



Meeting Agenda

October 9, 2024
1:45 PM – Site Plan Review Committee Meeting
City Hall
315 N. Douty St., Hanford, CA 93230

Site Plan Review Committee will meet in the Finance
Conference Room

1:45 PM CALL TO ORDER :

PUBLIC COMMENT:

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:

- A. Approval of the Minutes of the October 2, 2024 Meeting

SITE PLAN REVIEW APPLICATIONS FOR REVIEW:

- A. Community Development: SPR0118-24/TPM0010-24
Applicant: Anton Kireev
Address: 10864 12th Avenue
APN: 011-010-013
Description: Convenience store and fueling area; divide into 2 parcels
- B. Community Development: TPM0011-24
Applicant: Sage Root
Address: 9837 9 ¼ Avenue
APN: 014-230-070
Description: Divide into 2 parcels

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Site Plan Review Committee after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the

Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



AGENDA STAFF REPORT

MEETING DATE: 10/9/2024	AGENDA SECTION: CONSENT CALENDAR
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SUBJECT:
Approval of the Minutes of the October 2, 2024 Meeting

RECOMMENDATION:
Approval of the minutes of the October 2, 2024 Site Plan Review Committee Meeting

ATTACHMENTS:
1. 10-02-24 Site Plan Review Committee Meeting Minutes



**Site Plan Review Committee Meeting
Minutes**

October 2, 2024 1:45 PM

City Hall

Finance Conference

Room

315 N. Douty St.

Present:	Absent:
WATERS	WEBB
MYERS	CHAMBERLAND
MANHA	
COODEY	

CALL TO ORDER:

Director Waters called the meeting to order at 1:45 PM

PUBLIC COMMENT:

A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

None.

CONSENT CALENDAR:

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

A. Community Development: Approval of the Minutes of the September 25, 2024 Meeting

Motion to approve the minutes of the September 25, 2024 meeting.

RESULT:
MOVER: WATERS
SECONDER: MYERS
AYES: WATERS, MYERS, MANHA, COODEY
NAYS: NONE
ABSTAIN: NONE
ABSENT: WEBB, CHAMBERLAND

SITE PLAN APPLICATIONS FOR REVIEW:

A. SPR0119-24

Applicant: Joseph Lopez

Address: 220 N. Williams Street

APN: 012-061-004

Description: Change of Occupancy – Wellness Center using cold and hot therapy

Previous Use - commercial

Motion to require applicant to revise and resubmit.

RESULT:
MOVER: WATERS
SECONDER: MYERS
AYES: WATERS, MYERS, MANHA, COODEY
NAYS: NONE
ABSTAIN: NONE
ABSENT: WEBB, CHAMBERLAND

ADJOURNMENT:

*Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} **APPEALS:** Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of \$1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.*

Director Waters adjourned the meeting at 2:05 p.m.



AGENDA STAFF REPORT

MEETING DATE: 10/9/2024

AGENDA SECTION: SITE PLAN REVIEW
APPLICATIONS FOR REVIEW

SUBJECT:

SPR0118-24/TPM0010-24

Applicant: Anton Kireev

Address: 10864 12th Avenue

APN: 011-010-013

Description: Convenience store and fueling area; divide into 2 parcels

ATTACHMENTS:

1. SPR0118-24 TPM0010-24

Maverik Hanford

Project Description

August 29, 2024

The proposed project consists of two components: a subdivision and development of a convenience store and fueling area. The proposed subdivision would subdivide the existing 21.4-acre parcel into two parcels. One parcel would be 6.1 acres and would be where the proposed convenience store and fueling station would be located. The remaining 15.3 acres would be left as an undeveloped parcel. No proposed uses or improvements on the 15.3-acres are proposed at this time. Approval of the subdivision requires an approval of a Tentative Parcel Map.

The proposed convenience store and fueling area sits on approximately 6.1 acres of the entire 21.4-acre site. The store is approximately 5,982 square feet with twelve (12) fuel dispensers and canopy in front of the store and five (5) additional dispensers and canopy for commercial fueling at the back of the store, for a total of 17 fueling positions on site. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week. Per the Municipal Code Chapter 17.08, Section 18 “Convenience store, with or without fuel sales” is a “Permitted by Right Use” in C-R zoning per Table 17.08.030. Further details regarding the operation of the convenience store and fueling area are provided below.

Operations

Maverik, Inc. owns and operates over 800 stores across 20 states and plans to continue a favorable growth pattern in the future. Maverik employs over 5,000 people who are eligible for health benefits (Health, Dental and Vision), long and short-term disability, tuition reimbursement, 401 (k) matching contribution opportunities, gym reimbursement, scholarships, paid time off and other benefits. This store will employ approximately 15 to 18 employees. Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management, and customer service.

Store Exterior

The building elevations, building materials and floor plan depict the architectural style and themes of the Maverik brand. The exterior of the building will consist of metal roof elements, fiber cement, cultured stone, glass storefront, steel truss beams, etc. HVAC equipment will be located on the store roof and screened from view by a parapet wall and is consistent with code requirements for screening roof mounted mechanical equipment and blending in with the surrounding community. The fuel canopy includes the same architectural elements and materials so that our design is consistent from the time you arrive to fill your tank and when you enter our store.

Traffic Access and Parking

Site access will be from a proposed public road by extending Hayden Avenue along the site’s southern border with three (3) access driveways to the proposed development. Provided parking includes twenty-eight (28) standard stalls (9'X20'), with four (4) being EV designated and seven (7) of

the parking stalls listed as EV capable, and two (2) accessible stalls. Bike parking is available near the entrances of the convenience store.

Landscaping:

Landscaping will be provided adjacent to all rights-of-way and buffers around the edges of the property entrances. Furthermore, on the northern section of the property would remain with the existing natural landscaping.

Stormwater

The project site includes three (3) on-site bioretention basins with one in the northwest corner, one in the southwest corner, and one in the southeast corner. An additional offsite temporary drainage basin will be placed offsite directly west of the proposed Hayden Road extension. Stormwater at the site would be collected in multiple ways:

- Collected and run through a storm drain catch basin and outfall into a bioretention area in the southwest corner, as well as sheet flow into the bioretention area;
- Collected and run through a sand-silt and oil separator to a storm drain manhole that would flow into a bioretention area located in the northwest corner as well as sheet-flow;
- Collected and run through a storm drain catch basin and would drain into a bioretention area in the southeast corner as well as sheet flow;
- Flow west along Hayden Avenue in a gutter and drain into a temporary drainage basin offsite directly west of the proposed Hayden Avenue extension.

Utilities

The project site would tie into existing water, sewer, gas, electrical, and telecommunications utilities located along 12th Avenue. Stormwater from the site is proposed to infiltrate into the soil after treatment in stormwater facilities. The project also proposes tying a 4 to 6-inch sewer line into a proposed 12" sewer extension in the Hayden Avenue proposed ROW south of the project site.

Signage

The proposed sign plan will comply with code and is designed for visibility and minimum impact to the existing adjacent uses.

Leak Prevention

The proposed project would install double walled noncorrodible fiberglass underground storage tanks that are hooked up to non-corrodible flexible plastic piping. When gas is delivered, a vapor recovery system would prevent less fumes from escaping into the air, causing less impact on surroundings neighbors and development. In the case of an emergency if any leak were to occur, the proposed project would have a state-of-the-art leak detection equipment along with in house resources who monitor issues in real time and immediately respond to conditions.

Alcohol Licensing

The proposed project will apply for an alcohol license that allows for packaged alcohol to be purchased but not consumed on site.

Other Improvements

Other improvements include the construction of concrete sidewalks added to the southern side of the project site along the Hayden Avenue extension to account for pedestrian access, lighting, striping, a crosswalk, asphalt pavement, accessible ramps, driveway and valley gutters, and a barricade.

ENVIRONMENTAL REVIEW NO. _____
(To be completed by Applicant)

City of Hanford
Planning Department
317 North Douty Street
Hanford, CA 93230
Telephone (559) 585-2580; Fax (559) 583-1633

1. **Name, address, and telephone number of person to be contacted concerning this project:** Todd Meyers Sr Site Development Manager, 185 South State Street, Suite 800 Salt Lake City, Utah 840111, 801-520-4072
2. **If the project involves a variance, conditional use, or rezoning application, state this and indicate clearly why the application is required.** N/A
3. **List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state, and federal agencies.**
Tentative Parcel Map
4. **Proposed use of site:** The project proposed a two-lot subdivision of 21.4 acres into a 15.3-acre remainder parcel and a 6.1-acre parcel for the proposed convenience store and fueling area. No uses or improvements proposed for the remainder parcel. The proposed store and fueling area would be operated by Maverik. The Maverik gas station include a fuel service station, RV Dump and air station, and convenience store.
5. **If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.** No residential uses proposed.
6. **If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.** The project is listed as Regional Commercial (C-R) with 5,982 square feet of sales area
7. **If industrial, indicate type, estimated employment per shift, and loading facilities.** No industrial uses proposed.

8. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. No institutional uses proposed.
9. Proposed scheduling/anticipated incremental development. Construction anticipated Q4 of 2025 or Q1 2026
10. Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	YES	NO
a) Change in existing features of any bays, tidelands, beaches or hills, or substantial alteration of ground contours		X
b) Change in scenic views or vistas from existing residential areas or public lands or roads.		X
c) Change in pattern, scale, or character of general area of project		X
d) Significant amounts of solid waste or litter		X
e) Change in dust, ash, smoke, fumes, or odors in vicinity		X
f) Change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns		X
g) Substantial change in existing noise or vibration levels in the vicinity		X
h) Site on filled land or on slope of 10 percent or more		X
i) Use of disposal of potentially hazardous materials, such as toxic substances, flammable, or explosives		X
j) Substantial change in demand for municipal services (police, fire, water, sewage, etc.)		X
k) Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)		X
l) Relationship to a larger project or series of projects		X

ENVIRONMENTAL SETTING

11. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted. The project site, located within the City of Hanford, and is generally flat, agricultural land that was categorized as grazing land, according to the California Department of Conservation. has a low to moderate shaking potential (DOC, 2016). The project site was used for previous legal agricultural activities, and as such, does not contain any native vegetation. Existing vegetation onsite is best characterized as non-native grassland. The proposed project is located within an urban corridor that is characterized by residential and commercial uses surrounding the project site. The project would introduce new visual elements to the project site, but it does not include any features that would have the potential to affect any distant views due to the developed land in the vicinity. Furthermore, this area does not contain any aesthetically significant trees, rock outcroppings, or historical buildings. The only structure on the project site consists of one existing single-family home on the southeastern corner of the property. The existing residence would be removed as part of the project.



12. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Other than the adjacent highway, there are apartment houses to the southwest of the project site and commercial uses to the east of the site, across 12th avenue that include a Tractor Supply Co and a Family HealthCare Center. To the immediate west, there is more agricultural land consisting of dry farming. The adjacent parcels are zoned as commercial and residential according to the Hanford General Plan. Furthermore, the surrounding properties do not contain any aesthetically significant trees, rock outcroppings, or historical buildings.



CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

SIGNATURE: 

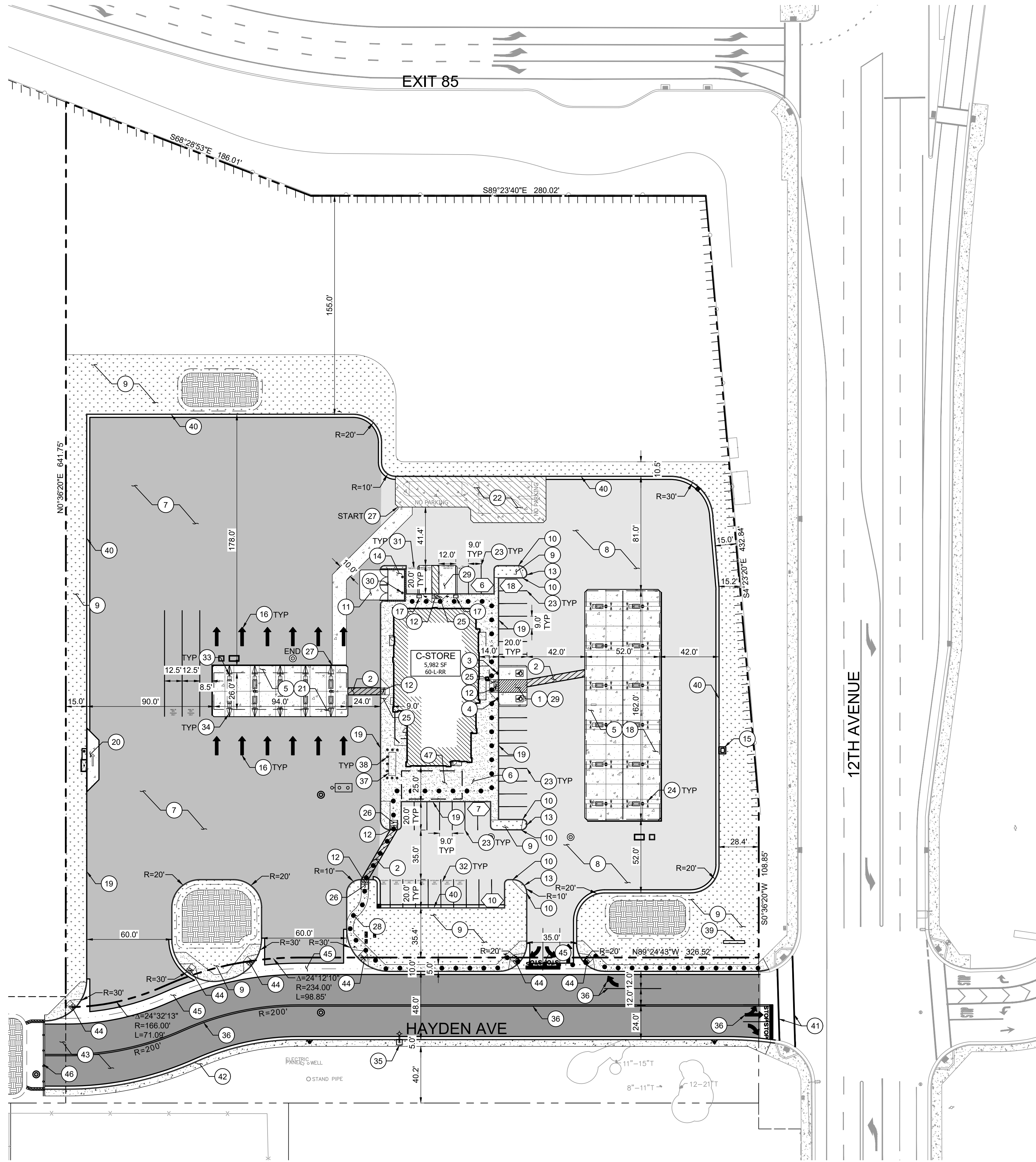
DATE: August 29, 2024

RECEIPT NO: _____ FEE: _____ RECEIVED BY: _____ DATE: _____

C:\Documents and Settings\Karen McAlister\HANFORD\Local Settings\Temporary Internet Files\OLK74\ENVIRONMENTAL REVIEW APP.doc

DRAWING NAME: K:\SAC_LDEV\Maverik\197344024 - Hanford (198 Off-ramp and 12th Avenue) Store Number\08 CADD\PlanSheets\Entitlement Plans\Preliminary Site Plan.dwg PRELIM SITE PLAN August 30, 2024 10:19 AM BY: KIREEV, ANTON

This document, together with the concepts and designs presented herein as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	PROPERTY LINE		PARKING COUNT
	CENTER LINE		CONCRETE SIDEWALK
	RESTRICTION OF INGRESS/EGRESS		LANDSCAPE/PLANTER AREA
	PROP. EASEMENT LINE		DETECTABLE WARKNING SURFACE
	EXISTING FENCE		CONCRETE PAVEMENT
	ADA PATH OF TRAVEL		BIORETENTION AREA
	SIGN POST		USABLE OPEN SPACE
	BOLLARD		
	HEAVY DUTY ASPHALT PAVEMENT		
	STANDARD DUTY ASPHALT PAVEMENT		
	OFFSITE ASPHALT PAVEMENT		

CONSTRUCTION NOTES

1. INSTALL ACCESSIBLE PARKING STALL STRIPING AND ACCESSIBLE PARKING SYMBOL.
2. INSTALL PATH OF TRAVEL STRIPING.
3. INSTALL ACCESSIBLE PARKING STALL SIGN. SINGLE BASE SIGN POST.
4. INSTALL VAN ACCESSIBLE PARKING STALL SIGN. SINGLE BASE SIGN POST.
5. CONSTRUCT CONCRETE PAD.
6. CONSTRUCT CONCRETE SIDEWALK ADJACENT TO BUILDING.
7. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.
8. CONSTRUCT REGULAR DUTY ASPHALT PAVEMENT.
9. LANDSCAPE/PLANTER AREA.
10. CONSTRUCT 6" CURB TO ROLLED CURB TRANSITION.
11. CONSTRUCT TRASH ENCLOSURE CONCRETE PAD.
12. INSTALL CAST-IN-PLACE DETECTABLE WARNING SYSTEM (TRUNCATED DOMES) PER ARMOR TILE - 36" X 48" PANEL. PRODUCT NO. ADA-C-3648W, OR APPROVED EQUAL.
13. CONSTRUCT ROLLED-MOUNTABLE CURB AND CONCRETE RUNOUT PAD.
14. INSTALL COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE.
15. INSTALL MAVERIK SUPPLIED AIR STATION. PARKING AREA DIRECTLY ADJACENT TO BE CONSTRUCTED TO MAINTAIN GRADES LESS THAN 2% IN ALL DIRECTIONS.
16. INSTALL PAVEMENT MARKINGS AS SHOWN. PAINT SHALL BE WHITE IN COLOR, 20 MILL MIN THICKNESS, METHACRYLATE PAINT OR APPROVED EQUAL.
17. DUAL PART EV CHARGING STATION.
18. FORECOURT, 28' LANES.
19. INSTALL CONCRETE CURB.
20. INSTALL RV DUMP.
21. COMMERCIAL COURT 18' LANES.
22. CONCRETE PAD OVER UNDERGROUND FUEL TANKS. TANK PAD AREA TO BE DIAGONALLY STRIPED WITH 4" WIDE YELLOW STRIPES AND "NO PARKING" NOTATION AS SHOWN. PROPOSED 90° PARKING STRIPING.
23. INSTALL HOOP BOLLARD.
24. INSTALL ACCESSIBLE RAMP.
25. INSTALL ACCESSIBLE RAMP. RAMP TO HAVE RETAINING CURB INSTEAD OF WING PER PLAN.
26. PETROLEUM TRENCH CAP SECTION.
27. CONSTRUCT STANDARD DUTY SIDEWALK.
28. CONSTRUCT ACCESSIBLE CONCRETE PARKING STALL PAVEMENT.
29. INSTALL 6" PIPE BOLLARD.
30. EV READY STALL.
31. CLEAN AIR/ VANPOOL EV.
32. FURNISH AND INSTALL HOSE REELS AND CONNECT TO COMPRESSOR LINES.
33. INSTALL WEDGE BOLLARD.
34. OFFSITE LIGHTING.
35. OFFSITE STRIPING.
36. OFFSITE TRANSFORMER.
37. INSTALL UTILITY PROTECTION BOLLARD.
38. INSTALL MONUMENT SIGN.
39. INSTALL CONCRETE CURB AND GUTTER.
40. OFFSITE CROSSWALK.
41. OFFSITE SIDEWALK.
42. OFFSITE ASPHALT PAVEMENT.
43. OFFSITE ACCESSIBLE RAMP.
44. OFFSITE DRIVEWAY AND VALLEY GUTTER.
45. OFFSITE BARRICADE.
46. OFFSITE ASPHALT PAVEMENT.
47. USABLE OPEN SPACE (865 SF).

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PROPERTY, BEING THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE EAST LINE OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT BEARS NORTH 0° 36' 20" EAST, 1042.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE (1) AT RIGHT ANGLES FROM SAID EAST LINE NORTH 89° 23' 40" WEST, 25.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE; THENCE (2) NORTH 8° 24' 27" WEST 146.81 FEET; THENCE (3) ALONG THE WEST LINE OF THE EAST 48 FEET OF SAID SECTION, NORTH 0° 36' 20" EAST, 103.00 FEET; THENCE (4) NORTH 6° 38' 43" WEST, 166.39 FEET; THENCE (5) NORTH 40° 44' 57" WEST, 52.40 FEET; THENCE (6) NORTH 73° 24' 16" WEST, 359.28 FEET; THENCE (7) FROM A TANGENT WHICH BEARS NORTH 77° 23' 40" WEST, WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 952 FEET THROUGH AN ANGLE OF 18° 37' 38", AN ARC DISTANCE OF 309.50 FEET; THENCE (8) SOUTH 83° 58' 42" WEST, 504.69 FEET; THENCE (9) ALONG A LINE PARALLEL WITH AND 71 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE LEMOORE NAVAL AIR STATION TO 1.0 MILE EAST OF ROUTE 135, ROAD VI-KIN-10-B, SOUTH 79° 34' 53" WEST, 74.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION.

EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MAY 2, 1984 IN BOOK 1297 OFFICIAL RECORDS, PAGE 647, KING'S COUNTY RECORDS.

ALSO EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE FINAL ORDER IN CONDEMNATION AND WITHDRAWAL OF LIS PENDENS IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MARCH 11, 2013 DOCUMENT NO. 1304564, OFFICIAL RECORDS, KINGS COUNTY RECORDS.

SITE DATA

PROJECT DESCRIPTION:	CONSTRUCTION OF NEW MAVERIK GAS STATION AND C-STORE ON EXISTING VACANT LOT. SEE TENTATIVE MAP PER SEPARATE SUBMITTAL.		
ADDRESS:	NOT YET ASSIGNED		
APN:	011-010-013-000		
ZONING DISTRICT:	REGIONAL COMMERCIAL		
USABLE OPEN SPACE:	250 SF / 1 ACRE OF DEVELOPED LOT 3.46 AC DEVELOPED LOT = 865 SF OF USABLE OPEN SPACE REQUIRED		
ADJACENT ZONING DISTRICTS:	N:	SERVICE COMMERCIAL	
	E:	REGIONAL COMMERCIAL	
	S:	MEDIUM DENSITY RESIDENTIAL	
	W:	MEDIUM DENSITY RESIDENTIAL	
LAND USE:	COMMERCIAL		
ADJACENT LAND USE:	N:	SERVICE COMMERCIAL	
	E:	REGIONAL COMMERCIAL	
	S:	MEDIUM DENSITY RESIDENTIAL	
	W:	MEDIUM DENSITY RESIDENTIAL	
GENERAL PLAN DISTRICT:	COMMERCIAL		
FLOOD ZONE:	ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.		
TOTAL DISTURBED AREA:	167,006 S.F.	(3.83 AC)	
TOTAL PAD AREA:	5,982 S.F.	(0.14 AC)	
TOTAL LOT AREA:	265,844 S.F.	(6.10 AC)	
LOT COVERAGE			
TOTAL SITE AREA:	265,844 S.F.	(6.10 AC)	100%
BUILDING AREA:	5,982 S.F.	(0.14 AC)	2.3%
IMPERVIOUS AREA:	144,913 S.F.	(3.32 AC)	54.4%
PERVIOUS AREA:	114,949 S.F.	(2.64 AC)	43.3%
PARKING/LANDSCAPE BUFFER			
FRONT:	15.0'		
REAR:	0.0'		
SIDE (N):	0.0'		
SIDE (S):	0.0'		

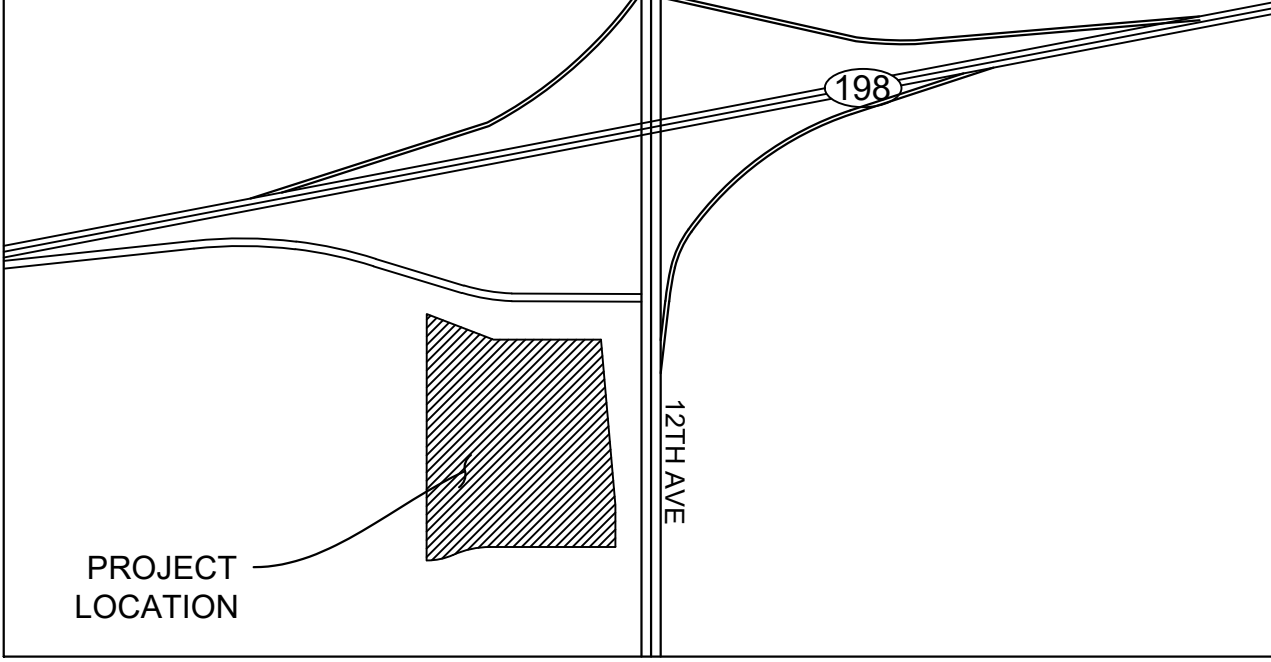
PARKING SUMMARY: MAVERIK: 5,982 S.F. OF C-STORE (1 STALL/300 S.F.) = 20 STALLS REQUIRED PER SECTION 17.54.040 OF THE CITY OF HANFORD MUNICIPAL CODE.

- REQUIREMENTS FOR EV/DESIGNATED STALLS ARE BASED ON PROPOSED MAVERIK PARKING)
- ADA PARKING FOR 25-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED, PER 2022 CBC.
- FUTURE EV FOR 26-50 PARKING STALLS = 4 FUTURE EV STALLS REQUIRED PER 2022 CALGREEN
- 1 FUTURE EV STALL MUST BE VAN ACCESSIBLE.
- NUMBER OF REQUIRED DESIGNATED STALLS FOR LOW-EMITTING, FUEL-EFFICIENT, CARPOOL/VANPOOL, AND ELECTRIC VEHICLES (PER 2022 CALIFORNIA GREEN BUILDING STANDARDS) = 7.

TOTAL NUMBER OF PARKING SPACES PROVIDED = 41

	REQUIRED	PROVIDED
STANDARD	7	28
COMPACT (C)	-	-
MOTORCYCLE	-	-
EV CAPABLE	9	7 (EV STALLS ARE ALSO DESIGNATED FOR VANPOOL)
EV READY	1	2
EV READY ACCESSIBLE	1	2
STANDARD ACCESSIBLE	2	2
TOTAL:	20	41

VICINITY MAP HANFORD, CALIFORNIA



ISSUE	DATE	DESCRIPTION

KP
DRAWN BY JG
CHECKED BY AK
RECOMMENDED

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

PREPARED UNDER THE DIRECT SUPERVISION OF:

ANTON KIREEV, R.C.E. NO. 94940 EXP. 09/30/2025

CITY OF HANFORD

APPROVED BY:

CITY ENGINEER
RCE # _____ EXP _____ DATE _____



185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

PRELIMINARY SITE PLAN

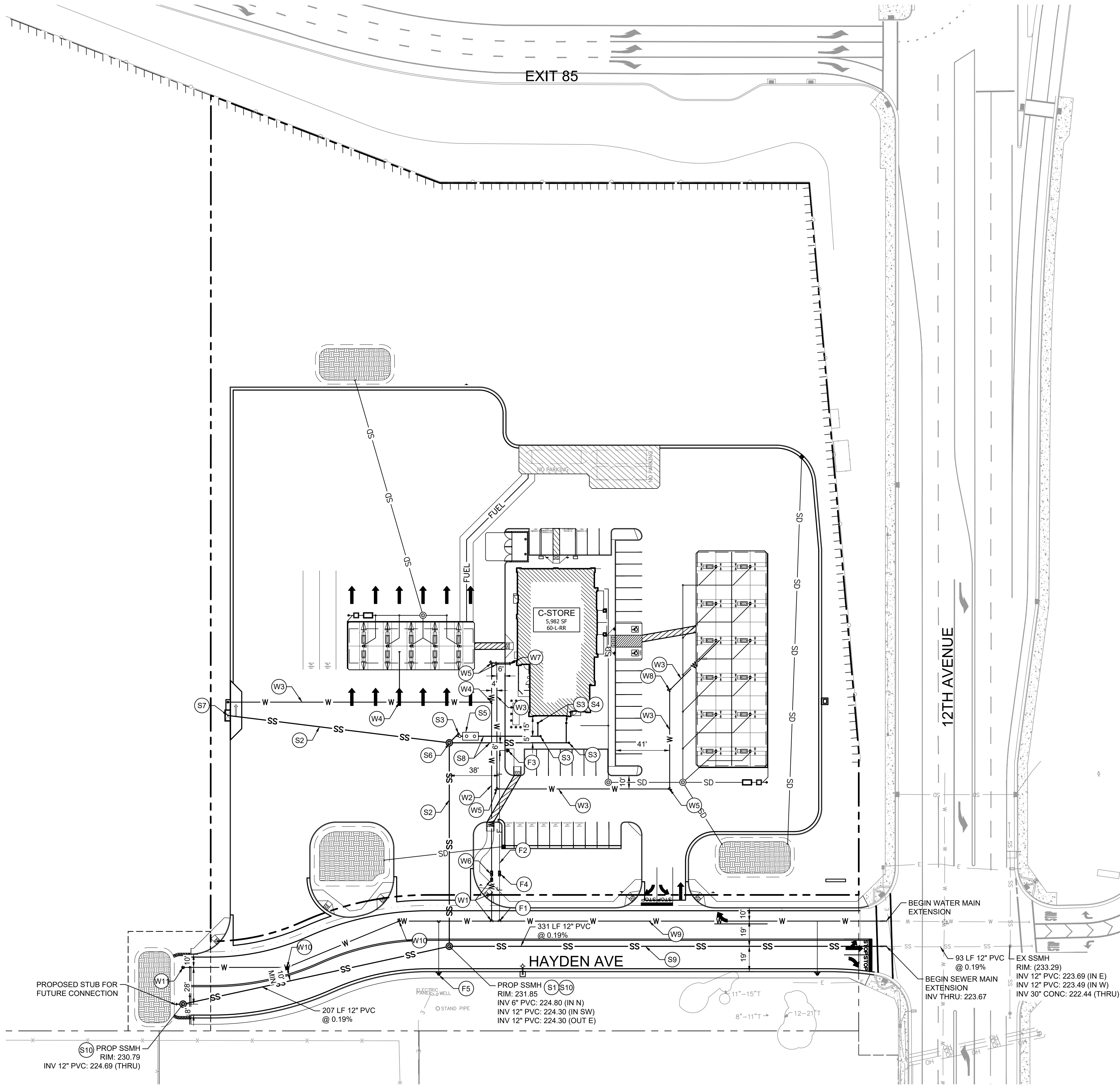
MAVERIK

STORE #: 0590
12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

C-100

DRAWING NAME: K:\SAC_LDEV\Maverik\197344024 - Hanford (198 Off-ramp and 12th Avenue) Store Number\08 CADD\PlanSheets\Entitlement Plans\Preliminary Utility Plan.dwg PRELIM UTILITY PLAN August 30, 2024 10:20 AM BY: KIREEV, ANTON
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- CENTER LINE
- PROPERTY LINE
- RESTRICTION OF INGRESS/EGRESS
- EASEMENT LINE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GREASE WASTE LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FUEL LINE
- GREASE WASTE INTERCEPTOR
- SAND-OIL AND SILT SEPARATOR
- PRECAST CONCRETE JUNCTION BOX

DOMESTIC WATER NOTES

- W1 CONNECT TO WATER MAIN AND INSTALL 2" SINGLE DOMESTIC WATER SERVICE AND METER.
- W2 INSTALL 2" PVC SCH. 80 DOMESTIC WATER PIPE.
- W3 INSTALL 1" PVC SCH. 80 DOMESTIC WATER PIPE.
- W4 INSTALL DOMESTIC WATER TEE.
- W5 INSTALL 90° DOMESTIC WATER BEND.
- W6 INSTALL 2" BACKFLOW PREVENTION DEVICE.
- W7 BUILDING POINT OF CONNECTION.
- W8 INSTALL 45° DOMESTIC WATER BEND.
- W9 12" OFFSITE WATER MAIN EXTENSION.
- W10 OFFSITE WATER MAIN BEND.
- W11 OFFSITE WATER BLOW-OFF VALVE.

SANITARY SEWER NOTES

- S1 CONNECT TO SEWER MAIN.
- S2 INSTALL 6" SDR-35 PVC SEWER PIPE AT MINIMUM 1% SLOPE.
- S3 INSTALL SEWER CLEANOUT.
- S4 BUILDING POINT OF CONNECTION (5' FROM BUILDING FACE)
- S5 INSTALL JENSEN PRECAST 1500 GAL GREASE INTERCEPTOR.
- S6 INSTALL SEWER MANHOLE.
- S7 INSTALL 6" SEWER AREA DRAIN AND RV SEWER DUMPING STATION.
- S8 INSTALL 4" SDR-35 PVC SEWER PIPE AT MINIMUM 2% SLOPE.
- S9 12" OFFSITE SEWER MAIN EXTENSION.
- S10 OFFSITE SEWER MANHOLE.

FIRE WATER NOTES

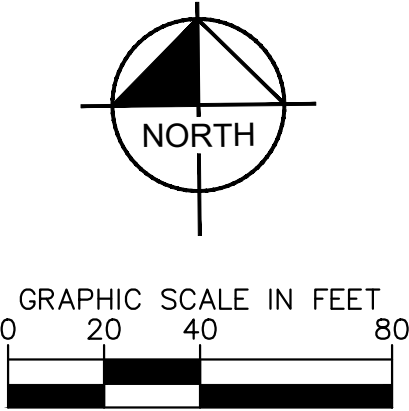
- F1 CONNECT TO WATER MAIN AND INSTALL 6" SINGLE FIRE WATER SERVICE.
- F2 INSTALL FIRE LINE
- F3 INSTALL FIRE HYDRANT
- F4 INSTALL FIRE WATER BACKFLOW PREVENTON DEVICE AND METER.
- F5 OFFSITE FIRE HYDRANT

UTILITY GENERAL NOTES

- 1. ALL SANITARY SEWER STRUCTURES SHALL HAVE TRAFFIC RATED LIDS/CONCRETE COLLARS.
- 2. ALL STORM DRAIN STRUCTURES LOCATED WITHIN DRIVE AREAS TO INCLUDE TRAFFIC RATED LIDS/CONCRETE COLLARS.
- 3. DRY UTILITIES SHOWN FOR REFERENCE ONLY.

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH EXISTING AND PROPOSED UTILITIES TO ENGINEER PRIOR TO DEMOLITION/INSTALLATION OF ANY PIPING AND APPURTENANCES.



ISSUE	DATE	DESCRIPTION

KP
DRAWN BY
JG
CHECKED BY
AK
RECOMMENDED

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 09/30/2025
ANTON KIREEV, R.C.E. NO. 94940 EXP.

CITY OF HANFORD

APPROVED BY:
CITY ENGINEER
RCE #
EXP
DATE



PRELIMINARY UTILITY PLAN

MAVERIK
STORE #: 0590
12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

C-200

DRAWING NAME: K:\SAC_LDEV\Maverik\197344024 - Hanford (198 Off-ramp and 12th Avenue) Store Number\08 CADD\PlanSheets\Entitlement Plans\Preliminary Grading Plan.dwg PRELIM GRADING PLAN August 30, 2024 10:21 AM BY: KIREEV, ANTON
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Know what's below.
Call before you dig.

ISSUE	DATE	DESCRIPTION

KP
DRAWN BY JG
CHECKED BY AK
RECOMMENDED

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840
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ANTON KIREEV, R.C.E. NO. 94940 EXP. 09/30/2025

CITY OF HANFORD

APPROVED BY:

CITY ENGINEER
RCE # _____ EXP _____ DATE _____



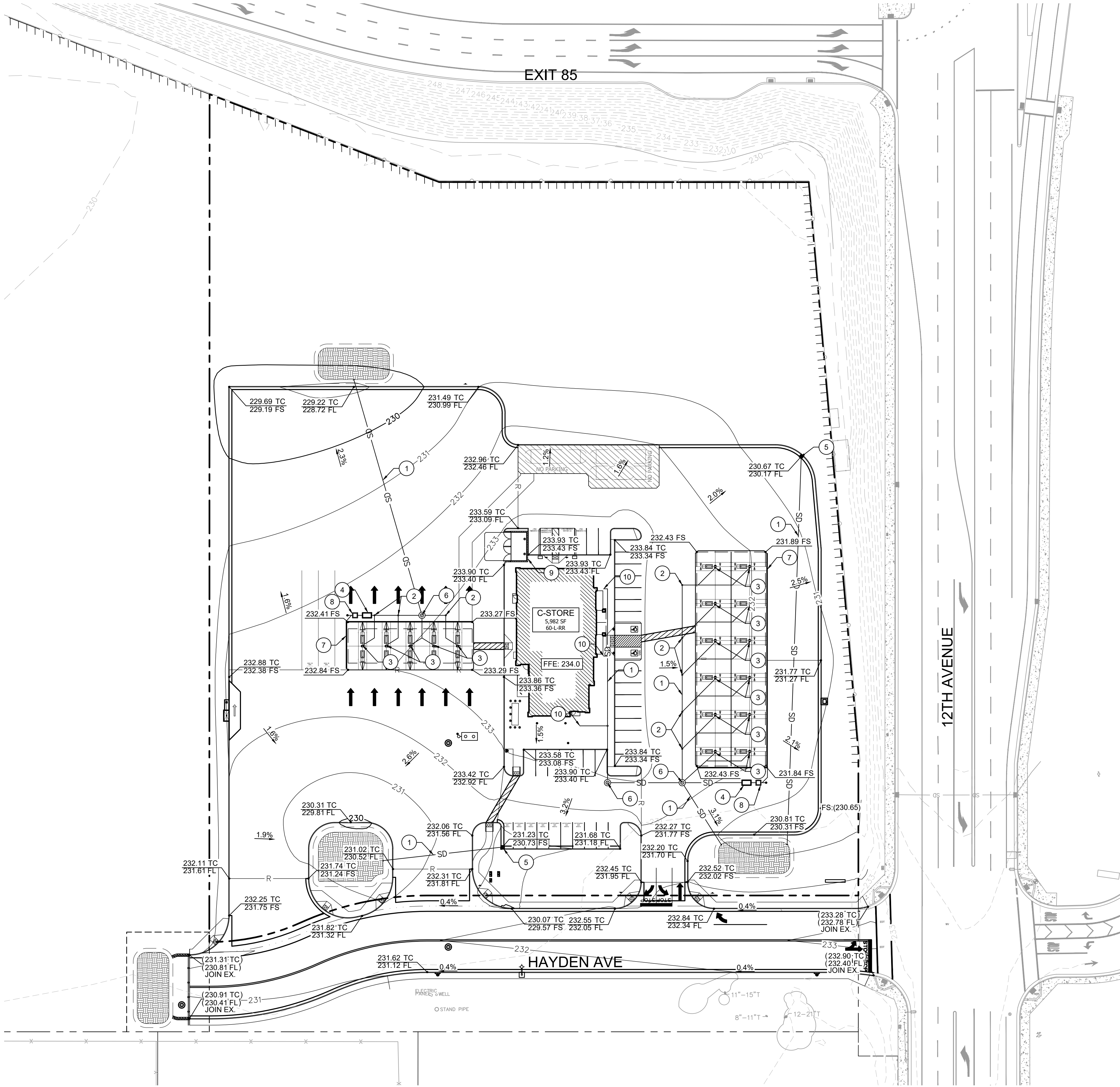
185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

PRELIMINARY GRADING AND
DRAINAGE PLAN

MAVERIK
STORE #: 0590
12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

C-300

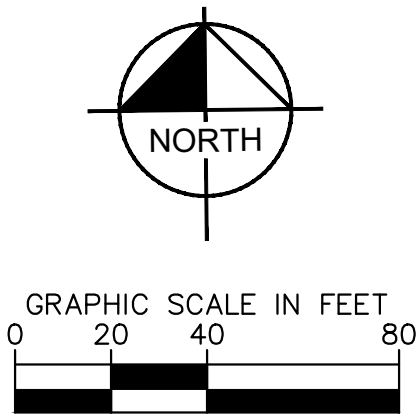


LEGEND

	CENTER LINE
	PROPERTY LINE
	RESTRICTION OF INGRESS/EGRESS
	EASEMENT LINE
	VALLEY GUTTER FLOWLINE
	RIDGE LINE
	GRADE BREAK LINE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED FLOW (DIRECTION AND SLOPE)
	LANDSCAPE/PLANTER AREA
	BIORETENTION AREA

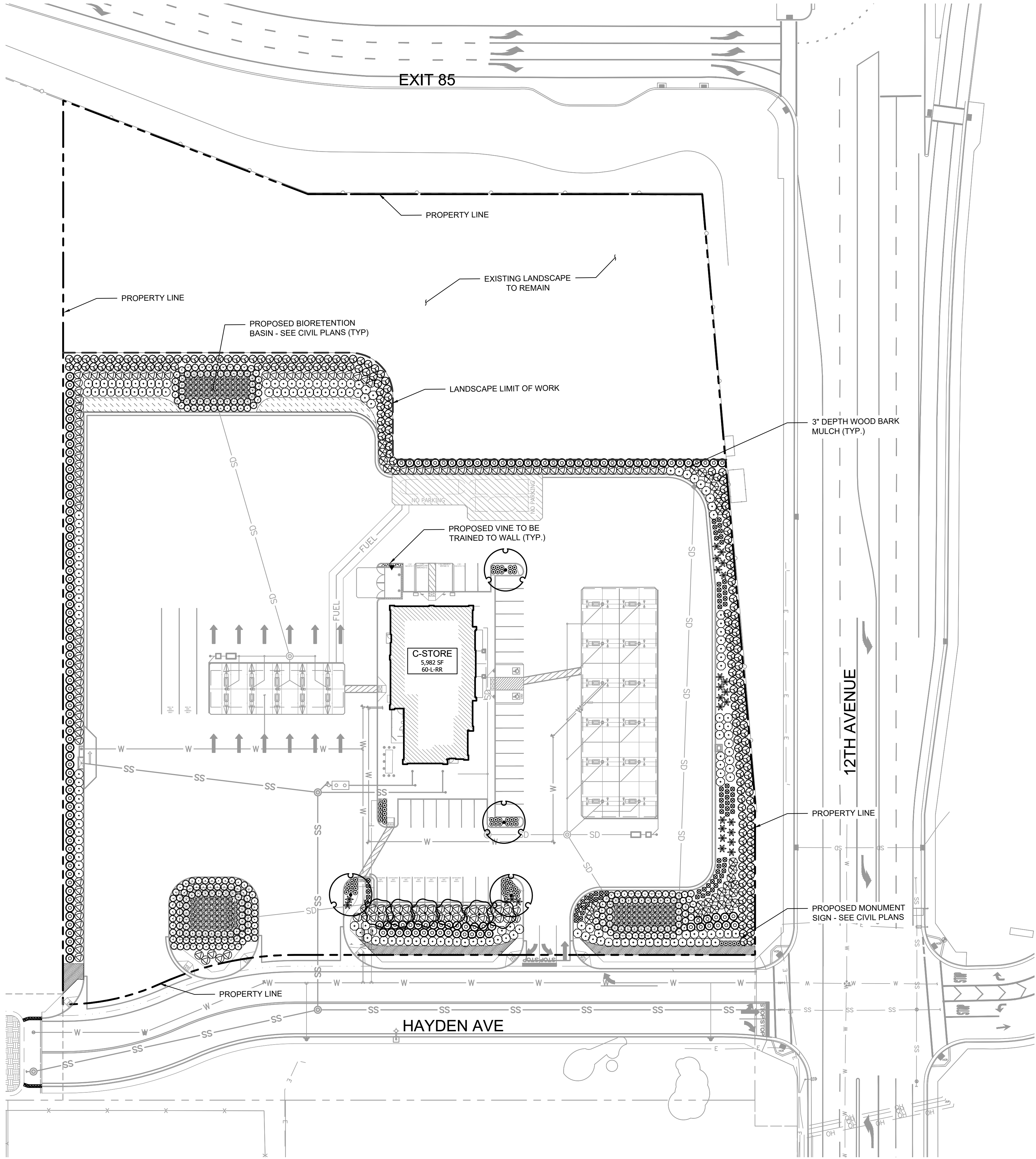
GRADING AND DRAINAGE NOTES

1. INSTALL HDPE OR PVC STORM DRAIN PIPE.
2. INSTALL SD CLEANOUT
3. CANOPY POINT OF CONNECTION.
4. INSTALL SAND-SILT AND OIL SEPARATOR.
5. INSTALL STORM DRAIN CATCH BASIN.
6. INSTALL STORM DRAIN MANHOLE
7. INSTALL 6" NDS TRENCH DRAIN WITH TRENCH DRAIN FILTER OR APPROVED EQUAL.
8. INSTALL OLDCASTLE PRECAST 3'X3' JUNCTION BOX MODEL: JB-330 WITH CONTECH AFL OIL STOP VALVE, FOR SPILL CONTROL.
9. INSTALL 3" WEEPHOLE AT BACK CORNER OF TRASH ENCLOSURE.
10. BUILDING POINT OF CONNECTION.



DRAWING NAME: \\Srvdp001\ca_snd1\SAC_LDEV\Maverik\197344024 - Hanford (198 Off-ramp and 12th Avenue) Store Number\08 CADD\PlanSheets\Entitlement Plans\Preliminary Landscape Plan.dwg PRELIM LANDSCAPE PLAN August 30, 2024 9:14 AM BY: ABUTABIKH, MARY

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PRELIM/ENTITLEMENTS NOTE

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF HANFORD MUNICIPAL CODE.

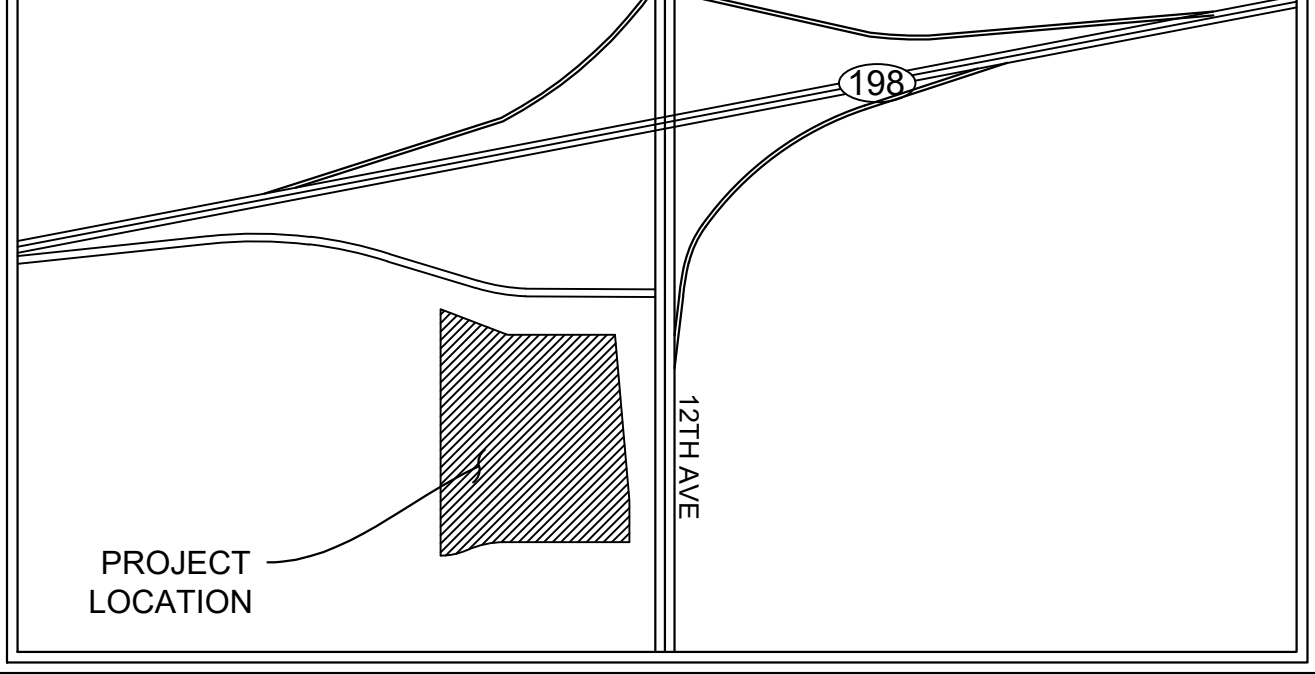
IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF HANFORD MUNICIPAL CODE.

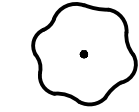
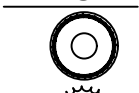
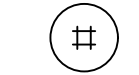
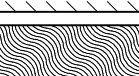
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.


RANDALL A. KOPFF JR, LLA 6633

VICINITY MAP
HANFORD,
CALIFORNIA

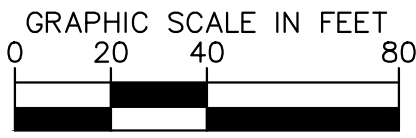
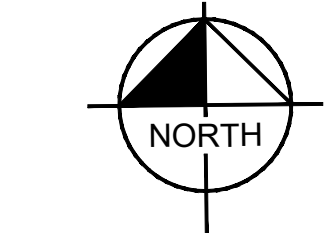


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WUCOLS
TREES						
	4	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	24" BOX	10'-11' HT X 4'-5' SPR	1" CAL.	LOW
	6	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	24" BOX	8'-10' HT. X 3'-4' SPR.	0.75" CAL.	LOW
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
SHRUBS						
	149	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL.	6" O.C.	LOW	
	233	CAREX SPISSA / SAN DIEGO SEDGE	1 GAL.	5" O.C.	LOW	
	142	CISTUS X PURPUREUS / ORCHID ROCKROSE	5 GAL.	6" O.C.	LOW	
	64	DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY	1 GAL.	3" O.C.	LOW	
	32	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE	5 GAL.	6" O.C.	LOW	
	75	MUHLENBERGIA CAPILLARIS / PINK MUHL Y GRASS	5 GAL.	3" O.C.	LOW	
	150	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	4" O.C.	LOW	
	186	OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE	5 GAL.	6" O.C.	VERY LOW	
	26	PHORMIUM X 'PLATT'S BLACK' / PLATT'S BLACK NEW ZEALAND FLAX	5 GAL.	5" O.C.	LOW	
	162	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	5 GAL.	6" O.C.	LOW	
VINES						
	1	ROSA BANKSAE / LADY BANKS ROSE TRAIN TO CLIMB WALL	5 GAL.	15" O.C.	LOW	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
GROUND COVERS						
	25	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	5 GAL.	8" O.C.	LOW	
	28	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.	8" O.C.	LOW	

PARKING LOT TREES

PARKING LOT TREE REQUIREMENTS		
1 TREE PROPOSED FOR EVERY 4 PARKING SPACES		
40 PARKING SPACES / 4 PER TREE =	10 TREES	
PROVIDED =	10 TREES	



ISSUE	DATE	DESCRIPTION

KP
DRAWN BY JG
CHECKED BY AK
RECOMMENDED



4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840
PREPARED UNDER THE DIRECT SUPERVISION OF:
DATE: 09/30/2025
ANTON KIRIEV, R.C.E., NO. 94940

CITY OF HANFORD		
APPROVED BY:		
CITY ENGINEER RCE #	EXP	DATE



185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

PRELIMINARY LANDSCAPE PLAN

MAVERIK
STORE #: 0590
12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

L-100

DRAWING NAME: \\kimley-horn.com\cva_plst\Project\SAC_IDEV\Maverik\197344024 - Hanford (198 Off-ramp and 12th Avenue)\Store Number\08 CAD\PlanSheets\Tentative Map\HANFORD TEM.dwg COVER SHEET August 30, 2024 10:47 AM BY: RAINES, DAVID

This document, together with the contracts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. No use of any improper reliance on this document without written authorization and obligation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PROPERTY, BEING THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE EAST LINE OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT BEARS NORTH 0° 36' 20" EAST, 1042.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE (1) AT RIGHT ANGLES FROM SAID EAST LINE NORTH 89° 23' 40" WEST, 25.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE; THENCE (2) NORTH 8° 24' 27" WEST 146.81 FEET; THENCE (3) ALONG THE WEST LINE OF THE EAST 48 FEET OF SAID SECTION, NORTH 0° 36' 20" EAST, 103.00 FEET; THENCE (4) NORTH 6° 38' 43" WEST, 166.39 FEET; THENCE (5) NORTH 40° 44' 57" WEST, 52.40 FEET; THENCE (6) NORTH 73° 24' 16" WEST, 359.28 FEET; THENCE (7) FROM A TANGENT WHICH BEARS NORTH 77° 23' 40" WEST, WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 952 FEET THROUGH AN ANGLE OF 18° 37' 38", AN ARC DISTANCE OF 309.50 FEET; THENCE (8) SOUTH 83° 58' 42" WEST, 504.69 FEET; THENCE (9) ALONG A LINE PARALLEL WITH AND 71 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE LEMOORE NAVAL AIR STATION TO 1.0 MILE EAST OF ROUTE 135, ROAD V--KIN--10--B, SOUTH 79° 34' 53" WEST, 74.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION.

EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MAY 2, 1984 IN BOOK 1297 OFFICIAL RECORDS, PAGE 647, KING'S COUNTY RECORDS.

ALSO EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE FINAL ORDER IN CONDEMNATION AND WITHDRAWAL OF LIS PENDENS IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MARCH 11, 2013 DOCUMENT NO. 1304564, OFFICIAL REC ORDS, KING'S COUNTY RECORDS.

SCHEDULE B ITEMS

1.

PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING AND ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024--2025.
[NOT A MAPPING ITEM]
2.

PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES ARE AS FOLLOWS:
CODE AREA: 002--014
TAX IDENTIFICATION NO.: 011--010--013--000
FISCAL YEAR: 2023--2024
1ST INSTALLMENT: \$4,084.38, PAID
2ND INSTALLMENT: \$4,084.38, DELINQUENT + PENALTY & COST \$428.43
LANDS: \$692,843.00
IMPROVEMENTS: \$56,678.00
BILL NO.: 011010013000
[NOT A MAPPING ITEM]
3.

THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
[NOT A MAPPING ITEM]
4.

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
[NOT A MAPPING ITEM]
5.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: ELECTRICAL TRANSMISSION LINES AND POLES
RECORDING DATE: JUNE 29, 1949
RECORDING NO: BOOK 428, PAGE 483, OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION NOT DISCLOSED
[NOT--A--PART]
6.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: ELECTRICAL AND COMMUNICATION SYSTEMS
RECORDING DATE: APRIL 21, 1969
RECORDING NO: 5269, BOOK 937, PAGE 18, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
[NOT--A--PART]
7.

THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO THE THOROUGHFARE NAMED BELOW, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREIN AFTER SET FORTH, SUCH RIGHTS HAVING BEEN:
RELINQUISHED BY A DEED TO THE STATE OF CALIFORNIA
RECORDING DATE: MAY 2, 1984
RECORDING NO: BOOK 1297, PAGE 647, OF OFFICIAL RECORDS
STREET NAME: AS DISCLOSED THEREIN
AFFECTS: THE NORTH AND EAST PORTION OF SAID LAND
[NOT--A--PART]
8.

WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO COUNTY/CITY/STATE: STATE OF CALIFORNIA
NAME OF STREET OR HIGHWAY: AS DISCLOSED THEREIN
RECORDING DATE: MAY 2, 1984
RECORDING NO.: BOOK 1297, PAGE 647, OF OFFICIAL RECORDS
[NOT--A--PART]
9.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY
RECORDING DATE: MARCH 25, 2010
RECORDING NO.: BOOK 23 OF RECORD OF SURVEYS, PAGE 55
AFFECTS -- SEE SHEET 2
10.

THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO THE THOROUGHFARE NAMED BELOW, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREIN AFTER SET FORTH, SUCH RIGHTS HAVING BEEN:
RELINQUISHED BY A DEED TO THE STATE OF CALIFORNIA
RECORDING DATE: MARCH 11, 2013
RECORDING NO: 1304564, OF OFFICIAL RECORDS
STREET NAME: AS DISCLOSED THEREIN
AFFECTS: THE NORTH AND EAST PORTION OF SAID LAND
PLOTTED
11.

ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

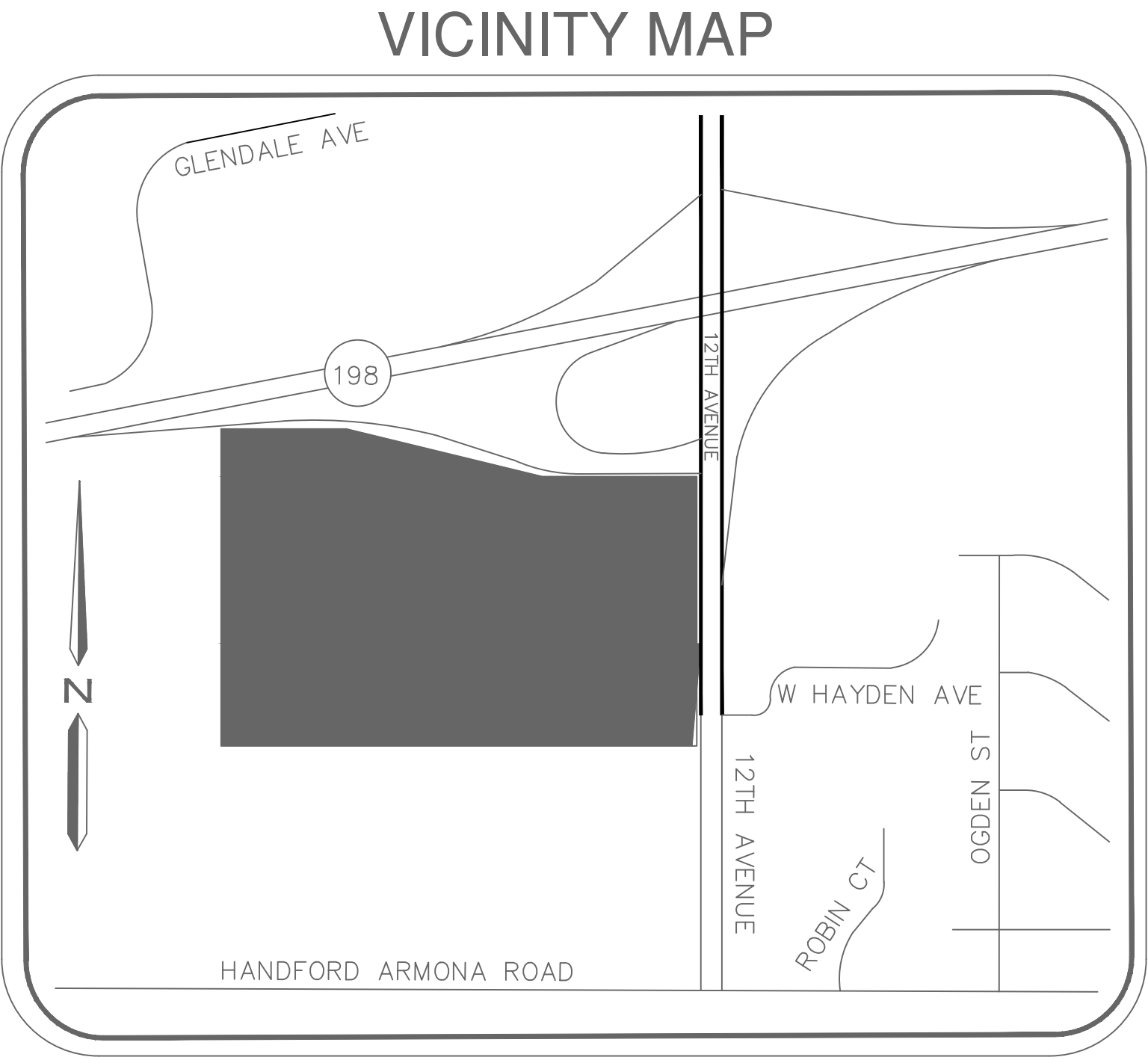
IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
[NOT A MAPPING ITEM]
12.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
SEE HEREON

NOTE: THE CURRENT TITLE REPORT FOR THIS SUBJECT PROPERTY CONTAINS EXISTING EASEMENTS THAT ARE NOT LOCATED ON THE SUBJECT SITE. COORDINATION WITH THE TITLE COMPANY AND THE APPROPRIATE ENTITIES IS IN PROGRESS.

TENTATIVE PARCEL MAP NO.



BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 T. 18 S., R. 21 E., M.D.B.&M BEARS NORTH 00°36'20" EAST PER MAP RECORDED IN VOLUME 13, AT PAGE 97 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

SITE INFORMATION

ADDRESS: 10864 12TH AVENUE, HANFORD CALIFORNIA, 93230
APN: 011--010--013--000
ZONING: CC, (COMMUNITY COMMERCIAL) REFER TO THE CITY OF HANFORD WEBSITE FOR PARTICULARS

FLOOD ZONE

ZONE: X
DEFINITION: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN
MAP NUMBER: 06031C0185C
COMMUNITY: CITY OF HANFORD
NUMBER: 060088
PANEL: 0185
SUFFIX: C
MAP REVISED: JUNE 16, 2009

PROJECT DESCRIPTION

BEING A TWO PARCEL SUBDIVISION FOR COMMERCIAL PURPOSES OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED XX, 2024, AS DOCUMENT NUMBER XX, OFFICIAL RECORDS OF KINGS COUNTY.

OWNER INFORMATION

MAVERIK INC.
185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

OCCUPANCY GROUPS / CLASSIFICATION(S)

(EXISTING AND PROPOSED, PER THE CALIFORNIA BUILDING CODE)
EXISTING = COMMERCIAL
PROPOSED= COMMERCIAL

PROFESSIONAL INFORMATION

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN IS BASED UPON AN *a/c* SURVEY PREPARED BY BRETT CHAPPELL PLS 7547.

CIVIL ENGINEERING INFORMATION SHOWN HEREIN WAS PREPARED BY KIMLEY--HORN UNDER THE RESPONSIBLE CHARGE OF ANTON KIREEV PE 94940.

REMAINING SURVEYING & MAPPING INFORMATION WAS PREPARED BY KIMLEY--HORN UNDER THE RESPONSIBLE CHARGE OF ALEX CALDER PLS 8863.

SURVEYORS STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD LAND SURVEYING PRACTICE.

PRELIMINARY,
SUBMITTED FOR REVIEW PURPOSES
ALEX CALDER, PLS 8863

8/30/2024
DATED

ENGINEERS STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

PRELIMINARY,
SUBMITTED FOR REVIEW PURPOSES
ANTON KIREEV, PE 94940



8/30/2024
DATED



Know what's below.
Call before you dig.

ISSUE	DATE	DESCRIPTION

DR
DRAWN BY
AC / AK
CHECKED BY
AC / AK
RECOMMENDED

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

CITY OF HANFORD

APPROVED BY:

CITY ENGINEER
RCE # _____

DATE



185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

TENTATIVE PARCEL MAP
COVER SHEET

MAVERIK
STORE #: 0590
12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

1 OF 3

DRAWING NAME: \\kimley-horn.com\cva_plst\Project\SAC_IDEV\Maverik\197344024 - Hanford (198 Off-ramp and 12th Avenue) Store Number\08 CAD\PlanSheets\Tentative Map\HANFORD TFM.dwg COVER SHEET August 30, 2024 10:47 AM BY: RAINES, DAVID

This document, together with the contracts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. No use of any improper reliance on this document without written authorization and obligation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PROPERTY, BEING THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE EAST LINE OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT BEARS NORTH 0° 36' 20" EAST, 1042.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE (1) AT RIGHT ANGLES FROM SAID EAST LINE NORTH 89° 23' 40" WEST, 25.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE; THENCE (2) NORTH 8° 24' 27" WEST 146.81 FEET; THENCE (3) ALONG THE WEST LINE OF THE EAST 48 FEET OF SAID SECTION, NORTH 0° 36' 20" EAST, 103.00 FEET; THENCE (4) NORTH 6° 38' 43" WEST, 166.39 FEET; THENCE (5) NORTH 40° 44' 57" WEST, 52.40 FEET; THENCE (6) NORTH 73° 24' 16" WEST, 359.28 FEET; THENCE (7) FROM A TANGENT WHICH BEARS NORTH 77° 23' 40" WEST, WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 952 FEET THROUGH AN ANGLE OF 18° 37' 38", AN ARC DISTANCE OF 309.50 FEET; THENCE (8) SOUTH 83° 58' 42" WEST, 504.69 FEET; THENCE (9) ALONG A LINE PARALLEL WITH AND 71 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE LEMOORE NAVAL AIR STATION TO 1.0 MILE EAST OF ROUTE 135, ROAD V--KIN--10--B, SOUTH 79° 34' 53" WEST, 74.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION.

EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MAY 2, 1984 IN BOOK 1297 OFFICIAL RECORDS, PAGE 647, KING'S COUNTY RECORDS.

ALSO EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE FINAL ORDER IN CONDEMNATION AND WITHDRAWAL OF LIS PENDENS IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MARCH 11, 2013 DOCUMENT NO. 1304564, OFFICIAL REC ORDS, KING'S COUNTY RECORDS.

SCHEDULE B ITEMS

1.

PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING AND ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2024--2025.
[NOT A MAPPING ITEM]
2.

PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES ARE AS FOLLOWS:
CODE AREA: 002--014
TAX IDENTIFICATION NO.: 011--010--013--000
FISCAL YEAR: 2023--2024
1ST INSTALLMENT: \$4,084.38, PAID
2ND INSTALLMENT: \$4,084.38, DELINQUENT + PENALTY & COST \$428.43
LANDS: \$692,843.00
IMPROVEMENTS: \$56,678.00
BILL NO.: 011010013000
[NOT A MAPPING ITEM]
3.

THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
[NOT A MAPPING ITEM]
4.

WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
[NOT A MAPPING ITEM]
5.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: ELECTRICAL TRANSMISSION LINES AND POLES
RECORDING DATE: JUNE 29, 1949
RECORDING NO: BOOK 428, PAGE 483, OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION NOT DISCLOSED
[NOT--A--PART]
6.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: ELECTRICAL AND COMMUNICATION SYSTEMS
RECORDING DATE: APRIL 21, 1969
RECORDING NO: 5269, BOOK 937, PAGE 18, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
[NOT--A--PART]
7.

THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO THE THOROUGHFARE NAMED BELOW, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREIN AFTER SET FORTH, SUCH RIGHTS HAVING BEEN:
RELINQUISHED BY A DEED TO THE STATE OF CALIFORNIA
RECORDING DATE: MAY 2, 1984
RECORDING NO: BOOK 1297, PAGE 647, OF OFFICIAL RECORDS
STREET NAME: AS DISCLOSED THEREIN
AFFECTS: THE NORTH AND EAST PORTION OF SAID LAND
[NOT--A--PART]
8.

WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO COUNTY/CITY/STATE: STATE OF CALIFORNIA
NAME OF STREET OR HIGHWAY: AS DISCLOSED THEREIN
RECORDING DATE: MAY 2, 1984
RECORDING NO.: BOOK 1297, PAGE 647, OF OFFICIAL RECORDS
[NOT--A--PART]
9.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY
RECORDING DATE: MARCH 25, 2010
RECORDING NO.: BOOK 23 OF RECORD OF SURVEYS, PAGE 55
AFFECTS -- SEE SHEET 2
10.

THE HEREIN DESCRIBED LAND HAS NO RIGHTS OF INGRESS AND EGRESS TO THE THOROUGHFARE NAMED BELOW, EXCEPT ACROSS THAT PORTION OF THE BOUNDARY LINE HEREIN AFTER SET FORTH, SUCH RIGHTS HAVING BEEN:
RELINQUISHED BY A DEED TO THE STATE OF CALIFORNIA
RECORDING DATE: MARCH 11, 2013
RECORDING NO: 1304564, OF OFFICIAL RECORDS
STREET NAME: AS DISCLOSED THEREIN
AFFECTS: THE NORTH AND EAST PORTION OF SAID LAND
PLOTTED
11.

ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

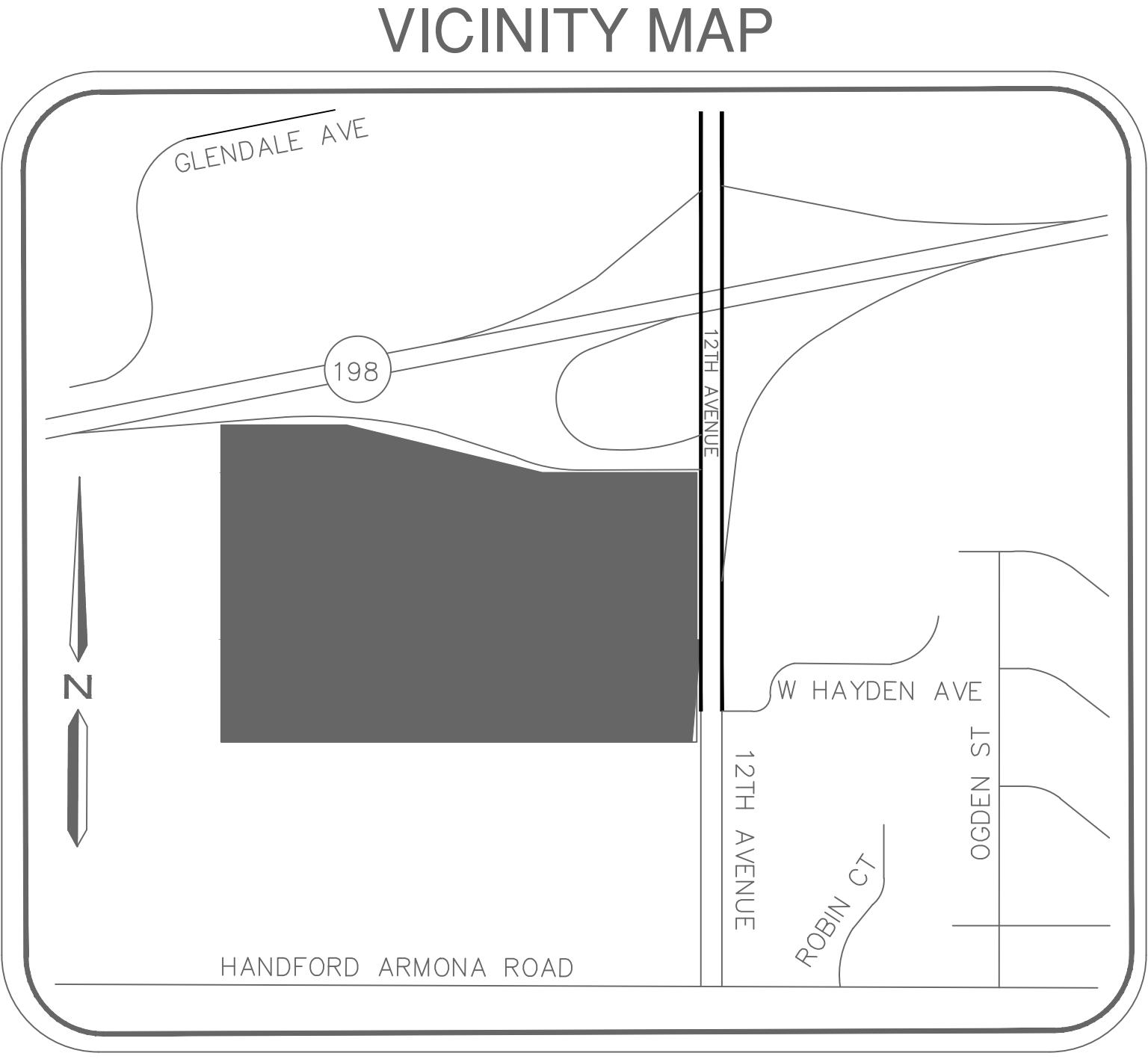
IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
[NOT A MAPPING ITEM]
12.

DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
SEE HEREON

NOTE: THE CURRENT TITLE REPORT FOR THIS SUBJECT PROPERTY CONTAINS EXISTING EASEMENTS THAT ARE NOT LOCATED ON THE SUBJECT SITE. COORDINATION WITH THE TITLE COMPANY AND THE APPROPRIATE ENTITIES IS IN PROGRESS.

TENTATIVE PARCEL MAP NO.



BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 T. 18 S., R. 21 E., M.D.B.&M BEARS NORTH 00°36'20" EAST PER MAP RECORDED IN VOLUME 13, AT PAGE 97 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

SITE INFORMATION

ADDRESS: 10864 12TH AVENUE, HANFORD CALIFORNIA, 93230
APN: 011--010--013--000
ZONING: CC, (COMMUNITY COMMERCIAL) REFER TO THE CITY OF HANFORD WEBSITE FOR PARTICULARS

FLOOD ZONE

ZONE: X
DEFINITION: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN
MAP NUMBER: 06031C0185C
COMMUNITY: CITY OF HANFORD
NUMBER: 060088
PANEL: 0185
SUFFIX: C
MAP REVISED: JUNE 16, 2009

PROJECT DESCRIPTION

BEING A TWO PARCEL SUBDIVISION FOR COMMERCIAL PURPOSES OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED XX, 2024, AS DOCUMENT NUMBER XX, OFFICIAL RECORDS OF KINGS COUNTY.

OWNER INFORMATION

MAVERIK INC.
185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

OCCUPANCY GROUPS / CLASSIFICATION(S)

(EXISTING AND PROPOSED, PER THE CALIFORNIA BUILDING CODE)
EXISTING = COMMERCIAL
PROPOSED= COMMERCIAL

PROFESSIONAL INFORMATION

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREIN IS BASED UPON AN *alta* SURVEY PREPARED BY BRETT CHAPPELL PLS 7547.

CIVIL ENGINEERING INFORMATION SHOWN HEREIN WAS PREPARED BY KIMLEY--HORN UNDER THE RESPONSIBLE CHARGE OF ANTON KIREEV PE 94940.

REMAINING SURVEYING & MAPPING INFORMATION WAS PREPARED BY KIMLEY--HORN UNDER THE RESPONSIBLE CHARGE OF ALEX CALDER PLS 8863.

SURVEYORS STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD LAND SURVEYING PRACTICE.

PRELIMINARY,
SUBMITTED FOR REVIEW PURPOSES
ALEX CALDER, PLS 8863

8/30/2024
DATED

ENGINEERS STATEMENT

THIS TENTATIVE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

PRELIMINARY,
SUBMITTED FOR REVIEW PURPOSES
ANTON KIREEV, PE 94940



8/30/2024
DATED



Know what's below.
Call before you dig.

ISSUE	DATE	DESCRIPTION

DR
DRAWN BY
AC / AK
CHECKED BY
AC / AK
RECOMMENDED

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

CITY OF HANFORD

APPROVED BY:

CITY ENGINEER
RCE # _____

DATE



185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

TENTATIVE PARCEL MAP
COVER SHEET

MAVERIK
STORE #: 0590
12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

1 OF 3

DRAWING NAME: \\kimley-horn.com\cadd\p1st\Project\SAC_DEV\Waverik\197344024 - Hanford (198 Off-ramp and 12th Avenue) Store Number\08 CADD\PlanSheets\Tentative Map\HANFORD TFM.dwg EXISTING CONDITIONS August, 30, 2024 10:47 AM BY: RAINES, DAVID
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. No use of any improper reliance on this document without written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MONUMENT DESCRIPTION & NOTES

- M1 FD IRON PIPE WITH PLASTIC PLUG "CALIF. DOT"
M2 FD 1/2" REBAR WITH CAP "ZHA LS 4375" 0.14
NORTH OF LINE ACCEPTED AS POINT SHOWN ON 2 PM 64
M3 FD 1/2" REBAR DISTURBED NORTHERLY LOCATED AT BEND POINT.
0.47' NORTH OF LINE SEARCHED FOR 3/4" I.P. PER 19 PM 35.
NOTHING FOUND.
M4 FD 1" I.P. W CAP STAMPED "SITECHECK LS"
M5 FD 2" BRASS DISK MONUMENT "ZHA W.C. 3.00 LS 8167" K.C.C.R.
#3557
M6 FD 2" BRASS DISK MONUMENT RCE 21489" PER 18 PM 7 K.C.C.R.
#3093 20 LSP 99
M7 FD 3/4" I.P. WITH PLASTIC PLUG "ZHA RCE 21489" PER 20 LSP, 99

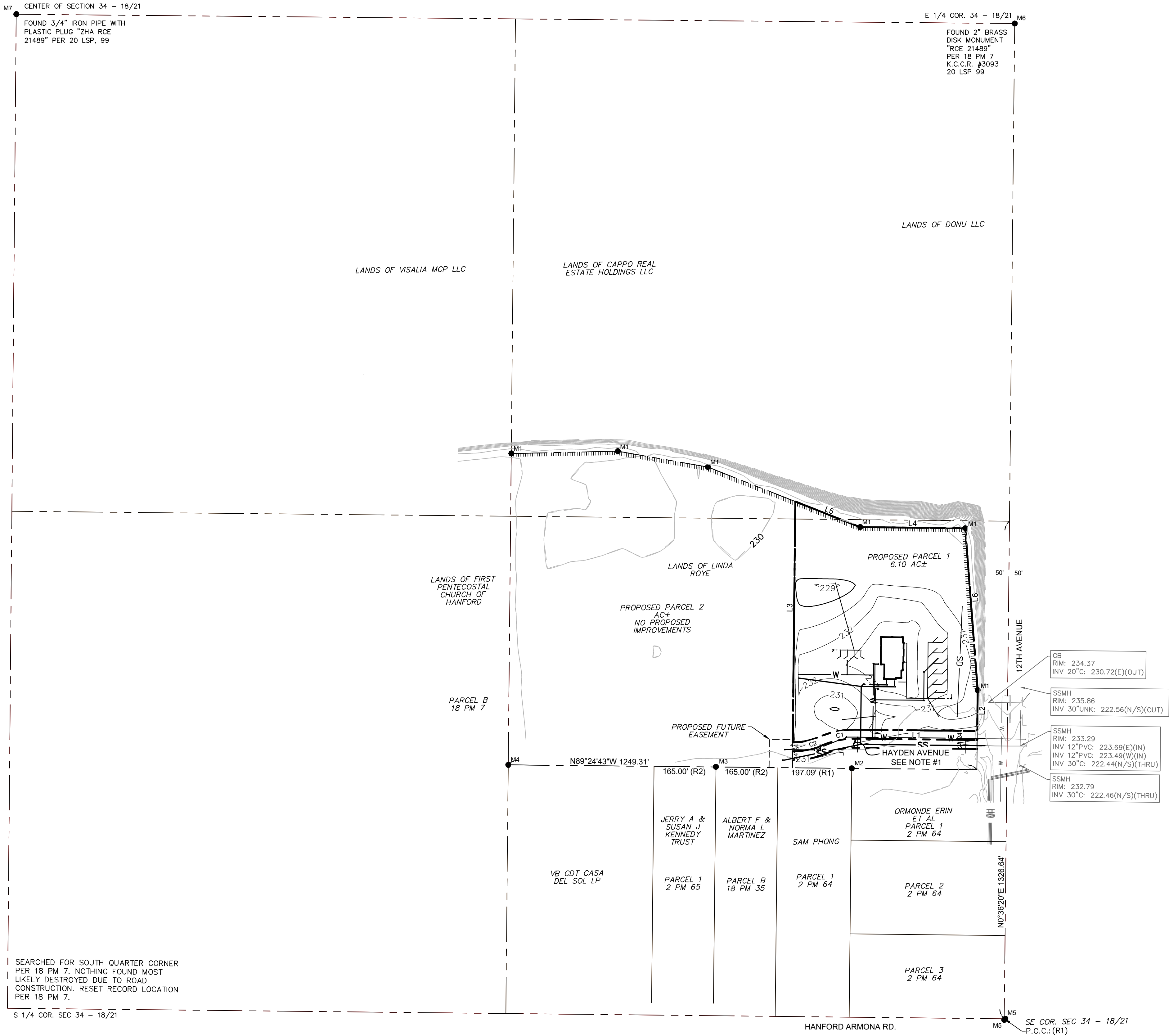
ABBREVIATIONS

- AC ACRE
CALIF. DOT CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)
COR CORNER
DN DOCUMENT NUMBER
EX EXISTING
FD FOUND
IP IRON PIPE
KCCR KINGS COUNTY CORNER RECORD
LSP LAND SURVEYORS PLAT
MON MONUMENT
OR OFFICIAL RECORDS
PM PARCEL MAP
RCE REGISTERED CIVIL ENGINEER

RECORD REFERENCES

- R1 PARCEL MAP 02 P.M. 64
R2 PARCEL MAP 02 P.M. 65

TENTATIVE PARCEL MAP NO.



Line Table		
Line #	Length	Direction
L1	326.522	N89° 24' 43"W
L2	108.851	S00° 36' 20"W
L3	641.754	N00° 36' 20"E
L6	432.842	N04° 23' 20"W
L4	280.024	N89° 23' 40"W
L5	186.013	N68° 28' 53"W

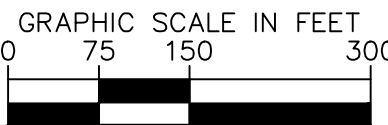
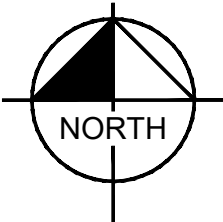
Curve Table			
Curve #	Length	Radius	Delta
C1	98.846	234.000	024°12'10"
C2	71.089	166.000	024°32'13"

LEGEND

- RIGHT OF WAY LINE
--- SUBJECT PROPERTY LINE
--- LACK OF ABUTTER'S RIGHTS
--- PROPOSED FUTURE EASEMENT LINE
--- SS EX. SANITARY SEWER LINE
--- SD EX. STORM DRAIN LINE
--- OH EX. OVERHEAD ELECTRICAL LINE
--- W EX. WATER LINE
● MONUMENT FOUND AS DESCRIBED
--- SS PROPOSED 12" SANITARY SEWER LINE
--- SD PROPOSED 12" STORM DRAIN LINE
--- W PROPOSED 12" WATER LINE
--- 230 EXISTING CONTOURS
--- 230 PROPOSED CONTOURS

NOTES:

1. THE PROPOSED HAYDEN AVENUE PORTION SHOWN HEREON IS TO BE DEDICATED IN FEE TO THE CITY FOR PUBLIC PURPOSES.



Know what's below.
Call before you dig.

ISSUE	DATE	DESCRIPTION

DR

DRAWN BY
AC / AK

CHECKED BY
AC / AK

RECOMMENDED

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

CITY OF HANFORD

APPROVED BY:

CITY ENGINEER DATE

RCE #



185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UT. 84111

TENTATIVE PARCEL MAP
EXISTING CONDITIONS

MAVERIK

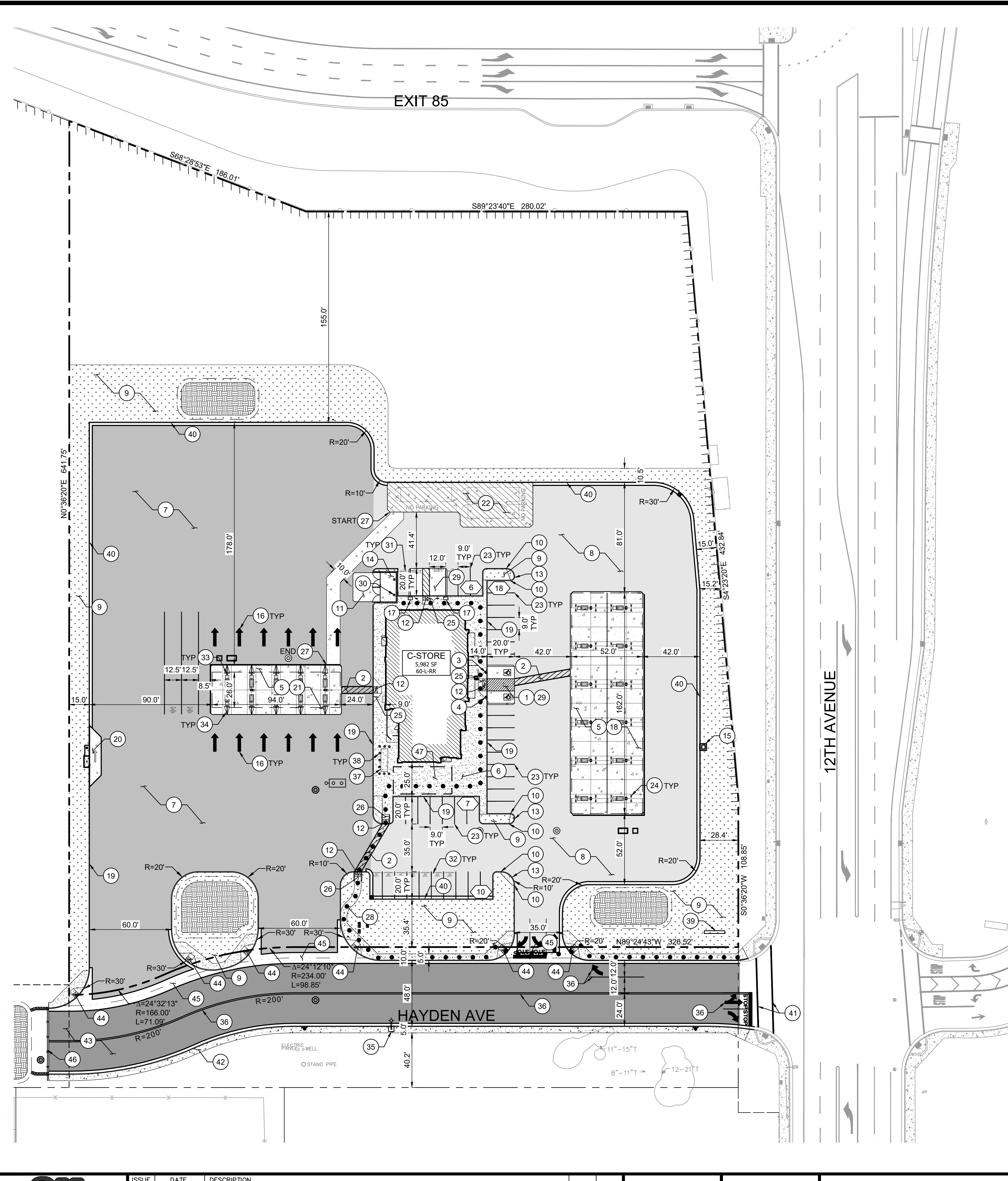
STORE #: 0590

12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

2 OF 3

DRAWING NAME: \\kimley-horn.com\ca\p1\Project\SAC_LDEV\Maverik\197344024 - Hanford (198 Off-ramp and 12th Avenue) Store Number 08 CADD\PlanSheets\Tentative Map\ Prelim Site Plan.dwg PRELIM SITE PLAN August 30, 2024 10:46 AM BY: RAINES, DAVID



LEGEND

	PROPERTY LINE		PARKING COUNT
	CENTER LINE		CONCRETE SIDEWALK
	RESTRICTION OF INGRESS/EGRESS		LANDSCAPE/PLANTER AREA
	PROP. EASEMENT LINE		DETECTABLE WARNING SURFACE
	EXISTING FENCE		CONCRETE PAVEMENT
	ADA PATH OF TRAVEL		BIORETENTION AREA
	SIGN POST		USABLE OPEN SPACE
	BOLLARD		
	HEAVY DUTY ASPHALT PAVEMENT		
	STANDARD DUTY ASPHALT PAVEMENT		
	OFFSITE ASPHALT PAVEMENT		

CONSTRUCTION NOTES

1. INSTALL ACCESSIBLE PARKING STALL STRIPING AND ACCESSIBLE PARKING SYMBOL.
2. INSTALL PATH OF TRAVEL STRIPING.
3. INSTALL ACCESSIBLE PARKING STALL SIGN. SINGLE BASE SIGN POST.
4. INSTALL VAN ACCESSIBLE PARKING STALL SIGN. SINGLE BASE SIGN POST.
5. CONSTRUCT CONCRETE PAD.
6. CONSTRUCT CONCRETE SIDEWALK ADJACENT TO BUILDING.
7. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.
8. CONSTRUCT REGULAR DUTY ASPHALT PAVEMENT.
9. LANDSCAPE/PLANTER AREA.
10. CONSTRUCT 6" CURB TO ROLLED CURB TRANSITION.
11. CONSTRUCT TRASH ENCLOSURE CONCRETE PAD.
12. INSTALL CAST-IN-PLACE DETECTABLE WARNING SYSTEM (TRUNCATED DOMES) PER ARMOR TILE - 36" X 48" PANEL. PRODUCT NO. ADA-C-3648W, OR APPROVED EQUAL.
13. CONSTRUCT ROLLED-MOUNTABLE CURB AND CONCRETE RUNOUT PAD.
14. INSTALL COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE.
15. INSTALL MAVERIK SUPPLIED AIR STATION. PARKING AREA DIRECTLY ADJACENT TO BE CONSTRUCTED TO MAINTAIN GRADES LESS THAN 2% IN ALL DIRECTIONS.
16. INSTALL PAVEMENT MARKINGS AS SHOWN. PAINT SHALL BE WHITE IN COLOR, 20 MILL MIN THICKNESS, METHACRYLATE PAINT OR APPROVED EQUAL.
17. DUAL PART EV CHARGING STATION.
18. FORECOURT, 28' LANES.
19. INSTALL CONCRETE CURB.
20. INSTALL RV DUMP.
21. COMMERCIAL COURT 18' LANES.
22. CONCRETE PAD OVER UNDERGROUND FUEL TANKS. TANK PAD AREA TO BE DIAGONALLY STRIPED WITH 4" WIDE YELLOW STRIPES AND "NO PARKING" NOTATION AS SHOWN. PROPOSED 90° PARKING STRIPING.
23. INSTALL HOOP BOLLARD.
24. INSTALL ACCESSIBLE RAMP.
25. INSTALL ACCESSIBLE RAMP. RAMP TO HAVE RETAINING CURB INSTEAD OF WING PER PLAN.
26. PETROLEUM TRENCH CAP SECTION.
27. CONSTRUCT STANDARD DUTY SIDEWALK.
28. CONSTRUCT ACCESSIBLE CONCRETE PARKING STALL PAVEMENT.
29. INSTALL 6" PIPE BOLLARD.
30. EV READY STALL.
31. CLEAN AIR/ VANPOOL/ EV.
32. FURNISH AND INSTALL HOSE REELS AND CONNECT TO COMPRESSOR LINES.
33. INSTALL WEDGE BOLLARD.
34. OFFSITE LIGHTING.
35. OFFSITE STRIPING.
36. OFFSITE TRANSFORMER.
37. INSTALL UTILITY PROTECTION BOLLARD.
38. INSTALL MONUMENT SIGN.
39. INSTALL CONCRETE CURB AND GUTTER.
40. OFFSITE CROSSWALK.
41. OFFSITE SIDEWALK.
42. OFFSITE ASPHALT PAVEMENT.
43. OFFSITE ACCESSIBLE RAMP.
44. OFFSITE DRIVEWAY AND VALLEY GUTTER.
45. OFFSITE BARRICADE.
46. USABLE OPEN SPACE (865 SF).

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE HEREINAFTER DESCRIBED PROPERTY, BEING THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT IN THE EAST LINE OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT BEARS NORTH 0° 36' 20" EAST, 1042.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE (1) AT RIGHT ANGLES FROM SAID EAST LINE NORTH 89° 23' 40" WEST, 25.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE; THENCE (2) NORTH 8° 24' 27" WEST 146.81 FEET; THENCE (3) ALONG THE WEST LINE OF THE EAST 48 FEET OF SAID SECTION, NORTH 0° 36' 20" EAST, 103.00 FEET; THENCE (4) NORTH 6° 38' 43" WEST, 166.39 FEET; THENCE (5) NORTH 40° 44' 57" WEST, 52.40 FEET; THENCE (6) NORTH 73° 24' 16" WEST, 359.28 FEET; THENCE (7) FROM A TANGENT WHICH BEARS NORTH 77° 23' 40" WEST, WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 952 FEET THROUGH AN ANGLE OF 18° 37' 38", AN ARC DISTANCE OF 309.50 FEET; THENCE (8) SOUTH 83° 58' 42" WEST, 504.69 FEET; THENCE (9) ALONG A LINE PARALLEL WITH AND 71 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE LEMOORE NAVAL AIR STATION TO 1.0 MILE EAST OF ROUTE 135, ROAD VI-KIN-10-B, SOUTH 79° 34' 53" WEST, 74.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION.

EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED MAY 2, 1984 IN BOOK 1297 OFFICIAL RECORDS, PAGE 647, KING'S COUNTY RECORDS.

ALSO EXCEPTING THERE FROM ALL THAT PORTION DESCRIBED IN THE FINAL ORDER IN CONDEMNATION AND WITHDRAWAL OF LIS PENDENS IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MARCH 11, 2013 DOCUMENT NO. 1304564, OFFICIAL RECORDS, KINGS COUNTY RECORDS.

SITE DATA

PROJECT DESCRIPTION:	CONSTRUCTION OF NEW MAVERIK GAS STATION AND C-STORE ON EXISTING VACANT LOT. SEE TENTATIVE MAP PER SEPARATE SUBMITTAL.
ADDRESS:	NOT YET ASSIGNED
APN:	011-010-013-000
ZONING DISTRICT:	REGIONAL COMMERCIAL
USABLE OPEN SPACE:	250 SF / 1 ACRE OF DEVELOPED LOT 3.46 AC DEVELOPED LOT = 865 SF OF USABLE OPEN SPACE REQUIRED

ADJACENT ZONING DISTRICTS:	N: SERVICE COMMERCIAL E: REGIONAL COMMERCIAL S: MEDIUM DENSITY RESIDENTIAL W: MEDIUM DENSITY RESIDENTIAL
----------------------------	---

LAND USE:	COMMERCIAL
-----------	------------

ADJACENT LAND USE:	N: SERVICE COMMERCIAL E: REGIONAL COMMERCIAL S: MEDIUM DENSITY RESIDENTIAL W: MEDIUM DENSITY RESIDENTIAL
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GENERAL PLAN DISTRICT:	COMMERCIAL
------------------------	------------

FLOOD ZONE:	ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN.
-------------	---

TOTAL DISTURBED AREA:	167,006 S.F.	(3.83 AC)
TOTAL PAD AREA:	5,982 S.F.	(0.14 AC)
TOTAL LOT AREA:	265,844 S.F.	(6.10 AC)

LOT COVERAGE			
TOTAL SITE AREA:	265,844 S.F.	(6.10 AC)	100%
BUILDING AREA:	5,982 S.F.	(0.14 AC)	2.3%
IMPERVIOUS AREA:	144,913 S.F.	(3.32 AC)	54.4%
PERVIOUS AREA:	114,949 S.F.	(2.64 AC)	43.3%

PARKING/LANDSCAPE BUFFER

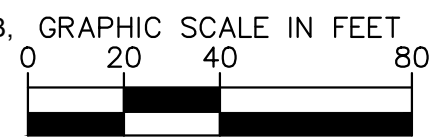
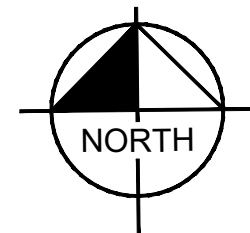
FRONT:	15.0'
REAR:	0.0'
SIDE (N):	0.0'
SIDE (S):	0.0'

PARKING SUMMARY:	MAVERIK: 5,982 S.F. OF C-STORE (1 STALL/300 S.F.) = 20 STALLS REQUIRED PER SECTION 17.54.040 OF THE CITY OF HANFORD MUNICIPAL CODE.
------------------	---

- REQUIREMENTS FOR EV/DESIGNATED STALLS ARE BASED ON PROPOSED MAVERIK PARKING)
- ADA PARKING FOR 25-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED, PER 2022 CBC.
- FUTURE EV FOR 26-50 PARKING STALLS = 4 FUTURE EV STALLS REQUIRED PER 2022 CALGREEN
- 1 FUTURE EV STALL MUST BE VAN ACCESSIBLE.
- NUMBER OF REQUIRED DESIGNATED STALLS FOR LOW-EMITTING, FUEL-EFFICIENT, CARPOOL/VANPOOL, AND ELECTRIC VEHICLES (PER 2022 CALIFORNIA GREEN BUILDING STANDARDS) = 7.

TOTAL NUMBER OF PARKING SPACES PROVIDED = 41

	REQUIRED	PROVIDED
STANDARD	7	28
COMPACT (C)	-	-
MOTORCYCLE	-	-
EV CAPABLE	9	7 (EV STALLS ARE ALSO DESIGNATED FOR VANPOOL)
EV READY	1	2
EV READY ACCESSIBLE	1	2
STANDARD ACCESSIBLE	2	2
TOTAL:	20	41



ISSUE	DATE	DESCRIPTION

DR
DRAWN BY AC / AK
CHECKED BY AC / AK
RECOMMENDED

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
(925) 398-4840

CITY OF HANFORD

APPROVED BY:

CITY ENGINEER
RCE #

DATE



TENTATIVE PARCEL MAP
PROPOSED SITE PLAN

MAVERIK

STORE #: 0590

12TH AVENUE & HWY 198 HANFORD, CA

SHEET NUMBER

3 OF 3



AGENDA STAFF REPORT

MEETING DATE: 10/9/2024

AGENDA SECTION: SITE PLAN REVIEW
APPLICATIONS FOR REVIEW

SUBJECT:

TPM0011-24

Applicant: Sage Root

Address: 9837 9 ¼ Avenue

APN: 014-230-070

Description: Divide into 2 parcels

ATTACHMENTS:

1. TPM011-24

NOTE
AREA IS WITHIN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD,
PER FEMA FIRM PANEL 06031C0205C

TENTATIVE PARCEL MAP

BEING A DIVISION OF A PORTION ON THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH,
RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

PREPARED BY

CALIFORNIA LAND SURVEYING
PO BOX 1175
THREE RIVERS, CA 93271
559-786-5510
www.californialandsurveying.com

APPLICANT

NEW BEGINNINGS ASSEMBLY OF GOD CHURCH
LEE REYNOLDS
PO BOX 1407
HANFORD, CA 93232
559-572-7561
lee.reynolds1957@gmail.com

SITE ADDRESS

9837 9 1/4 Ave
Hanford, CA 93230

OWNER

NEW BEGINNINGS ASSEMBLY OF GOD CHURCH
A NON-PROFIT CORPORATION

9837 9 1/4 Ave
Hanford, CA 93230

PREPARED ON:

9/19/24

APN

014-230-070
014-230-090

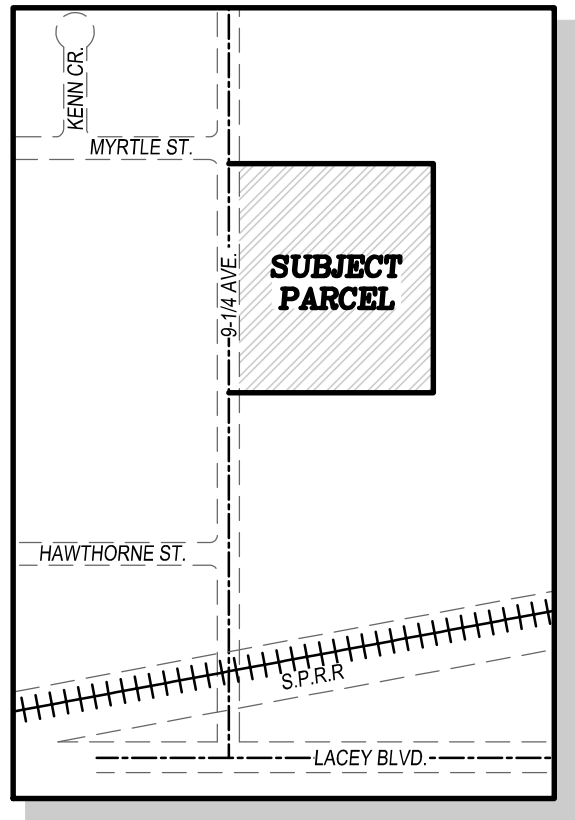
PARCEL INFORMATION							
APN	TENTATIVE PARCEL	CURRENT USE	PROPOSED USE	ZONING	PROPOSED AREA	SEWAGE DISPOSAL	WATER SOURCE
014-230-090	A	VACANT	TBD	R-H	2.14 ACRES	PROPOSED CITY	PROPOSED CITY
014-230-070	B	CHURCH	CHURCH	R-H	4.76 ACRES	EXISTING CITY	EXISTING CITY

I AM (WE ARE) THE OWNER(S) OF THE LAND DESCRIBED HEREINABOVE AND SHOWN ON THE ACCOMPANYING MAP AND
HEREBY CONSENT TO THE PARCEL MAP REQUEST FOR THIS LAND. I/WE DESIGNATE CALIFORNIA LAND SURVEYING TO ACT
AS AGENT FOR PURPOSES OF FILING THIS APPLICATION.

Ron S. Gravell
Ron S. Gravell (Sep 19, 2024 11:06 PDT) Sep 19, 2024

RON GRAVELL
NEW BEGINNINGS ASSEMBLY OF GOD CHURCH
SECRETARY/TREASURER

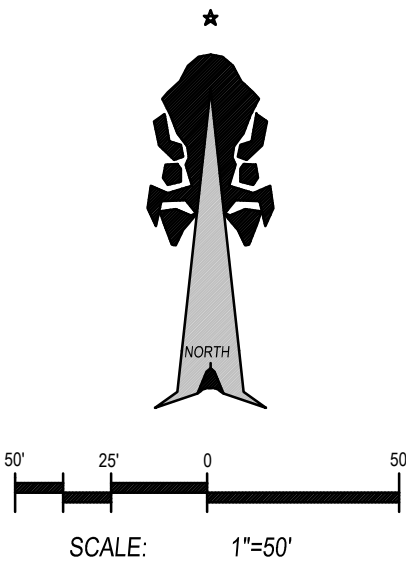
DATE



VICINITY MAP
SCALE: 1"=500'

LEGEND:

- =ELECTRICAL TRANSMISSION POLE
- =WATER METER/SHUT OFF
- =EXISTING FIRE HYDRANT
- =GAS VALVE
- =WATER VALVE
- =SANITARY SEWER CLEANOUT
- =STORM DRAIN INLET
- =CHAIN LINK FENCE
- =STREETLIGHT



ONE SHEET ONLY

Hanford TPM Rotated to Record-9-19-24

Final Audit Report

2024-09-19

Created:	2024-09-19
By:	Sage Root (sage@californialandsurveying.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAnyueiv-GEoq7Nk5vWZOtj5G2h-YGATHi

"Hanford TPM Rotated to Record-9-19-24" History

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2024-09-19 - 5:59:45 PM GMT

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 Email viewed by rgravell@socalnetwork.org
2024-09-19 - 6:06:26 PM GMT

 Signer rgravell@socalnetwork.org entered name at signing as Ron S. Gravell
2024-09-19 - 6:06:56 PM GMT

 Document e-signed by Ron S. Gravell (rgravell@socalnetwork.org)
Signature Date: 2024-09-19 - 6:06:58 PM GMT - Time Source: server

 Agreement completed.
2024-09-19 - 6:06:58 PM GMT