
 - Buildings 20-ft. or less from the street: 6-inch numbers,
 - Buildings 21- to 40-ft. from the street: 8 inch numbers,
 - Buildings more than 40-ft. from street: 12 inch numbers.
28. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.
29. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
30. ☐ ***A separate permit is required*** for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.



City of Hanford

Department of Public Works

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

Utilities Division Comments

PROJECT: SPR# 18-38 – Hampton Inn – West Hayden Avenue

General:

1. That all work within the public street right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide city with a minimum of 48 hours prior notice when requesting location of existing utilities at (559) 585-2564. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That all sewer and water utility work and materials shall conform to City of Hanford Standards and Specifications, latest edition.

Water:

1. That the developer shall provide an accurate fixture unit count and size water services in accordance with the requirements of the Uniform Plumbing Code, latest edition.
2. That the developer shall furnish and install any new water service assemblies required for the project including water meters and meter boxes for both domestic and landscape uses. If existing services are utilized, fixture counts to ensure adequate size of service is required. All new services are to come off of West Hayden Avenue.
3. That the developer shall furnish and install appropriate cross connection / backflow prevention assemblies for all required water services, including fire service lines.
4. That all backflow prevention assemblies required for the development shall be tested and approved by a certified technician prior to occupancy. Copies of all backflow test results shall be provided to the City of Hanford Utilities Division.
5. It is recommended that developer install a separate irrigation service to reduce the sewage usage bill. Sewage bills are calculated off of domestic water flows.

Sewer:

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

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

10/8/18
DATE

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)



City of Hanford

Department of Public Works

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

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)

Mike Cosenza
UTILITIES SUPERINTENDENT (559) 585-2564

10/8/18
DATE



City of Hanford

Department of Public Works

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

Engineering Division Comments

PROJECT: SPR# 18-38 – Hampton Inn – West Hayden Avenue

General Requirements:

1. That the development shall comply with all applicable City of Hanford Standard and Specification requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an Encroachment Permit for all work located within the public street right-of-way shall be obtained from the Public Works Department prior to start of work. For additional information regarding Encroachment Permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That the development is subject to a **\$5,700.00** Grading Plan Review fee in accordance with City Resolution No. 10-31 R, or any revisions thereof.
4. That the development is subject to Engineering Plan Review and Inspection fee based on the cost of improvements required to be constructed within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be payable prior to approval of improvement plans.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation/ undergrounding of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.

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".

Joshua Tullsen
Assistant Engineer (559) 585-2582

10/8/18
DATE

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)



City of Hanford

Department of Public Works

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Drainage Requirements:

1. That the developer shall comply with all applicable State of California requirements pursuant to the National Pollutant Discharge Elimination System (NPDES). If applicable to the project, a Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be required by the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
2. That track-out of soil, gravel, or other construction-related materials on to public streets is prohibited.
3. That a drainage/site improvement plan for development be prepared by a license civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to approved plan.
4. That site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.
5. That adequate capacity for site drainage must be provided either by an on-site basin or a regional basin. The developer shall assist the City in acquiring any Right of Way or easements required for construction of a regional basin on an adjacent property.

Curb and Gutter Requirements:

1. That the existing concrete curbs and gutters located West Hayden Avenue project frontage may remain in place provided they are found to be in functional condition and adequately sloped for proper drainage. Sections damaged during construction, or otherwise found to be in disrepair, shall be removed and replaced with new curbs & gutters installed in conformance with City Standard CO-11. The locations of any such curbs and gutters required to be reconstructed shall be shown on the engineered site improvement plans.
2. That concrete curbs, gutters, and attached sidewalks shall be constructed along the entire development frontage in conformance with City Std. CO-11 and City Std. CO-15

Street Improvement Requirements:

1. That street improvements shall be constructed along the entire development frontage in accordance with City Std. ST-17 and City Std. ST-32. In addition street lights as per City

Joshua Tullsen
Assistant Engineer (559) 585-2582

10/8/18
DATE

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)



City of Hanford Department of Public Works

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Std. GE-56 shall be installed along the project frontage. The location of the street lights shall be determined by the City Engineer during review of the project improvement plans.

2. That the existing 12" Water Line, existing 10" Sewer Line, and existing 15" Storm Drain Line within West Hayden Avenue shall be extended to the North end of Robyn Avenue.
3. That a traffic signal be installed at the intersection of 12th Ave and West Hayden Avenue at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development.

Drive Approach Requirements:

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

Parking Lot Requirements:

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

DEVELOPMENT IMPACT FEES:

1. That development is subject to the following impact fees in accordance with city ordinances no. 90-09, 90-10 and 98-14, or any revisions thereof. Impact fee calculations are based upon square footage of structures as shown on site plan. If changes are made to structure thereby increasing or decreasing structure floor areas, then impact fees will likewise change to reflect actual field conditions. Fees listed below reflect rates effective January 1, 2018. All fees are payable prior to issuance of building permits. **(Building area: 65,900 sf – Commercial – Site Area: 3.31 Acres)**
 - A. That the development is subject to a **\$319,966.08 Transportation Impact Mitigation Fee** in accordance with City Resolution No. 98-56-R, or any revisions thereof.
 - B. That the development is subject to a **\$88,292.82 Water System Impact Fee** in accordance with City Resolution No. 98-54-R or any revisions thereof.
 - C. That the development is subject to a **\$96,787.33 Wastewater System Impact Fee** in accordance with City Resolution No. 98-55-R or any revisions thereof.
 - D. That the development is **NOT** subject to a **Storm Water System Impact Fee** in accordance with City Resolution No. 98-57-R, or any revisions thereof.
 - E. That the development is subject to a **\$42,617.53 Fire Protection Impact Fee** in accordance with City Resolution No. 98-52-R or any revisions thereof.
 - F. That the development is subject to a **\$26,847.66 Police Protection Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.

Joshua Tullsen
Assistant Engineer (559) 585-2582

10/8/18
DATE



City of Hanford

Department of Public Works

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

- G. That the development is subject to a **\$5,215.64 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 98-53-R or any revisions thereof.
- H. That the development is subject to a **\$3,175.02 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)

Joshua Tullsen
Assistant Engineer (559) 585-2582

10/8/18
DATE



City of Hanford

Department of Public Works

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

Refuse Division Comments

PROJECT: SPR# 18-38 – Hampton Inn – West Hayden Avenue

General Requirements:

1. That a 10' x 30' inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified to include installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. If enclosure will be used to service restaurants then a separate grease bin container area shall be constructed in accordance with City standard GE- 41. The refuse enclosure shall have gates of chain-link fencing with earth-tone color vinyl slats or other approved gate materials. The enclosure shall be architecturally compatible with surrounding buildings, and the location of the enclosure shall be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That the applicant shall participate in all available waste recycling & reuse programs including the new requirement for food waste separate bin service.

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)

Jason Ridgeway
REFUSE SUPERINTENDENT (559) 585-2569

10/8/18
DATE

Exhibit C
Mitigation Monitoring and Reporting Program

Attachment: Attachment 3- Resolution 2018-25 (Time Extension 2022-04 Patel)

Conditional Use Permit No. 2018-13
Mitigation Measures
Mitigated Negative Declaration 2018-14

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	The project is subject to the applicable provisions of the Hanford Municipal Code, such as section 17.50.140 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer to provide; City to require on site plan and building permits
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan?	Compliance with the adopted Air Quality Plan is a requirement of development of the hotel. Additionally, compliance with the District Rule 9510 is required. The applicant shall contact the San Joaquin Valley Air Pollution Control District to determine if they are subject to Regulation VIII, Rule 4102, Rule 4601, Rule 4641, and Rule 4002.	Developer to file application with San Joaquin Valley Air Pollution Control District
MM Air Quality 2:	The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? The project could potentially violate any air quality standard or	Effective dust control shall be maintained on the job site at all times, in order to reduce the risk of valley fever to workers and nearby residents.	Developer

	contribute substantially to an existing or projected air quality violation?		
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered into by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	That the development of the hotel is subject to comply with the applicable General Plan policies, as well as the California Building Code.	Developer to comply with standards
MM Geology 2:	That the project could result in substantial soil erosion or the loss of	That a geotechnical and soil studies be prepared for the project.	developer to conduct study

	topsoil?		
MM Geology 3-6	That the project could 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?	MM Geology 3: That the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process. MM Geology 4: That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review. MM Geology 5: that a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first; MM Geology 6: That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.	City to require; developer to comply
GREENHOUSE GAS EMISSIONS			
MM Greenhouse Gas 1	That the project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? That the project could conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	That the project is subject to compliance with the Climate Action Plan, General Plan, and the rules of the San Joaquin Valley Air Pollution Control District.	Developer to comply and consult with the SJVAPCD
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant	The project must comply with applicable federal, state, and local	Developer

	hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	regulations related to hazardous materials.	
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	MM Hydrology 1: Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs. MM Hydrology 2: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements. New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in that runoff to the maximum extent practical.	City to require; Developer to provide
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	MM Hydrology 3: New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide

MM Hydrology 4-6	That the project would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? That the project would otherwise substantially degrade water quality?	MM Hydrology 4: New development must to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical. MM Hydrology 5: A drainage/site improvement plan for the development shall be prepared by a licensed civil engineer for review and approval by the Public Works Department prior to the issuance of building permits. All construction shall be certified by a civil engineer as being constructed to the approved plan; MM Hydrology 6: The site grading and drainage shall comply with the approved grading and improvement plans for the development. Upon completion of construction, the developer's engineer shall provide a written statement that site grading and drainage has been completed in accordance with approved plans.	City to require; Developer to provide
NOISE			
MM Noise 1:	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?	The project is required to comply with the applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public Facilities 1:	The project may result in substantial adverse physical impacts	The project is subject to Fire Impact Fees.	Developer to pay

	associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project is subject to Police Impact Fees.	Developer to pay
TRANSPORTATION AND TRAFFIC			
MM Traffic 1 - 6	That the project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? That the project would	MM Traffic 1: The property is located west of 12th Avenue, which is an arterial and Hayden Avenue, which will be required to be developed as a local street, in accordance with Public Works Construction Standards ST-17 and ST-32. MM Traffic 2: The City of Hanford General Plan requires that a peak hour Level of Service D is required to be maintained on all other streets and intersections within the Planned Growth Boundary for the City. MM Traffic 3: That a traffic signal be installed at the intersection of 12th Ave and West Hayden Avenue at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development. MM Traffic 4: That the drive approaches be constructed in conformance with City Std. CO-41. MM Traffic 5: That the design and construction of the parking lot improvements shall conform to City Standards GE-29 and GE-32.	developer to comply and pay

	conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways? That the project would substantially increase hazards due to a design feature or incompatible use? That the project would conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	MM Traffic 6: That the development is subject to a \$319,966.08 Transportation Impact Mitigation Fee in accordance with City Resolution No. 98-56-R, or any revisions thereof.	
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1 & 2	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	MM Utilities 1: That the development would be required to implement water conservation measures. MM Utilities 2: That an on-site basin is required, in order to provide adequate drainage on site.	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	That the project would be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste	That the development of the project site will be subject to Refuse and Recycling Impact fees.	

	disposal needs?		
MM Utilities 3:	Would the project comply with federal, state, and local statutes related to solid waste?	That the future development of the project site would be required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

RESOLUTION NO. 2020-14

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
APPROVING TIME EXTENSION NO. 2020-05, A REQUEST TO EXTEND THE LIFE OF
CONDITIONAL USE PERMIT NO. 2018-13 AND SITE PLAN REVIEW NO. 2018-34 FOR ONE
YEAR. THE PROJECT PERTAINS TO PROPERTY LOCATED NORTH OF HAYDEN
AVENUE, EAST OF 12TH AVENUE (APN 011-060-058 AND 011-060-012)**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on October 27, 2020, by motion of Commissioner PADEN, seconded by Commissioner SNOW, and duly carried, the following resolution was adopted:

WHEREAS, Time Extension No. 2020-05, filed by Jayantilal Patel,, proposing to extend the life of Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-34 for one year, 24 months, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Section 17.70.250 of the Hanford Municipal Code;

WHEREAS, the project pertains to property located north of Hayden Avenue, east of 12th Avenue (APN 011-060-058 and 011-060-012).

WHEREAS, a time extension was requested by the applicant pursuant to Resolution No. 2018-25 and Section 17.70.250 of the Hanford Municipal Code; and

WHEREAS, in accordance with Section 17.70.250 of the Hanford Municipal Code, a conditional use permit may be extended for a total time of three years; and

WHEREAS, findings were made pursuant to section 17.80.030 of the Hanford Municipal Code in Resolution No. 2018-25; and

THEREFORE, BE IT RESOLVED, that a one -year time extension for Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-34 be approved, in accordance with the existing conditions in Resolution No. 2018-25, adopted November 13, 2018, and with the addition of the following condition:

1. That the new expiration date of Conditional Use Permit No. 2018-13 and Site Plan Review No. 2018-38 be November 13, 2021.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on October 27, 2020 by the following vote:

AYES:	Commissioners PADEN, SNOW, GALVAN, KEMP VAN EE
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners PERICO, SANCHEZ

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, 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 27th day of October, 2020.


for Darlene R. Mata, Secretary



AGENDA STAFF REPORT

MEETING DATE: 11/8/2022	AGENDA SECTION:
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SUBJECT:

Tentative Parcel Map No. 2022-01: a request to divide a 47,473-square-foot parcel into two parcels (Parcel A: 12,469 sq. ft.; Parcel B: 35,004 sq. ft.) in the MX-C Corridor Mixed Use zone district. The property is located at 520 W. Lacey Blvd. (APN 010-510-003).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report - TPM 2022-01
Resolution No. 2022-34
Attachment 1: Tentative Parcel Map
Attachment 2: Reso 18-31-R (signed)
Attachment 3: Easements
Attachment 4: Notice of Exemption No. 2022-89
Parcel Map

**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, November 8, 2022**

PROJECT: **Tentative Parcel Map No. 2022-01:** a request to divide a 47,473-square-foot parcel into two parcels (Parcel A: 12,469 sq. ft.; Parcel B: 35,004 sq. ft.) in the MX-C Corridor Mixed Use zone district.

LOCATION: The property is located at 520 W. Lacey Blvd. (APN 010-510-003).

PROJECT PLANNER: Mark Manha, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-34, approving Tentative Parcel Map No. 2022-01.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2022-34, approving Tentative Parcel Map No. 2022-01.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2022-01 is a request to divide a 47,473-square-foot parcel into Parcel A (12,469 sq. ft.) and Parcel B (35,004 sq. ft.) in the MX-C Corridor Mixed Use zone district (see **Attachment 1**). The parcel to be divided is located in an existing center with shared cross access on the northeast corner of N. 11th Avenue and W. Lacey Blvd. Parcel A is currently occupied by a vacant building. Future occupancy will be limited to those uses permitted and conditionally permitted in the MX-C Corridor Mixed Use zone district. Parcel B is currently occupied by a multitude of tenants within a building commonly known as the Creamery building. There is no known development project associated with this division.

Project Location

The project is located at 520 W. Lacey Blvd. (APN 010-510-003) (see Figure 1, below). The site is designated as Corridor Mixed Use by the General Plan and zoned MX-C Corridor Mixed Use, in conformance with the General Plan Designation (see Figures 2 and 3, below, respectively).

Figure 1: Land Use
(Property outlined in red)



Figure 2: General Plan Designation
Corridor Mixed Use
(Property outlined in red)

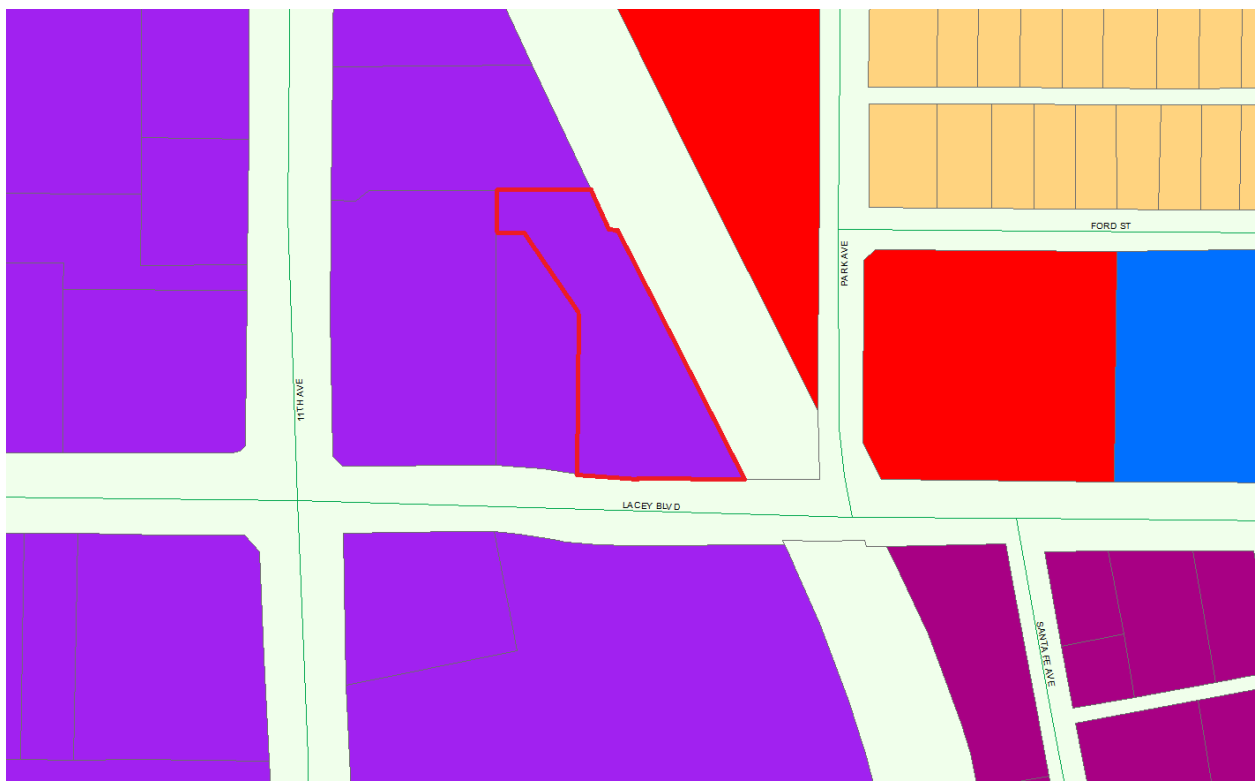
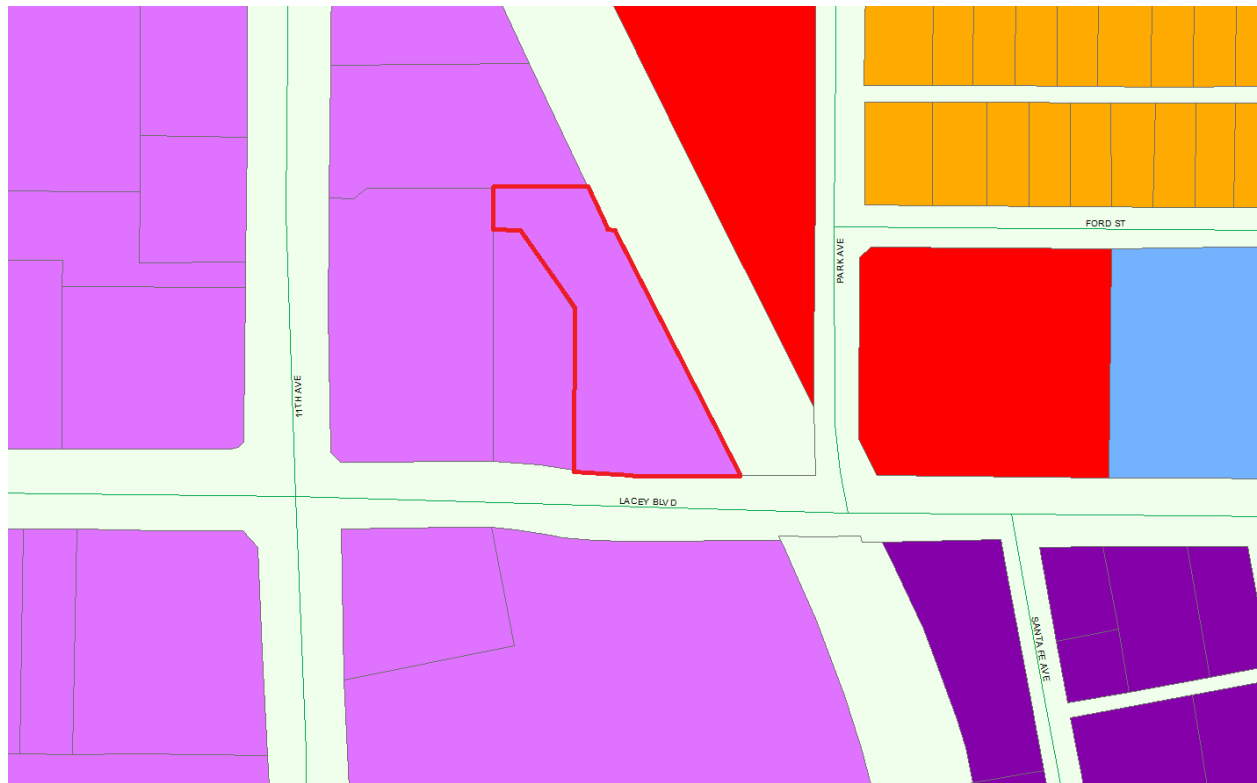


Figure 3: Zoning Designation
MX-C Corridor Mixed Use
(Property outlined in red)



BACKGROUND

General Plan Designation

The General Plan designates the property as Corridor Mixed Use. According to General Plan Policy L65, the purpose of the Corridor Mixed Use Land Use Designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. According to General Plan Policy L66, typical land uses in the Corridor Mixed Use designation include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The division of the parcels, as proposed, is consistent with the General Plan, as it maintains the mix of uses present within the shopping center and maintains the existing, permitted uses within each building. All permitted uses on site are in conformity with the General Plan.

Zoning Designation

The site is zoned MX-C Corridor Mixed Use. Parcel B is designated a historic property within the Historic Overlay District, while Parcel A was removed from the Historic Overlay District in 2018 (see **Attachment 2**). The portion of this parcel removed from the Historic Overlay District matches

the exact area of Parcel A in this request to divide the parcel. The project is evaluated for consistency with Section 17.26 of the Hanford Municipal Code, pertaining to the MX-C Corridor Mixed Use zone district, below.

PROJECT EVALUATION

Project Design

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>
Area:	47,473 sq. ft.	12,469 sq. ft.	35,004 sq. ft.
Street Frontage:	198 ft.	No street frontage; existing shared common access	198 ft.
Width:	Approximately 95 (minimum width); 198 ft. (maximum width)	Approximately 104 ft. (minimum width); Approximately 145 ft. (maximum width)	Approximately 95 ft. (minimum width); 198 ft. (maximum width)
Depth:	52.02 ft. (minimum depth); 358 ft. (maximum depth)	52.02 ft. (minimum depth); 103.91 ft. (maximum depth)	Approximately 248 ft. (minimum width); Approximately 266 ft. (maximum width)
Sidewalk:	Existing sidewalk along W. Lacey Blvd.	No sidewalks; no street frontage	Existing sidewalk along W. Lacey Blvd.
Existing Use:	Shopping center	Office building	Creamery building
Proposed Use:	Split into two parcels	Office building	Creamery building

Conformance with the standards of the MX-C Corridor Mixed Use zone district

17.26.030 Site Area

In the MX-C Corridor Mixed Use zone district, the minimum lot area shall be 5,000 square feet. Tentative Parcel Map No. 2022-01 is a request to divide a 47,473-square-foot parcel into Parcel A (12,469 sq. ft.) and Parcel B (35,004 sq. ft.). Both resulting parcels will each have a lot area greater than 5,000 sq. ft.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>
Area:	47,473 sq. ft.	12,469 sq. ft.	35,004 sq. ft.

17.26.040 Lot Dimensions

Lot Frontage

The minimum lot frontage in the MX-C Corridor Mixed Use zone district shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's office. Parcel A will not have any lot frontage. Shared common access to the site exists between proposed Parcels A and B and will be maintained through the reciprocal use agreement recorded with the Kings County Recorder's office (see **Attachment 3**). Parcel B will have 198 ft. of lot frontage, which satisfies the lot frontage requirement of the MX-C Corridor Mixed Use zone district.

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>
Street Frontage:	198 ft.	No street frontage; existing shared common access	198 ft.

17.26.050 Coverage

The maximum coverage of a lot in the MX-C Corridor Mixed Use zone district shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. An evaluation of the setback, open space, and off-street parking requirements appear below.

17.26.060 Building Setback Area

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

Front-Yard Setback

In the MX-C Corridor Mixed Use zone district, the front building setback area shall be 15 feet from the front lot line. The front-yard setback for the building on Parcel A is over 15 feet from the front lot line facing W. Lacey Blvd. The existing building on Parcel B is only 5.16 feet from the front lot line, which does not meet the front setback requirement. However, the structure is considered a legally existing, nonconforming structure. According to Section 17.90.040(A) of the Hanford Municipal Code, "a structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures." The Creamery building was constructed between 1919-1920 and has been modified over the years to its current state. The currently-nonconforming setback has existed since original construction. The division of this property will not bring the setback into further non-conformance. As an existing structure, the building may remain, as is.

Rear-Yard Setback

In the MX-C Corridor Mixed Use zone district, the rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the rear building setback shall be 15 feet. Since the rear lot line is not adjacent to a public street or any of the stated zone districts, the rear setback area requirement is zero feet.

Side-Yard Setback

In the MX-C Corridor Mixed Use zone district, the side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. Since the side lot lines are not adjacent to a public street or any of the stated zone districts, the side setback area requirement is zero feet.

The proposed parcel split will not encroach into any required setback area, except for the front setback area which is legally non-conforming.

17.26.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There is no proposal for any on-site residential development.

17.26.080 Height of Structures

The maximum height of structures in the MX-C Corridor Mixed Use zone district shall be 50 feet. The existing buildings on site were found to meet the height requirement at the time of construction. No change in building height is proposed for this project.

17.26.090 Driveways

Wherever possible developments shall share driveways to minimize the number of driveways on public streets. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer. There are no new driveways proposed for this project. Driveway access will be maintained on Parcel B and the adjacent parcel to the west that contains Starbucks. Parcel A will share driveway access with Parcel B and the adjacent parcel to the west that contains Starbucks through the shared cross access agreement recorded with the Kings County Recorder's office. This minimizes the number of driveways on W. Lacey Blvd.

17.26.100 Off-Street Parking

Integrated shopping centers shall provide a minimum of one parking space per 350 sq. ft. of building space. There are five parking spaces on Parcel A for the 1,092 sq. ft. building and Parcel B provides 28 parking spaces for the 16,148 sq. ft. building. The existing structures were evaluated at the time of development and found to meet the required parking standards. The parking configuration was approved and developed as part of the site rehabilitation performed in the 1980's. There is no change proposed to the number of parking spaces for the existing center or to the square footage of any structures that would require the construction of additional parking spaces. All parking is subject to the recorded reciprocal access and parking agreement. Therefore, parking spaces will remain shared within the integrated shopping center.

17.26.110 Usable Open Space

New commercial developments with a site area over one acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum 250 square feet per acre of site area. There are no new commercial developments proposed for this site. Each parcel will be under one acre with the approval of this division.

17.26.120 Landscaping

Landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. There is at least 15 feet of landscaping along W. Lacey Blvd., except where the Creamery building encroaches into the front setback area. Parcel A will not be directly adjacent to a street and therefore does not require 15 feet of landscaping along a lot line adjoining a street.

17.26.130 Screening, Fences, and Walls

A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. No fence or wall shall be placed in front of or within any landscaped area located next to a street. There is an existing chain link fence along the eastern side lot line. Neither parcel is adjacent to any of the listed zone districts; therefore, no block wall is required along any lot lines. There are no existing or proposed fences or walls within any landscaped area located adjacent to W. Lacey Blvd.

All requirements of the MX-C Corridor Mixed Use zone district have been satisfied, in accordance with Section 17.26 of the Hanford Municipal Code, except for those items that are legally non-conforming.

FINDINGS FOR APPROVAL

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan. According to General Plan Policy L65, the purpose of the Corridor Mixed Use Land Use Designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. According to General Plan Policy L66, typical land uses in the Corridor Mixed Use designation include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The division of the parcels, as proposed, is consistent with the General Plan, as it maintains the mix of uses present within the shopping center and maintains the existing, permitted uses within each building. All permitted uses on site are in conformity with the General Plan.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the design of the proposed division is consistent with the General Plan. The General Plan designates the project site as Corridor Mixed Use. Each parcel is designed in conformance with Hanford Municipal Code Section 17.26, pertaining to the MX-C Corridor Mixed Use zone district. All permitted uses on site are in conformity with the General Plan.

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the division will divide the existing parcel into two parcels within an existing shopping center. The proposed parcels are both fully developed. Any future development proposals for the parcels will be evaluated by the Community Development Department for consistency with the General Plan and the standards of the MX-C Corridor Mixed Use zone district.

4. Density Finding: That the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes an average density of ten units per gross acre for the MX-C Corridor Mixed Use zone district, however, residential development is not proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposure to accidents.

7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

Analysis: That the design of the proposed division and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. An existing agreement to permit cross access between both parcels will be maintained to satisfy the lot frontage requirements of Hanford Municipal Code Section 17.26.040. Any off-site improvements at the time of any future development will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

ENVIRONMENTAL ASSESSMENT

That this project is categorically exempt from further environmental review, as per Section 15315 Minor Land Divisions of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 4**.

PUBLIC COMMENTS

A Notice of Public Hearing and Notice of a Tentative Parcel Map was published in the newspaper on October 28, 2022, and mailed to property owners within 500 feet of the project site on October 27, 2022. The Community Development Department has not received comments on the project, as of the preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2022-34, approving Tentative Parcel Map No. 2022-01.

Applicant/Property Owner:

Zahir Ahmad
P.O. Box 932
Hanford, CA 93232

Engineer/Surveyor:

Zumwalt Hansen, a QK company
609 N. Irwin St.
Hanford, CA 93230

RESOLUTION 2022-34

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
PERTAINING TO TENTATIVE PARCEL MAP NO. 2022-01, A REQUEST TO DIVIDE A
47,473-SQUARE-FOOT PARCEL INTO TWO PARCELS (PARCEL A: 12,469 SQ. FT.;
PARCEL B: 35,004 SQ. FT.) IN THE MX-C CORRIDOR MIXED USE ZONE DISTRICT. THE
PROPERTY IS LOCATED AT 520 W. LACEY BLVD. (APN 010-510-003).**

At a regular meeting of the City of Hanford Planning Commission duly called and held on November 8, 2022 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Parcel Map No. 2022-01, a request to divide a 47,473-square-foot parcel into two parcels (Parcel A: 12,469 sq. ft.; Parcel B: 35,004 sq. ft.) in the MX-C Corridor Mixed Use zone district has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 16.04 of the Hanford Subdivision Ordinance; and

WHEREAS, the project is located at 520 W. Lacey Blvd. (APN 010-510-003); and

WHEREAS, the configuration of the proposed parcels is shown on attached **Exhibit A**; and

WHEREAS, the various governmental department agencies, staff, and the Planning Commission have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15315 Minor Land Divisions of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared;

THEREFORE, BE IT RESOLVED, 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 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding: That the proposed map is consistent with applicable general and specific plans.

Analysis: That the proposed map is consistent with the applicable General Plan. According to General Plan Policy L65, the purpose of the Corridor Mixed Use Land Use Designation is to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses. According to General Plan Policy L66, typical land uses in the Corridor Mixed Use designation include small- and medium-scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged. The division of the parcels, as proposed, is consistent with the General Plan, as it maintains the mix of uses

present within the shopping center and maintains the existing, permitted uses within each building. All permitted uses on site are in conformity with the General Plan.

2. Design Finding: That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

Analysis: That the design of the proposed division is consistent with the General Plan. The General Plan designates the project site as Corridor Mixed Use. Each parcel is designed in conformance with Hanford Municipal Code Section 17.26, pertaining to the MX-C Corridor Mixed Use zone district. All permitted uses on site are in conformity with the General Plan..

3. Type of Development Finding: That the site is physically suitable for the type of development.

Analysis: That approval of the division will divide the existing parcel into two parcels within an existing shopping center. The proposed parcels are both fully developed. Any future development proposals for the parcels will be evaluated by the Community Development Department for consistency with the General Plan and the standards of the MX-C Corridor Mixed Use zone district.

4. Density Finding: that the site is physically suitable for the proposed density of the development.

Analysis: That the General Plan prescribes an average density of ten units per gross acre for the MX-C Corridor Mixed Use zone district, however, residential development is not proposed for the site.

5. Environmental Finding: That the design of the subdivision or the proposed improvements is unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis: That this division of land is considered categorically exempt by California Environmental Quality Act (CEQA) Guidelines Section 15315, Minor Land Divisions. A Notice of Exemption has been prepared for the project in accordance with CEQA guidelines.

6. Public Health Finding: That the design of the subdivision or type of improvements is unlikely to cause serious public health problems.

Analysis: That this application has been reviewed by various City departments. Any improvements required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposure to accidents.

7. Improvements and Access Findings: That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: That the design of the proposed division and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. An existing agreement to permit cross access between both parcels will be maintained to satisfy the lot frontage requirements of Hanford Municipal Code Section

17.26.040. Any off-site improvements at the time of any future development will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2022-01 be approved subject to the conditions of approval, attached as **Exhibit B**.

EXPIRATION

This Tentative Parcel Map becomes null and void after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

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

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

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

I, **Jason Waters**, 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 8th day of November 2022.

Jason Waters, Secretary

Exhibit A
Tentative Parcel Map No. 2022-01

Attachment: Resolution No. 2022-34 (TPM 2022-01)



Exhibit B
Conditions of Approval

Attachment: Resolution No. 2022-34 (TPM 2022-01)

ADMINISTRATION DEPARTMENT

Contact the Community Development Department (559) 585-2580
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.

PLANNING DEPARTMENT

Contact Associate Planner Mark Manha (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 Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval.
5. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90-day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2022-01 will begin to run on the date of the approval of this application by the Planning Commission.
6. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
7. That any development of the site be subject to the applicable regulations of the Hanford Municipal Code, specifically the MX-C Corridor Mixed Use zone district.

BUILDING DIVISION

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

TPM 2022-001COMMENTS: (506-0422)

1. New lot lines shall not create any violations to current building codes or Municipal Codes.
2. Any future development will be required to meet the building codes at the time of construction.



RESOLUTION 18-31-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING HISTORIC RESOURCES PERMIT 2018-03: A REQUEST BY ZAHIR AHMAD TO REMOVE A PORTION OF A HISTORIC DESIGNATED PROPERTY FROM THE HISTORIC OVERLAY DISTRICT LOCATED AT 530 W. LACEY BOULEVARD. APN 010-510-003))

At a regular meeting of the City Council of the City of Hanford duly called and held on September 18, 2018, at 7:00 p.m. in the Council Chambers of the Civic Auditorium, it was moved by Council Member Mendes, and seconded by Council Member Devine, and duly carried, that the following resolution be adopted:

WHEREAS, an application, filed by Zahir Ahmad for Historic Resources Permit No. 2018-03, was presented to the City Council; and

WHEREAS, the proposed project is located at 530 W. Lacey Boulevard, (APN 010-510-003); and

WHEREAS, the City Council of the City of Hanford, at a regular meeting on September 18, 2018, reviewed the request for Historic Resources Permit No. 2018-03; and

WHEREAS, Section 15301 of the California Environmental Quality Act Guidelines categorically exempts "Existing Facilities," such as signs, from Environmental Review; and

WHEREAS, the City Council of the City of Hanford reviewed the application for the Historic Resources Permit No. 2018-03 and found that the application is consistent with Section 17.48 of the Hanford Municipal Code and makes the following findings:

1. That the portion of the site located in the Historic Overlay Zone contains a building that is historically unremarkable.
2. That the area surrounding the area has changed over the years since the parcels inclusion into the Historic Overlay Zone.
3. That the change in the Historic Overlay Zone boundary will not detract from property values or result in destabilization of neighborhoods and may even contribute to enhanced economic values by resulting in new commercial development.
4. The area to be removed does not contain a building constructed in a style that reflects the cultural, social, economic, political and architectural phase of Hanford's historic as it is a unremarkable stucco building that was moved onto the site in the early 80's.

THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby approves Historic Resources Permit No. 2018-03.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Hanford hereby approves Historic Resources Permit No. 2018-03. Passed and adopted at

a regular meeting of the City Council of the City of Hanford duly called and held on September 18, 2018, by the following vote:

AYES: *Mendes, Devine, Sharp, Sorensen*
 NOES: *0*
 ABSTAIN: *0*
 ABSENT: *Ayers*

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

I, **SARAH MARTINEZ**, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 18th day of September, 2018.

Date: *9/24/2018*

APPROVED: *Sue Sorensen*

~~DAVE AYERS~~ *Sue Sorensen*
Vice **MAYOR** of the City of
 Hanford

ATTEST: *Sarah Martinez*

SARAH MARTINEZ
CITY CLERK

Attachment: Attachment 2: Reso 18-31-R (signed) (TPM 2022-01)

RECORDING REQUESTED BY:

Chicago Title Company

Escrow No.: 13-41008881-CCC

Locate No.: CACTI7754-7754-4410-0041008881

Title No.: 13-41008881-JAH



DOC NBR: 1404481 03/27/2014 08:00:00 AM
OFFICIAL RECORDS OF Kings County
Kristina McKay, Asst. Clerk-Recorder
RECORDING FEE: \$88.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00

AND WHEN RECORDED MAIL TO

Mr. Gerald R. Ryan

PO Box 909

Hanford, CA 93232



CHICAGO TITLE

TITLE: 1
DOC TYPE: 22
24 PGS
R018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AGREEMENT OF COVENANTS AND RESTRICTIONS AND GRANT OF EASEMENTS

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

(recoverch)(05-08)

Attachment: Attachment 3: Easements (TPM 2022-01)

**AGREEMENT OF COVENANTS AND RESTRICTIONS
AND GRANT OF EASEMENTS**

This Agreement of Covenants and Restrictions and Grant of Easements ("Agreement") is made this March 27th, 2014 by and between **Gerald R. Ryan**, an individual ("Gerald Ryan"), **Patrick D. Ryan**, an individual ("Patrick Ryan"), and **Sean T. Ryan**, an individual ("Sean Ryan"; Gerald Ryan, together with Patrick Ryan and Sean Ryan, are collectively hereinafter referred to as the "Owners").

RECITALS:

A. Gerald Ryan, Patrick Ryan, and Sean Ryan, each as a married man as to his sole and separate property, own an undivided 1/3 interest in the real property described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Development").

B. To effectuate the common development, use and operation of the Development, the Owners desire to create and establish certain covenants and agreements as part of a general plan for beneficial use of the Development, and to create certain reciprocal easements in, to, over, and across certain portions of the Development for the benefit of each owner and occupant of the Development, all as set forth hereinafter.

Now, therefore, the parties hereto hereby agree as follows:

1. Definitions. The following terms shall have the meanings as set forth below:

(a) Drugstore Parcel: That portion of the Development legally described on **Exhibit "B"**, attached hereto and incorporated herein by this reference. The Drugstore Parcel is depicted and labeled on the Site Plan (as hereinafter defined) as "Drugstore Parcel".

(b) Easement Areas: The Access Areas (as defined in Section 2 below), including the Perpetual Access Drive, collectively.

(c) Laws: All laws, ordinances, requirements, orders, codes, directives, rules and regulations of the federal, state, county and municipal governments and of all other governmental authorities affecting the Development or the appurtenances thereto or any part thereof, whether the same are in force at the recording of this Agreement or in the future passed, enacted or directed.

(d) Occupant: Any person who or entity which shall from time to time be entitled to the use and occupancy of any portion of the Development or any Parcel under this Agreement under any lease, license or concession agreement or other instrument or arrangement under which the Occupant acquires its right to such use and occupancy during the term of such use and occupancy.

(e) Owner: Any person who, or entity which, shall from time to time be the record owner of fee title to any Parcel (including, for so long as applicable, the Owners). Reference herein to an Owner shall include Occupants, except as used in Section 18, wherein reference to an Owner shall not include Occupants.

(f) Parcel: Any parcel of land within the Development, legally existing on this date, and as created from time to time, together with the buildings and improvements located thereon, from time to time.

(g) Perpetual Access Drive: That portion of the Access Areas (as defined in Section 2 below) legally described on **Exhibit "C-1"** attached hereto and made a part hereof, and approximately depicted, as the cross-hatched area labeled on "**Exhibit "C-2"**" as the "Perpetual Access Drive".

(h) Remainder Parcel: The Development less and except the Drugstore Parcel.

(i) Site Plan: The site plan of the Development as hereinbefore and hereinafter more fully described and identified, which is attached hereto as **Exhibit "D"** and which is incorporated herein by this reference.

(j) User or Users: The customers, patrons, employees, suppliers, licensees and invitees of each Owner.

2. Grant of Access Easements: No Shared Parking.

(a) The Owners hereby each grant to the other a perpetual nonexclusive appurtenant easement for pedestrian and vehicular cross access, ingress and egress upon, over and across the driveways, drive aisles and sidewalks as located in the Development (including but not limited to the Perpetual Access Drive), from time to time (the "Access Areas"), for the benefit of the Owners and for the benefit of the entirety of the Development, including any and all Parcels. The right of ingress and egress shall include access to and from the public streets adjacent to the Development.

(b) In no event shall parking be permitted within the Perpetual Access Drive.

(c) No gate, barrier or obstruction shall be erected or permitted to remain over or upon any portion of the Perpetual Access Drive.

(d) No fence or barrier shall be erected or permitted to remain over or upon any portion of the property lines within the Development, with the exception of the existing retaining wall situated along the east property line of the Drugstore Parcel.

(e) Nothing in this Declaration shall be construed or deemed to convey any rights to an Owner that would permit parking on another Owner's Parcel. All future development of any Parcel, or any portion thereof, shall include the onsite construction of parking sufficient to satisfy the demands of its intended use as well as laws pertaining to parking areas and parking requirements. No easements or agreements related to parking areas shall be

granted or entered into by the Owners to third parties, which may invoke the application of Laws requiring cross parking within the Development.

(f) No fence or retaining wall or similar structure shall be erected or permitted to remain over or upon any portion of the property lines within the Development other than (i) a retaining wall that may be constructed from time to time along the eastern boundary of the Drugstore Parcel (provided in no event shall such retaining wall encroach upon or interfere with the Perpetual Access Drive) and (ii) such fence(s) or retaining wall(s) that may be constructed from time to time along the eastern boundary of the Development immediately adjacent to the railroad right of way that exists as of the date of this Agreement.

3. Intentionally Omitted.

4. Relocation of Perpetual Access Drive. The Perpetual Access Drive and curb-cuts between the Perpetual Access Drive and 11th Avenue and Lacey Boulevard shall not be modified, altered or relocated unless without the express written consent of the Drugstore Parcel Owner, which such consent shall be in the Drugstore Parcel Owner's sole discretion, and (i) such alternate location can reasonably provide egress access for supply trucks delivering to the Drugstore Parcel, and (ii) in the event that a store has opened on the Drugstore Parcel, the Owners of the Remainder Parcel maintain continuous access to and from the Drugstore Parcel for Users and supply truck delivery, and install the alternate access at their sole cost in a manner that does not unreasonably interfere with the business operations on the Drugstore Parcel and will support supply truck delivery to the Drugstore Parcel.

5. Temporary Construction Easements.

(a) There is hereby declared, for the use and benefit of each Owner of a Parcel, and its Parcel, a temporary construction easement which is fifteen (15) feet in width on the Parcels with which it shares a common boundary (the "Construction Easement Area") for the purposes of: (i) performing the initial construction of the buildings, structures and other improvements to be completed on the benefited Parcel; and (ii) maintaining on the Construction Easement Area such materials and equipment as shall be necessary or desirable for the prompt and expeditious performance of such construction but only if it is not reasonably possible for the benefited Owner to maintain such materials and equipment on the benefited Owner's Parcel; however, such easement shall not extend over any such improvements on the granting Owner's Parcel other than paving. In addition to insurance required to be carried by other provisions of this Agreement, during all such construction periods, customary insurance shall be maintained protecting the other Owners from the risks involved with such construction activities on their Parcels.

(b) In addition, it is hereby declared, for the use and benefit of the Owner of the Drugstore Parcel, a temporary construction easement on, over, and across the Remainder Parcel for the purposes of constructing or modifying the driveway in the Perpetual Access Drive, and completing any development that may be required by the City of Hanford, California and the planning and zoning stipulations for the Development. Nothing in this Agreement shall be deemed to constitute an obligation of the Owner of the Drugstore Parcel to construct the driveway in the Perpetual Access Drive and complete any development that may be required by

5

the City of Hanford, California and the planning and zoning stipulations for the Development, and any such obligation, if such is to exist, must be set forth in a separate writing executed by the Owner of the Drugstore Parcel.

(c) Each temporary construction easement granted pursuant to this Section 5 shall terminate upon the completion of the initial construction of the improvements on the benefited Parcel or, in the case of the temporary easement granted in Section 5(b) herein, completion by the Owner of the Drugstore Parcel of the driveways in the Perpetual Access Drives and any construction that may be required by the City of Hanford, California and the planning and zoning stipulations for the Development, as applicable, without the requirement of any further act or agreement by any of the Owners; provided, however, that at any time after the completion of such construction, the benefited Owner shall, at the written request of another Owner, execute an instrument in recordable form and otherwise in form reasonably satisfactory to such requesting Owner, evidencing such termination. All such construction shall be accomplished in a good and workmanlike manner, in conformity with the provisions of this Agreement and all applicable governmental requirements/regulations, and in a manner which will avoid any damage to any improvements on the granting Owner's Parcel and which will minimize the adverse impact on the use of the Construction Easement Area by the granting Owner during the period of construction. Notwithstanding the foregoing, the temporary construction easement described in this Section 5 shall not burden any Parcel after the opening of the initial business to be operated thereon.

6. Damage or Destruction by Owner; Coordination of Construction Activities. Any Owner who disturbs or damages another Owner's Parcel, or any portion thereof, in the exercise of any rights or obligations hereunder, shall, in a prompt and workmanlike manner, repair and restore such damage or disturbance as nearly as practicable to the condition that existed prior to such damage or disturbance. Any grading which materially alters the flow of surface water to, or materially alters the drainage of, another Owner's Parcel shall likewise be repaired and restored as nearly as practicable to the condition that existed prior to such grading. All construction activities performed on a Parcel or within the adjacent rights-of-way shall be coordinated with the other Owners to ensure adequate access is available to each Parcel.

7. Maintenance.

(a) Except as provided in Section 7(c), each Owner shall be responsible for Maintenance (as defined below), at its own cost, of its respective Parcel in accordance with all applicable Laws and otherwise in a good, clean and sanitary order, free from infestation from insects, rodents, vermin and other pests and otherwise in a condition comparable to other "first-class" commercial/retail properties located in Hanford, California.

(b) "Maintenance" includes (but is not limited to) regular sweeping, washing and removal of trash, litter and refuse, removal of snow and ice, as needed, from pavement, parking areas and walkways, painting and striping of parking areas, repair and replacement of paving as necessary, repair and replacement of utilities and storm water drainage exclusively serving such Parcel, maintenance of landscaped areas (including replacement and replanting, as needed), and maintenance and repair of lighting, fixtures, signage, directional signs, lines and markers. Paved areas shall be maintained in a level, smooth and evenly-covered condition with

the type of surfacing material originally installed or such substitute as shall be comparable in quality, use, and durability. Garbage, trash, rubbish and other refuse, will be stored in covered containers or compactors and removed at regular intervals, not less than weekly, at such Owner's expense. Owner shall not commit or suffer to be committed, any waste upon the land or any nuisance which may materially disturb the use and/or quiet enjoyment of any Owner of the Development.

(c) Notwithstanding the provisions of Section 7(a), if the Owner of the Drugstore Parcel exercises its rights pursuant to Section 5(b), the Owner of the Drugstore Parcel at its expense shall be responsible for maintenance of the Perpetual Access Drive until such time as improvements on the Parcel(s) over which such Perpetual Access Drive is located are operational, at which time maintenance of that portion of the Perpetual Access Drive located on such operational Parcel shall thereafter be the responsibility of such Parcel's Owner.

8. Drugstore Parcel Exclusives. Except to the extent otherwise provided in this Section 8, no part of the Development other than the Drugstore Parcel shall be leased or used for any of the following uses: (i) a pharmacy mail order facility, a drug store, a pharmacy prescription department, and/or a retail health center (the types of business in this clause (i) being referred to herein as the "Drug Store and Pharmacy Exclusives") and/or (ii) a health and beauty aids store; a greeting card or gift store; a store offering one-hour or other on-site photo processing, including, without limitation, digital photo processing; a candy store; a vitamin store; the sale of alcoholic beverages including without limitation beer, wine and distilled spirits, for off-premises consumption; and/or a discount, 99 cents store or "dollar store" which sells general merchandise (a "Dollar Store") (the types of businesses in this clause (ii) being referred to herein as the "Additional Exclusives"). Examples of a Dollar Store (without limiting such Dollar Stores only to those listed) are stores such as Fred's, Big Lots, Dollar Store, Dollar General, or Family Dollar. As used herein, the term "pharmacy prescription department" shall include the dispensing of prescription drugs by physicians, dentists, other health care practitioners, or entities such as health maintenance organizations, where such dispensing is for profit. Notwithstanding the foregoing, the Additional Exclusives shall lapse in their entirety in the event that either (i) a drug store is not opened on the Drugstore Parcel within thirty-six (36) months of the date of the closing of the sale of the Drugstore Parcel the Owners and a drug store is not then opened within six (6) months following receipt by the Owner of the Drugstore Parcel of written notice specifying such failure and describing the consequences under this Section 8 of failing to open a drug store on the Drugstore Parcel within six (6) months of receipt of such notice by the Owner of the Drugstore Parcel or (ii) after the opening of a drug store on the Drugstore Parcel, the Drugstore Parcel ceases to be used for a drug store and/or related business for a continuous period of at least twenty-four (24) months and a drug store is not then opened within six (6) months following receipt by the then Owner of the Drugstore Parcel of written notice specifying such failure and describing the consequences of failing to open a drug store on the Drugstore Parcel within six (6) months such party's receipt of such notice (provided, however, notwithstanding that a drug store is not operating, to the extent the Drugstore is then being used for a purpose related to any of the Additional Exclusives, then with respect to each of the Additional Exclusives that are then being used, such Additional Exclusives shall not lapse as provided above and will continue to be effective until such time as such Additional Exclusives shall no longer be used upon the Drugstore Parcel for the applicable time periods set forth in this clause (ii)). All of the periods specified in the immediately preceding sentence shall be tolled

for any delay reasonably related to conditions beyond the control of the Owner of the Drugstore Parcel such as, but not limited to, war, strikes, fires, floods, acts of God, and governmental restrictions. The Drug Store and Pharmacy Exclusives shall not otherwise lapse except in an amendment to this Agreement signed by the then Owner of the Drugstore Parcel.

9. Prohibited Uses. Except as otherwise set forth herein, a Parcel shall be used for those uses permitted under Laws provided, however, no part of the Development shall be used or occupied for the operation of any of the following:

- (a) Adult book store, massage parlor (other than therapeutic massage or chiropractic treatments), or other adult entertainment facility or any facility for the sale or display of pornographic material;
- (b) Nightclub, music hall, discotheque, dance hall, billiard or pool hall or bingo parlor;
- (c) Off track betting parlor;
- (d) Thrift shop, salvation army or "goodwill" type store, or similar business;
- (e) Mobile home park, trailer court, labor camp, junkyard or stockyard;
- (f) Dumping, disposing, incineration or reduction of garbage (excluding the placement of dumpsters or garbage compactors for the temporary storage of garbage the contents of which, in each case are removed not less than weekly);
- (g) Facility for the sale of paraphernalia for use with illicit drugs;
- (h) Flea market;
- (i) Animal raising facilities (excluding retail pet shops whether or not providing services in conjunction therewith or incidental thereto);
- (j) Funeral home or mortuary;
- (k) Primarily as a warehouse (including mini-warehouses but excluding storage incidental or accessory to a primary use permitted hereunder), or for assembling, manufacturing, distilling, refining, smelting, agricultural, or mining; and
- (l) Carnival, amusement park, indoor or outdoor recreational facility or circus.

Notwithstanding any language in this Agreement to the contrary, in the event of a casualty on the Drugstore Parcel, the Owner of the Drugstore Parcel, subject to receipt of all required governmental approvals, shall have the right to put a trailer on the Drugstore Parcel to dispense prescription drugs and pharmacy items for a period of no longer than twelve (12) months following a casualty that affects the pharmacy facility located on the Drugstore Parcel.

10. Shared Signage.

(a) If a shared pylon or monument sign is to be constructed on the Remainder Parcel that would benefit at least fifty percent (50%) of the square footage of the retail and/or restaurant users in the Remainder Parcel (measured for this purpose using the square footage of the improvements to be benefitted) (a "Multi-Tenant Sign"), the Owner of the Drugstore Parcel shall have an exclusive easement to place, on each side of the Multi-Tenant Sign, the top panel on such Multi-Tenant Sign and an electronic message board, with the size of such panel and

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related electronic message board compared to the size of all panels on the Multi-Tenant Sign being in approximately the same ratio as the square footage of the improvements on the Drugstore Parcel to the aggregate square footage of the improvements on the Drugstore Parcel and the Remainder Parcel. The color of the panel for the Drugstore Parcel shall be in the complete discretion of the owner of the Drugstore Parcel. The Owner of the Remainder Parcel shall have the use and enjoyment of the remainder of such sign. Construction of any such Multi-Tenant Sign shall be pre-funded by each party to have a panel on such sign contributing its pro rata share of the cost of construction of the sign. In the event that a Multi-Tenant Sign is constructed, the installing/connecting Owner shall have an as-built plan and an amendment to this Agreement prepared identifying the specific easement area for the Multi-Tenant Sign for review by, and if reasonably acceptable, written approval of, all of the Owners (such approval not to be unreasonably withheld, conditioned or delayed). Upon receiving the written approval of all of the Owners, the aforementioned amendment and as-built plan shall be executed by the Owners and recorded in the real property records of Kings County, California.

(b) All easements granted in this Section 10, if any, are contingent upon compliance with the City of Hanford, California sign ordinance. Approval by the City of Hanford, California of the Multi-Tenant Sign described herein accommodating panels of both the Owner of the Drugstore Parcel and Owner of the Remainder Parcel is a condition precedent to the granting of all easements, rights and responsibilities described in this Section 10.

(c) The Owner of the Drugstore Parcel and Owner of the Remainder Parcel shall have right to install and maintain, in accordance with all Laws, appropriate identification information advertising such Owner's business on the Multi-Tenant Sign, if any. "Owner's business" shall be deemed to include the business of the then-Owner or Owners of the Benefited Parcel and their respective Occupants. Installation and maintenance of the individual sign panels shall be at the expense of the Owner who has the right to use and enjoy such panel.

(d) The right of the Owner of the Drugstore Parcel to install and maintain signage as described in Sections 10(a), (b) and (c) above on the Multi-Tenant Sign shall constitute an exclusive easement benefiting the Drugstore Parcel and its Owner and burdening the Remainder Parcel. This exclusive easement is coupled with the right of the Owner of the Drugstore Parcel to enter upon the Remainder Parcel at reasonable times and in a reasonable manner to install, repair, replace and change its panels on the Multi-Tenant Sign.

(e) The Owner of the Remainder Parcel shall be required to maintain the Multi-Tenant Sign in good repair, in a first-class condition and otherwise in compliance with the Laws. The areas immediately surrounding the Multi-Tenant Sign shall be kept clean, neat, and otherwise in a condition so as to not obstruct views of the Multi-Tenant Sign from the adjoining streets.

(f) Any work completed pursuant to this Section 10 above shall be completed in a good and workmanlike manner, using good-faith efforts reasonably calculated to minimize interference with the concurrent construction or business activities occurring in the Development and to minimize impact upon traffic circulation to the various business establishments in the Development.

11. Insurance; Indemnification; Mechanic's Liens.

(a) Insurance. Each Owner will provide public liability insurance with limits of not less than Three Million Dollars (\$3,000,000.00) for bodily injury, property damage and/or death arising from the activities of the Owner or incident to the ownership of a Parcel. Notwithstanding the foregoing, in the event all or a portion of an Owner's Parcel is damaged or destroyed by fire, such Owner shall either, at Owner's sole discretion, (i) rebuild said damaged or destroyed area to the condition which existed prior to said casualty, or (ii) promptly remove the damaged or destroyed building and debris and bring the Parcel to a secure and level condition. Such insurance shall identify the other Owners as an additional insureds, provided that the Owner obtaining such insurance has been supplied with the name of the other Owners in the event of a change therein. The insurance required to be carried by each Owner hereunder is to insure against potential liability for losses or damages that might occur on or to any Parcel. Each Owner shall provide the other Owners with certificates of such insurance from time to time upon written request to evidence that such insurance is in force. Such insurance may be written by additional premises endorsement on any master policy of insurance carried by an Owner which may cover other property in addition to the property described in this Agreement. Such insurance shall provide that the same may not be cancelled without thirty (30) days prior written notice to the other Owners. As long as the Drugstore Parcel is operated as a drugstore, the Owner of the Drugstore Parcel may, in the alternative, make available evidence of all insurance required to be carried by an Owner hereunder by granting the other Owners access to an internet web site containing such evidence or, at the option of the Owner of the Drugstore Parcel, by other reasonable means.

(b) Indemnification. Each Owner shall indemnify, defend and hold the other Owners harmless from and against any claims, expenses, liabilities, losses, liens (including mechanics liens), damages and costs, including reasonable attorney's fees, in any actions or proceedings in connection therewith, incurred in connection with, arising from, due to or as a result of the death of any person or any accident, injury, loss or damage, however caused, to any person or property arising from the indemnifying Owner's or its User's exercise of the easement rights and performance or non-performance of the obligations set forth herein, except claims resulting from the joint or sole negligence or willful act or omission of the indemnified Owner, or its User, in which case the indemnification shall be in proportion to the indemnifying Owner's allocable share of negligence or willful misconduct.

(c) Mechanic's Liens. No person shall be entitled to claim or file a lien upon any Parcel as a result of supplying labor or materials to or for the benefit of the Owner of another Parcel. In the event any mechanic's lien is filed against the Parcel of one Owner as a result of services performed or materials furnished by or for the benefit of another Owner, the responsible party shall cause such lien to be discharged within fifteen (15) business days after receiving notice thereof either by paying the indebtedness which gave rise to such lien, or by posting bond or other security as shall be required by law to obtain such release and discharge.

12. Attorney's Fees. In the event that any suit is brought for the enforcement for any provision of this Agreement, or is a result of any alleged breach thereof or for a declaration of rights and duties hereon, the successful party or parties of such suit shall be entitled to collect

reasonable attorney's fees from the losing party or parties and any judgment or decree rendered shall include an award thereof.

13. Severability. If any clause, sentence, or other portion of the terms, covenants and restrictions of this Agreement becomes illegal, null, or void for any reason, or be held by any court of competent jurisdiction to be so, the remaining portions will remain in full force and effect.

14. Covenants Run with the Land. Each and all the covenants, restrictions and the provisions contained in this Agreement: (a) are made for the direct common mutual and reciprocal benefit of each Parcel in the Development; (b) will create mutual equitable servitudes upon each Parcel in the Development in favor of the land benefited; (c) will bind every person having a fee, leasehold or other interest in any portion of the Development in any time or from time to time to the extent that such portion is affected or bound by the covenant, restriction or provision in question, or that the covenant, restriction or provision is to be performed on such portions; and (d) will inure to the benefit of the parties and their respective successors and assigns as to the respective Parcels in the Development.

15. No Dedication To Public; No Implied Easements. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of any Parcel to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto that this Agreement be for the exclusive benefit of the Owners and the Users and that nothing herein, express or implied, shall confer upon any person, other than the Owners and their heirs, administrators, legal representatives, successors and assigns, any rights or remedies under or by reason of this Agreement. No easements, except those expressly set forth herein, shall be implied by this Agreement.

16. Waiver. No waiver by any Owner of any default under the Agreement shall be effective or binding on any such Owner unless made in writing and no such waiver shall be implied from any omission by any party to take action with respect to such default. No delay or omission of an Owner in the exercise of any right accruing upon default by another Owner shall impair any such right or be construed to be a waiver thereof. A waiver on one occasion by an Owner of a breach or a default of any of the terms and conditions of this Agreement by another Owner shall not be construed to be a waiver of subsequent breaches or defaults or of any other provisions hereof.

17. Remedies Cumulative. All of the remedies permitted or available to an Owner to this Agreement shall be cumulative and not mutually exclusive of one another, and the invocation of any one right or remedy shall not constitute an election or remedies or preclude an Owner from exercising any other remedy under this Agreement, at law or in equity.

18. Amendment. This Agreement may be changed, modified or amended in whole or in part only by written instrument executed by all of the Owners owning property within the Development. Notwithstanding the foregoing, during all times that CVS Caremark Corporation or an affiliate or subsidiary thereof ("CVS") is an Occupant of the Drugstore Parcel, the consent of the Occupant of the Drugstore Parcel shall also be required for any change, modification or amendment to this Agreement. Further, notwithstanding the foregoing, the use restrictions set

forth in Section 8 may not be cancelled, changed, modified or amended in any way unless the written consent of CVS has been duly recorded in the real property records of Kings County, California, regardless of whether CVS is an Owner or Occupant in the Development at the time of the cancellation, change, modification or amendment.

19. Notice. All notices, consents, requests, approvals and other communication required or permitted herein shall be in writing and shall be deemed to have been duly given (i) upon personal delivery (including confirmed facsimile or electronic delivery), (ii) seventy-two hours after deposit in the United States mail, registered or certified with return receipt requested, or (iii) the next succeeding business day after deposit with a responsible overnight delivery service similar to UPS and/or Federal Express to the intended recipient at the address provided for below or such other place as any party hereto may designate by providing written notice thereof in the manner herein described.

Owners:

Gary R. Ryan
530 Lacey Blvd.
Hanford, CA 93230

with a copy to:

Pascuzzi, Moore & Stoker
2377 W. Shaw Ave., Suite 201
Fresno, CA 93711
Attn: Mr. Harry Pascuzzi

Owner of Drugstore Parcel:

CVS Pharmacy, Inc.
c/o CVS Caremark Corporation
One CVS Drive
Woonsocket, RI 02895
Attn: Property Administration (Store #9828)

With copy to:

Mintz, Levin, Cohn, Ferris, Glovsky and Popeo,
P.C.
One Financial Center
Boston, MA 02111
Rebecca A. Chembars, Attorney

20. Eminent Domain.

(a) Owner's Right to Award. In the event of the exercise of eminent domain or transfer in lieu thereof of a Parcel or any portion thereof (whether or not such taking includes the Easement Areas or a portion thereof) (the "Condemned Parcel"), the award attributable to the Condemned Parcel shall be payable only to the Owner thereof. No other Owner shall have an interest in any award or payment made in connection with the exercise of eminent domain or transfer in lieu thereof of the Condemned Parcel, provided, however, that the other Owner(s) may file collateral claims with the condemning authority for their losses and may receive payment if awarded separately and apart from the award made to the Owner of the Condemned Parcel.

(b) Restoration of Easement Area. If any Easement Area, or any portions thereof, are so condemned or transferred, the Owner of the Condemned Parcel shall promptly repair and restore the remaining portion of the affected Easement Area as nearly as practicable to the condition which existed immediately prior to such condemnation or transfer to the extent that the entire proceeds of such award are sufficient to pay the cost of such restoration and repair and without contribution from the other Owners. Notwithstanding the foregoing, in the event that the proceeds of such an award are insufficient to pay the cost of the restoration and repair of the affected Easement Areas, the other Owners, at their sole and absolute discretion, may contribute any additional amounts necessary to restore and repair the Easement Areas, as contemplated herein. Upon such election by the other Owners, the Owner of the Condemned Parcel shall commit and expend the entire award, without deduction, received for such condemnation on the restoration and repair of the affected Easement Areas, prior to any contribution by the other Owners.

21. Casualty by Fire. In the event all or a portion of an Owner's Parcel is damaged or destroyed by fire, the Owner shall either, at Owner's sole discretion, (i) rebuild said damaged or destroyed area to the condition which existed prior to said casualty, or (ii) promptly remove the damaged or destroyed building and debris and bring the Parcel to a secure and level condition.

22. Rights of Mortgagees. No provision of this Agreement shall in any way defeat or render invalid the lien of any mortgage or other security instrument entered into in good faith and for valuable consideration, whether presently in existence or hereafter recorded against any part of the Development, but any such lien shall be subordinate and subject to the provisions of this Agreement; provided, however, that if any portion of the Development is purchased in connection with a foreclosure of such mortgage or security instrument or is conveyed to the party so secured in lieu of foreclosure, any person so acquiring or purchasing and his successors and assigns shall hold any and all real property so purchased or acquired subject to the provisions of this Agreement. In connection with the execution of this Agreement, the Owners shall obtain an agreement from the existing holders of such mortgage or other security instrument on their respective Parcels subordinating the terms thereof to the terms of this Agreement.

23. Remedies and Enforcement.

(a) All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by an Owner of a Parcel and/or its Users (collectively, jointly and severally, the "Defaulting Owner") of any of the terms, covenants, restrictions or conditions hereof, the other Owner(s) shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach from the Defaulting Owner.

(b) Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a Defaulting Owner to cure a breach of this Agreement within thirty (30) days following written notice thereof by an Owner (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the Defaulting Owner commences such cure within such 30-day period and thereafter diligently pursues such cure to completion), any Owner shall have the right to perform such obligations contained in this Agreement on behalf of such Defaulting Owner and be promptly reimbursed by such Defaulting

Owner upon demand for the reasonable costs thereof together with interest at the Prime Rate charged from time to time by Citibank (its successors or assigns) as published in the Wall Street Journal plus three percent (3%) per annum (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) material impairment of the easement rights, and/or (iii) the unauthorized parking of vehicles on a Parcel, an Owner may provide for 48 hour advance notice, or if not practicable, as soon as possible thereafter, cure the same and be reimbursed by the Defaulting Owner upon demand for the reasonable cost thereof together with interest at the Prime Rate, plus three percent (3%), as above described.

(c) No Termination for Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle any Owner to cancel, rescind, or otherwise terminate this Agreement.

24. Estoppel Certificate. Each Owner, within fifteen (15) business days of written request from another Owner, shall execute, acknowledge and deliver an estoppel certificate, in a mutually acceptable form, certified to such requesting Owner or any prospective purchaser, assignee, lessee or mortgagee designated by such requesting Owner, without charge, certifying that (a) this Agreement is in full force and effect, without modification (or if there have been modifications, identifying the modifications); (b) there are no existing defaults nor does any set of facts exist which with the passage of time or the giving of notice or both would constitute a default (or if so, specifying the nature and extent thereof); (c) there exist no disputes relative to amounts payable by or to such Owner (or if so, setting forth the nature and amount of the dispute); and (d) such other information concerning the status of this Agreement or the performance of the Owners of their respective obligations hereunder as may be reasonably requested. If an Owner fails to so deliver the estoppel certificate within the required time period it shall be deemed that the form and content of the estoppel certificate submitted to such defaulting Owner by another Owner is true and accurate.

25. Duration. Unless otherwise canceled or terminated, all of the easements and rights granted in this Agreement, and the obligations herein (except as otherwise provided herein), shall continue in perpetuity; provided, however, that if any term or provision hereof would otherwise be unlawful and void or voidable for violation of the rule against perpetuities or any other common law or statutory rule pertaining to the duration of such easements and rights, then such term or provision shall be effective only until the date which is twenty-one (21) years after the death of the last surviving descendant, currently living, of the former Presidents of the United States alive on the date of this Agreement.

26. Force Majeure. Any Owner shall be excused from performing any obligation or undertaking provided in this Agreement, except any obligation to pay any sums of money under the applicable provisions hereof, in the event that, and only for as long as, the performance of any such obligation is prevented, delayed, retarded or hindered by Act of God, fire, earthquake, flood, explosion, extraordinary action of the elements, war, invasion, insurrection, terrorism, riot, mob violence, sabotage, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strike, lockout, action of labor unions, condemnation, requisition, law, order of government or civil, military or naval authorities, or any other cause, whether similar or dissimilar to the foregoing, not within the

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reasonable control of such Owner (the "Force Majeure Event"). Such Owner shall provide notice to the other Owner(s) within five (5) business days following the onset of the Force Majeure Event, specifying the cause which prevents such Owner's performance and estimating the period of expected delay.

27. Miscellaneous.

(a) Applicable Law. This Agreement shall be construed in accordance with the laws of the State of California.

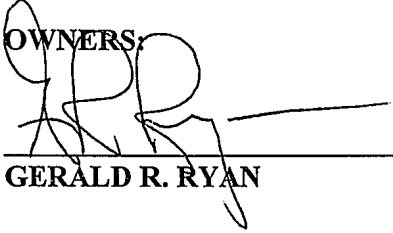
(b) Interpretation. Wherever herein the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders, and vice versa, as the context shall require. The section headings used herein are for reference and convenience only, and shall not enter into the interpretation hereof.

(c) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of such counterparts shall together constitute but one and the same instrument.

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OWNERS:



 GERALD R. RYAN

ACKNOWLEDGMENT

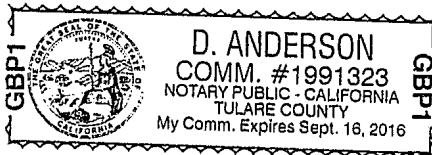
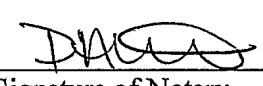
STATE OF CALIFORNIA

COUNTY OF Tulare

On March 26 2014, before me, D. Anderson,
 Notary Public, personally appeared Gerald R. Ryan, who proved to me on the basis of
 satisfactory evidence to be the person whose name is subscribed to the within instrument and
 acknowledged to me that he executed the same in his authorized capacity, and that by his
 signature on the instrument the person, or the entity upon behalf of which the person acted,
 executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
 the foregoing paragraph is true and correct.

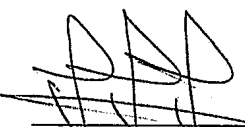
WITNESS my hand and official seal.

 Signature of Notary

Attachment: Attachment 3: Easements (TPM 2022-01)

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PATRICK D. RYAN

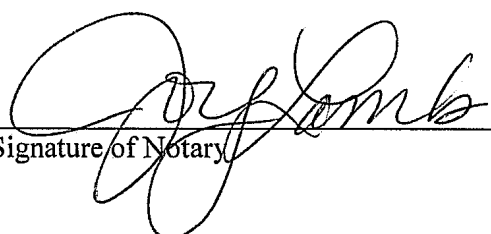
ACKNOWLEDGMENT

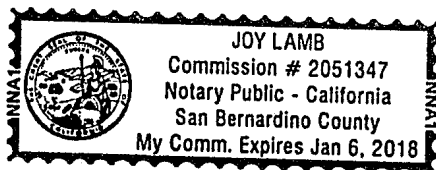
STATE OF CALIFORNIA
COUNTY OF Orange

On March 25, 2014, before me, Joy Lamb,
Notary Public, personally appeared Patrick D. Ryan, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

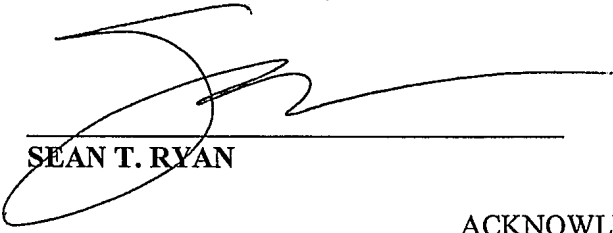
WITNESS my hand and official seal.


Signature of Notary



Attachment: Attachment 3: Easements (TPM 2022-01)

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SEAN T. RYAN

ACKNOWLEDGMENT

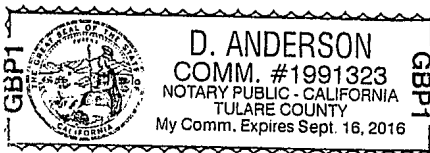
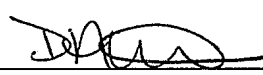
STATE OF CALIFORNIA

COUNTY OF Tulare

On March 26 2014, before me, D. Anderson,
Notary Public, personally appeared Sean T. Ryan, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged
to me that he executed the same in his authorized capacity, and that by his signature on the
instrument the person, or the entity upon behalf of which the person acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

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CONSENT OF LIENHOLDER

This consent to the forgoing Agreement (this "Consent") is made by McCormick 101, LLC, a Maryland limited liability company ("Lienholder"), this 21ST day of MARCH, 2014.

WHEREAS, Lienholder is the current beneficiary of a certain Deed of Trust (Non-Construction) Security Agreement and Fixture Filing with Assignment of Rents dated October 10, 2006, and recorded at Instrument Number 0631258, in the Real Property Records of Kings County, California, in the original principal amount of \$2,850,000.00 (the "Lien");

WHEREAS, Lienholder desires to consent to, and desires to subordinate the Lien to, the terms, covenants and conditions of the Agreement.

NOW THEREFORE, in consideration of the terms and conditions set forth in the Agreement, Lienholder hereby states, confirms and agrees as follows:

Lienholder, together with its successors and assigns, hereby consents to and agrees to the terms, covenants and conditions set forth in the Agreement and further agrees that the Agreement shall be superior and senior to the Lien. Notwithstanding the foregoing, no breach of the Agreement shall defeat, render invalid, diminish or impair the lien of the Lien.

IN WITNESS WHEREOF, the undersigned has executed this Consent as of the day first above written.

LIENHOLDER

McCormick 101, LLC, a Maryland limited liability company

By: [Signature]

Name: JOHN S. EBY

Its: SENIOR VICE PRESIDENT

STATE OF MARYLAND)
)
COUNTY OF BALTIMORE)

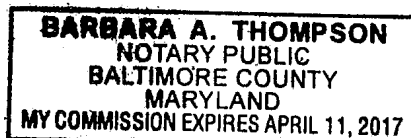
ss.

The foregoing instrument was acknowledged before me for the purposes herein contained this 21ST day of MARCH, 2014 by JOHN S. EBY as SENIOR VICE PRESIDENT of McCormick 101, LLC, a Maryland limited liability company, on behalf of the company.

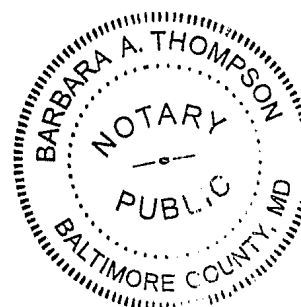
[Signature: Barbara A. Thompson]

Notary Public

My commission expires: 4-11-2017



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Attachment: Attachment 3: Easements (TPM 2022-01)

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EXHIBIT "A"**(Legal Description of the Development)**

A portion of Section 25, T18S, R21E, MDB&M, in the City of Hanford, State of California, shown as the Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F and Designated Remainder on that certain Parcel Map recorded in Book 20, at Page 19 of Parcel Maps, in the Office of the Kings County Recorder.

Attachment: Attachment 3: Easements (TPM 2022-01)

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EXHIBIT "B"**(Legal Description of Drugstore Parcel)**

A portion of Section 25, T18S, R21E, MDB&M, in the City of Hanford, State of California, shown as the Designated Remainder on that certain Parcel Map recorded in Book 20, at Page 19 of Parcel Maps, in the Office of the Kings County Recorder.

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EXHIBIT "C-1"**(Legal Description of Perpetual Access Drive)**

All those portions of Parcels D, E, F and the Designated Remainder as shown on the map recorded in Book 20, Page 19 of Parcel Maps, Kings County Records, being in the Southwest Quarter of Section 25, Township 18 South, Range 21 East, M.D.B. & M., in the City of Hanford, County of Kings, State of California, described as follows:

Beginning at the Southwest corner of said Parcel D, also being the Northwest corner of said Designated Remainder;
 Thence North 00° 04' 18" East, along the Westerly line of said Parcel D, a distance of 21.85 feet;
 Thence, leaving said Westerly line, North 89° 49' 31" East, a distance of 20.49 feet;
 Thence South 75° 09' 52" East, a distance of 38.63 feet to a point on the Southerly line of said Parcel D, also being a point on the North line of said Designated Remainder;
 Thence North 89° 49' 32" East, along the North line of said Designated Remainder, a distance of 140.64 feet, to the Northeast corner of said Designated Remainder, also being the Northwest corner of said Parcel F;
 Thence South 81° 51' 16" East, a distance of 62.04 feet;
 Thence South 45° 17' 16" East, a distance of 47.32 feet;
 Thence South 00° 17' 16" East, a distance of 105.00 feet, to a point on the Southwesterly line of said Parcel F, also being a point on the Northeasterly line of said Parcel E;
 Thence continuing South 00° 17' 16" East, a distance of 169.46 feet;
 Thence South 15° 51' 36" East, a distance of 13.94 feet, to a point on the Easterly line of said Parcel E, also being a point on the Westerly line of said Parcel F;
 Thence, leaving last said Westerly line, continuing South 15° 51' 36" East, a distance of 11.36 feet;
 Thence South 00° 02' 11" East, a distance of 13.82 feet, to a point on the Southerly line of said Parcel F, also being a point of curvature;
 Thence, along last said Southerly line, along a non-tangent 460 foot radius curve to the right, concave to the Northeast, a radial line to the beginning of said curve bears South 08° 27' 16" West, through a central angle of 00° 23' 25", an arc distance of 3.13 feet, to the Southwest corner of said Parcel F, also being the Southeast corner of said Parcel E;
 Thence, along the Southerly line of said Parcel E, along a non-tangent 460 foot radius curve to the right, concave to the Northeast, a radial line to the beginning of said curve bears South 08° 50' 41" West, through a central angle of 01° 02' 12", an arc distance of 8.32 feet, to a point of reverse curvature;

Attachment: Attachment 3: Easements (TPM 2022-01)

MICROFILM DEPT. MEMO: Legibility of writing, typing, or printing UNSATISFACTORY in this document when received

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Thence, continuing along last said Southerly line, along a tangent 540 foot radius curve to the left, concave to the Southwest, a radial line to the beginning of said curve bears North 09° 52' 53" East, through a central angle of 02° 26' 47", an arc distance of 23.06 feet;
 Thence, leaving last said Southerly line, North 18° 29' 19" East, a distance of 22.82 feet;
 Thence North 00° 17' 16" West, a distance of 191.12 feet;
 Thence North 06° 27' 01" West, a distance of 25.78 feet, to a point on the Northeasterly line of said Parcel E, also being a point on the Southwesterly line of said Parcel F;
 Thence, leaving last said Southwesterly line, continuing North 06° 27' 01" West, a distance of 37.73 feet;
 Thence North 25° 09' 44" West, a distance of 29.84 feet;
 Thence North 48° 57' 49" West, a distance of 24.25 feet;
 Thence North 74° 09' 54" West, a distance of 38.87 feet, to a point on the most Westerly line of said Parcel F, also being a point on the East line of, and 20.00 feet South of the Northeast corner of said Designated Remainder;
 Thence South 89° 49' 32" West, along a line 20.00 feet South of and parallel with the North line of said Designated Remainder, a distance of 140.19 feet;
 Thence South 62° 44' 59" West, a distance of 13.17 feet;
 Thence South 89° 49' 44" West, a distance of 46.63 feet, to a point on the Westerly line of said Designated Remainder;
 Thence North 00° 04' 18" East, along last said Westerly line, a distance of 14.15 feet, to the Northwest corner of said Designated Remainder, also being the Southwest corner of said Parcel D and the Point of Beginning.

Containing 13,967 total square feet more or less.

Parcel D containing 775 square feet more or less.

Parcel E containing 4641 square feet more or less.

Parcel F containing 4650 square feet more or less.

Designated Remainder containing 3901 square feet more or less.

Attached hereto is a plat labeled EXHIBIT "A-1" and by this reference made a part hereof.


 3/17/2014

(Depiction of Perpetual Access Drive)



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EXHIBIT "D"

(Site Plan)

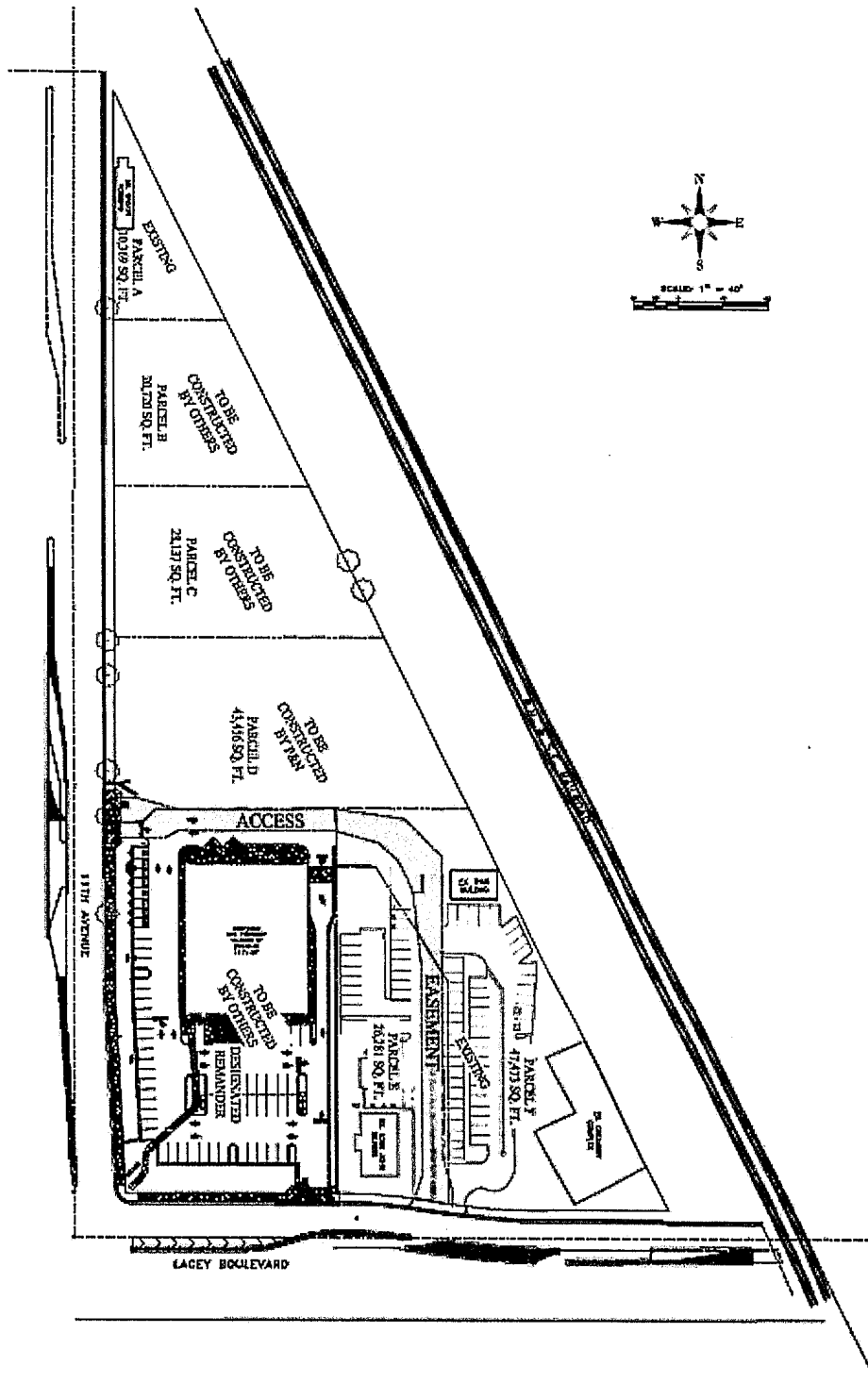


EXHIBIT "D"

MICROFILM DEPT. MEMO: Legibility of writing, typing, or printing UNSATISFACTORY in this document when received

23

END OF DOCUMENT

Notice of Exemption 2022--89

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

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

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

Project Title: Tentative Parcel Map 2022-01

Project Location – 520 W. Lacey Blvd. (APN 010-510-003)

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

Description of Nature, Purpose and Beneficiaries of Project: Tentative Parcel Map No. 2022-01: a request to divide a 47,473-square-foot parcel into two parcels (Parcel A: 12,469 sq. ft.; Parcel B: 35,004 sq. ft.) in the MX-C Corridor Mixed Use zone district.

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

Name of Person or Agency Carrying Out Project: Zahir Ahmad
P.O. Box 932
Hanford, CA 93232

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: 15315 Minor Land Divisions
☐ Statutory Exemption. State code number:

Reasons why project is exempt:

The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines. The project meets the following conditions stated in Section 15315: project is a division of property in an urbanized area zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; parcel was not involved in a division of a larger parcel within the previous 2 years; and parcel does not have an average slope greater than 20%.

Lead Agency

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

Signature: _____ Date: November 8, 2022 Title: Associate Planner

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

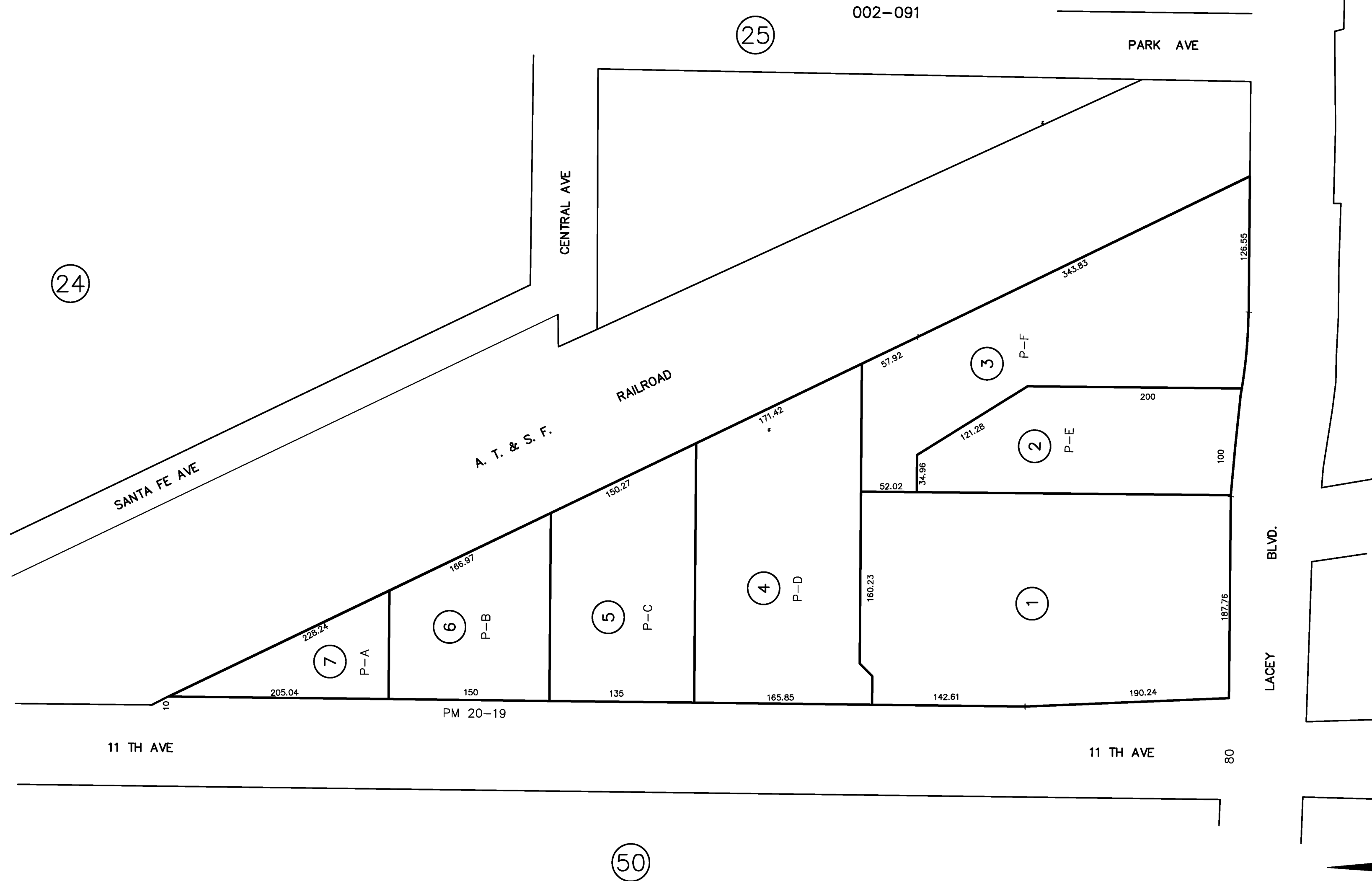
Attachment: Attachment 4: Notice of Exemption No. 2022-89 (TPM 2022-01)

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
AND NOT TO BE CONSTRUED AS PORTRAYING
ALL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JANUARY 2014

KINGS COUNTY ASSESSOR'S MAP

PORTION OF THE SW 1/4 OF SECTION 25/18/21

10-51



Attachment: Parcel Map (TPM 2022-01)